

NEPHI CITY  
COUNCIL MEETING  
June 3, 2025

The Nephi City Council met in regular session in the council chambers of city hall located at 21 East 100 North at 7:00 p.m. Tuesday, June 17, 2025.

Those present were:

Mayor .....	Justin D. Seely
Council Member . . . . .	Shari Cowan
Council Member .....	Jeramie Callaway
Council Member .....	Skip Worwood
City Administrator .....	Seth Atkinson
City Attorney .....	Brittany Tellez
City Recorder .....	Lisa Brough
Deputy City Recorder .....	Leslee Anderson

Absent: Council Member Travis L. Worwood and Council Member JD Parady

Guests: David W. Ball, Myrna Trauntvein (press), Cory Thomson, Kaylee Curtis, McKenzie Livingston, Scott Jackson, Tadd Quarnberg, Richard Pay, Donni Pay, Derrik Jacobson, Nisha King, Kade Tedder, Darin Howard, Kyle Carter, Bart Wankier, Chris Memmott, Clint Painter

FINAL FISCAL YEAR 2026-27 BIENNIAL BUDGET PUBLIC HEARING: 7:00 pm

Mayor Seely opened the public hearing for the FY 2026-27 Biennial Budget. Seth Atkinson explained that the budget is available online and reflected the final budget with a minor change to the capital projects fund. Mayor Seely opened the meeting to public comment. There was no public comment.

Mayor Seely closed the hearing and opened the hearing for Amended Fiscal Year 2025 Budget. 7:03 pm

AMENDED FISCAL YEAR 2025 BUDGET PUBLIC HEARING:

Seth Atkinson explained the Fiscal year ends June 30. Some items will need to be adjusted between now and then to ensure that we do not go over our budget, but the budget and any changes necessary would be available for the public to see. Mayor Seely opened the hearing to receive public comment. There was no public comment.

Mayor Seely closed the hearing and convened into regular meeting. 7:04 pm.

PRAYER: Leslee Anderson, Deputy Recorder

#### PLEDGE OF ALLEGIENCE:

McKenzie Livingston, Miss Nephi 1<sup>st</sup> attendant and Kaylee Curtis, Miss Nephi attendant. McKenzie and Kaylee expressed their excitement to represent the community and participate in the different activities throughout the community. Councilor Shari Cowan thanked them for their service and involvement in community events and the example that they are to the younger generation.

#### INTRODUCTION OF PRINCIPAL TODD QUARNBERG FROM JHS

Mayor Seely introduced Todd Quarnberg as the new principal at Juab High School and welcomed him to the community. Mr. Quarnberg discussed his previous role as principal of Herriman High School. He shared his background and rural roots and expressed his excitement in returning to a rural community and joining Juab School District.

#### UTE STAMPEDE COMMITTEE

The Ute Stampede Committee attended the meeting to update the council on the progress of the upcoming Ute Stampede including electric crew will help get things set up, garbage has been arranged, permits for the parade acquired. Chris Memmott was the spokesperson for the committee. He stated that UDOT was waiting until after the Stampede to start the Main street project. He also expressed the concerns of the Craft Fair organizers of having the Farmer's Market the same week. The Mayor and Council would discuss it and make a decision. Mr. Memmott thanked the city for their sponsorship and the organized efforts of the gas and electric departments to help make the event a success.

#### CONSENT AGENDA APPROVED

Councilor Shari Cowan moved to approve the consent agenda including: minutes approval from regular council meeting 6-3-25 and work session 6-10-25; warrant of claims on the warrant register dated 6-13-25; and burial rights in Vine Bluff Cemetery for Scott and Laura James Ingram (2 spaces), Brody McGee (4 spaces), Jennell McGee (4 spaces), and Robert Jon and Gale Sayers Bryan (2 spaces).

Councilor Jeramie Callaway seconded the motion. The motion passed unanimously.

#### NO PUBLIC COMMENT

#### ANNEXATION AREA MAP CHANGE

Seth Atkinson presented the planning commission's recommendation to add an area to the annexation area map as a Level 3 for potential annexation. Recent developments have occurred to require Nephi City to consider a change to the annexation area map. This area is fairly extensive and exists as an island to the west of the current Nephi City boundaries. The developments being considered are the Agri-Park project that Juab County and the R6 Regional Council are spearheading, and also developers for data center projects. Some of the reasons that Nephi City would support these projects are the tax and utility revenue from the developments proposed. In addition, the data center projects are not likely to yield a

large influx of jobs or population and thus not have large impacts on the city's housing market or school system. The Agri-Park may have an impact on jobs and population growth depending on the types of businesses which locate within the park. However, it may have a very positive effect on the farmland surrounding the current cities in Juab County.

Nephi City is in a unique position to be one of the only entities who could provide the necessary infrastructure to these projects which is why it is necessary to have these areas be annexed into the city limits. State law prevents the city from providing electricity to areas outside of the city limits.

Councilor Jeramie Callaway made the motion to add the areas to the annexation map as a level 3. Councilor Skip Worwood seconded the motion. The motion passed on unanimous vote.

#### ANNEXATION AREA MAP LEVEL CHANGE REQUEST

Seth Atkinson presented the area from 5<sup>th</sup> south to 8<sup>th</sup> south on 4<sup>th</sup> west to move from a level 2 to a level 1 on the city's annexation map. The conclusions of the Level 2 analysis are that the area would mainly fit with the city's general plan and growth pattern. The properties in the annexation area all have city utilities and so annexing into the city would also provide property taxes to the city for general services. The properties are also contiguous with the city's current boundary. It is recommended that the petitioner also submit a concept plan for any development proposed.

Councilor Skip Worwood motioned to approve the area as a Level 1 on the city's annexation map. Councilor Shari Cowan seconded the motion. The motion passed on unanimous vote.

#### LARSON & COMPANY ENGAGEMENT LETTER

The auditing firm we used previously would like to do our audit again. We will do the traditional audit as well as a single audit that is needed when federal funds and grants are used. We have received the award for our electric project and from the FAA for some airport work that would be included in that audit.

Councilor Shari Cowan authorized the mayor to sign the Larson & Company Engagement Letter. Councilor Skip Worwood seconded the motion. The motion passed unanimously.

#### JAMESTOWNE PARK AGREEMENTS

##### a. UORG AGREEMENT

This agreement is for a \$1,000,000 grant from the Utah Outdoor Recreation Grant or UORG. The city was successful in obtaining this grant for the Jamestowne Park pump track and park improvements.

##### b. AMERICAN RAMP COMPANY AGREEMENT

This company is on the state bid and will be doing the pump track improvements to the park. The city will donate in-kind labor, equipment, and materials for the grant match in order to complete the park.

Councilor Jeramie Callaway made a motion to authorize the Mayor to sign the agreements for the Jamestowne park. Councilor Shari Cowan seconded the motion. The motion passed on unanimous vote.

#### MONA CITY NATURAL GAS SYSTEM AGREEMENT

Seth Atkinson explained that Mona has an employee who handles these services for them and that employee is retiring at the beginning of the fiscal year.

Nephi City has been under agreement to provide on-call and backup services to Mona City for several years. This new agreement would have the Nephi City gas department perform all services related to Mona City's natural gas distribution system: Designing Subdivision Natural Gas Systems; System Modeling; Sizing of Meters & Gas Lines; Performing Utility Locates; Overseeing and Recordkeeping for Inspections; On-Call Coverage; Maintaining the Operator Qualification Plan; Consulting and Administrative work.

Councilor Skip Worwood made the motion to authorize the Mayor to sign the agreement with Mona City for natural gas distribution services. Councilor Jeramie Callaway seconded the motion. The motion passed on unanimous vote.

#### BUDGET

##### a. FINAL FY 2026-2027 BIENNIAL BUDGET

Seth Atkinson detailed the final FY 2026-2027 Biennial Budget. Nephi City employs a two-year, or biennial budget, to make a financial plan for city departments. The fiscal biennium would begin on July 1, 2025 and go through June 30, 2027. Through this process the Nephi City Council, with recommendations from city departments, sets their priorities for the future. City staff use the resources available to carry out these priorities. The priorities of the Nephi City Council for the next two fiscal years can be viewed on the city's website. They are divided into General Services (services mainly paid for with taxes) and Utility Services (services for infrastructure provided through fees).

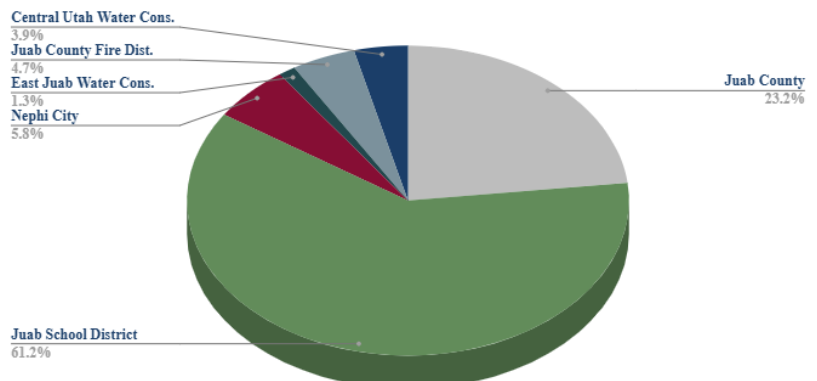
Councilor Shari Cowan moved to approve the FY 2026-2027 Biennial Budget. Councilor Skip Worwood seconded the motion. The motion passed unanimously.

##### b. AMENDED FY 2025 BUDGET

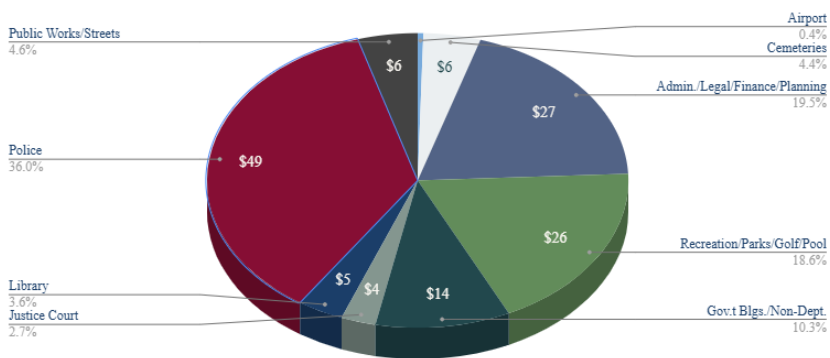
Mr. Atkinson went over the changes made to the budget so it is balanced. He also showed some graphs to show where the taxpayer dollars are allocated in the budget.

#### Property Tax Rates

2024 Tax Rates	
Juab County	0.002349
Juab School District	0.006203
<b>Nephi City</b>	<b>0.000586</b>
East Juab Water Cons.	0.000128
Juab County Fire Dist.	0.000472
Central Utah Water Cons.	0.0004
Total Tax Rate:	0.010138



## Property Tax Breakdown



## Property Tax Calculation

Property Tax Calculation	
Assumed Median Home Price in Nephi	\$427,000
Primary Residence Assessed at 55%	\$234,850
X Total Tax Rate:	x 0.010138
	<b>\$2,381</b>

Breakdown in Taxes	
Juab County	\$552
Juab School District	\$1,457
<b>Nephi City</b>	<b>\$138</b>
East Juab Water Conservancy	\$30
Juab County Fire District	\$111
Central Utah Water Conservancy	\$94

Breakdown of Nephi City Portion		\$2,381
Airport	\$1	
Cemeteries	\$6	
Admin./Legal/Finance/Planning	\$27	
Recreation/Parks/Golf/Pool	\$26	
Gov't Bldgs./Non-Dept.	\$14	
Justice Court	\$4	
Library	\$5	
Police	\$49	
Public Works/Streets	\$6	
<b>Total Nephi City Property Tax:</b>	<b>\$138</b>	

The council appreciated the transparency and for making it easy to read and understand. Councilor Shari Cowan moved to adopt the Amended FY 2025 Budget. Councilor Jeramie Callaway seconded the motion. The motion passed on unanimous vote.

## ADMINISTRATIVE AND COUNCIL UPDATES

- Mr. Atkinson explained that the city's main pipeline for natural gas extends all the way into Payson. The city has a 30 foot easement right on top of the gas line and they would like to put a road there for access to the line to make it easier to do the required tests and inspections, but also for safety reasons so someone digging in the area would avoid digging the road and thus, the pipeline. He wanted the council to be aware in case someone started asking questions.
- Mr. Atkinson gave an update on the Miller Dam. Because of extensive costs the city decided to put a pause on it for a year and do some more research and if they can get costs down and if UDOT would help with in kind donations.
- Mr. Atkinson described discussions about the Nebo Water Project that would involve moving 10,000 acre feet of water from Strawberry Reservoir. He and Kyle Marchant the Public Works Director will continue to meet with them and be advisory on how to make this work.
- Lisa Brough announced that the city received the Indigent Defense Grant again for our Justice Court in the amount of \$13,800. The city uses the Utah County Public Defenders as our indigent defense and price has gone up to a little over \$14,000. So city monies will be used to cover the difference. She also reported that the Justice Court revenues met and exceeded what had been budgeted.
- Mayor Seely discussed the enforcement of golf cart laws and the need for better public education on acceptable routes.

- Mayor attended APPA conference centered around data centers, the emergence of nuclear power and its role in meeting the nation's energy demands. He discussed the shift in public perception toward nuclear power to being more positive.
- Mayor Seely recognized Commissioner Painter, who was appointed to the Snow College Board. This is a four year commitment and mentioned the significance of future collaborations and the future and growth opportunities for our community brought by Snow College.
- Mayor wants to see the return of young people to the community following college in the hopes that the community's lifestyle and culture will be maintained. He mentioned his son coming back and the birth of his first grandchild today.
- Councilor Callaway met with the Ute Stampede committee. He mentioned a \$500 sponsorship from the UMPA for the parade. He suggested using the sponsorship money to incentivize announcers. He mentioned that we need to promote and advertise the UMPA's Renewed Choice program. Mr. Atkinson suggested they put a float in the parade. Mr. Callaway stated that the council will put some banners on their parade vehicle and have the announcers say something about the program.
- Councilor Callaway met with the Grand Marshalls and invited them to our council meeting on July 1<sup>st</sup> to recognize and honor them.

#### ADJOURNED INTO CLOSED MEETING

Councilor Skip Worwood made the motion to convene into closed meeting for character and competence of an individual and real property. Councilor Shari Cowan seconded the motion. The motion passed on unanimous vote. 8:37 pm.

#### Work Session: 9:19 pm

1. Staff had received a permanent sign permit application for a digital conversion of an existing billboard located at approximately 2660 S 700 W. This billboard is located on a property that was recently annexed into the city. The property had an open permit with the county and UDOT approval when it was annexed. The recommendation was to respect the open permit, which would allow the sign to go forward. The council discussed changing city code to state that permits become null and void upon annexation. Mr. Atkinson mentioned the need to inspect properties during annexation to understand all that is being inherited. Discussion about the billboard possibly being used for community events and business promotions. After discussion the council agreed to move forward and approve the open permits.
2. Seth Atkinson discussed the Northridge subdivision's request to keep the same zoning for the new phase. Discussion included costs and feasibility of building a pathway along the backside of the subdivision with the city's easement. Mr. Atkinson outlined several options for the trail system and the access needed for the sewer access and maintenance. The council talked about the need to negotiate with developers to ensure fair outcomes regarding the easement and lateral access to the sewer manholes. They will wait to make a decision concerning the trail system.
3. There will be no work session next week. The next council meeting will be July 1.

4. Councilor Shari Cowan motioned to adjourn. Councilor Skip Worwood seconded the motion. The meeting was adjourned. 9:48 pm

I, Leslee Anderson, Nephi City Deputy Recorder, hereby certify that the foregoing minutes represent a true, accurate, and complete record of the meeting held on June 17, 2025. This document constitutes the official minutes of the Nephi City Council Meeting.

*Leslee Anderson*