

NEPHI CITY WORK SESSION MINUTES

July 8, 2025

7:00 P.M

21 E 100 N

Nephi, UT 84648

1. Kat Linford with UMPA introduced a new program called Shared Solar. The UMPA provides power to six member cities, including Nephi. The Shared Solar program is designed for residential customers.
 - a. UMPA has a 4-megawatt plant in Spanish Fork. The power from that has been reserved for residential customers that want to participate in renewable energy at a lower cost with the potential to save them on monthly energy costs.
 - b. Solar energy is sold in 200 kWh blocks, with enrollment based on customer's usage.
 - c. SharedSolar is a renewable energy program that lessens environmental impacts, reduces air pollutants, and lowers greenhouse gases from traditional fossil fuel generation.
 - d. SharedSolar allows the option of renewable energy production on a utility scale to customers that couldn't otherwise install rooftop solar: Cost Prohibitive; Apartment/HOA/Rentals; Trees/Shade
 - e. The rate of \$21.24 for 200 kWh is locked in for the duration of the project (about 20 years)
 - f. Out of 3,000 solar blocks, 2,419 are available for lease. Customers can cancel any time after the initial 2-year commitment.
 - g. The program is more cost-effective than traditional rooftop solar (net-metering) for many customers.
 - h. Ms. Linford also talked about Net Metering and the many misconceptions about net metering by showing an informational draft video which will eventually be accessible on the city's website.

Mayor Seely and council members discussed the potential benefits and challenges of shared solar and net metering for customers and the city. The council will need to approve the city moving forward with using the SharedSolar program. If approved billing codes will be added into the city's current software; UMPA will provide training and support to Nephi personnel to handle customer inquiries; and UMPA will provide marketing efforts to promote the program and awareness.
2. City Administrator Seth Atkinson showed the Nephi City code governing the parking of large vehicles. The NCPD and Code Enforcement have enforced this law recently. Some trucks are parked in areas that wouldn't affect the general population but are on city streets. The

council discussed the potential impact of allowing large vehicles to park on city streets, including noise, sight distance, and maintenance issues. Mayor Seely and others shared personal experiences and opinions on the matter. The council considers the need for guidelines and potential changes to the code to address concerns and will continue the discussion in future meetings.

3. Mr. Atkinson stated that the golf cart code is one of several codes under review for changes. Once changes are made to each of the codes under review, they will all be brought to the council at once.
4. Mr. Atkinson introduced to the council a proposal for rural water rate adjustments for customers outside of city limits.
 - a. During a recent audit of utility accounts, we identified at least 33 locations outside the Nephi City limits that are currently connected to the city's culinary water system. While we were able to locate several of the original agreements related to these "Special Water Permits," some documentation could not be found.
 - b. Many of the agreements were recovered, some dating back to the mid-1970s, include language indicating that the applicant would knowingly pay 40% more for their water usage. However, due to changes in billing systems over the years, there is currently no identifiable "special rate" in place for these accounts.
 - c. Given that these properties are located outside city limits, it would be reasonable to implement a rural rate structure to reflect the additional costs the city incurs in maintaining water service beyond municipal boundaries. This approach is consistent with how we currently bill for natural gas services in rural areas outside Nephi City.
 - d. To address this, we propose implementing a 20% rate increase for culinary water users located outside Nephi City limits.
 - e. The council considers the appropriateness of increasing rates for these customers to reflect the higher costs of maintaining the system. The potential impact on customers and the incentive for annexation into the city is discussed. The council considers the timing and implementation of any rate increases, including the possibility of incremental increases over time. October was mentioned as the possible date of implementation.
5. Mr. Atkinson show introduced an agreement for America250 Utah Logo Usage Agreement. The state of Utah would like a unified approach to the celebrations next year and have a logo that they want us to use in our planning of the event. Signing the agreement opens the door for opportunities to help with planning. The council discussed ideas for the upcoming celebration including a drone show along with fireworks.
6. Administrative and City Council Updates
 - a. Mr. Atkinson provided an update on the city's final financial reports for the fiscal year, including year-end figures and sales tax collections.

- b. Amidst the ongoing noise complaints at the airport, Mr. Atkinson announced that the airport is on track for another record year of operations. As the airport grows the council discussed options to address the complaints. They cannot enforce a noise ordinance but could have a voluntary noise ordinance.
 - c. Mrs. Anderson announced that the primary election would be August 12. Councilor Callaway stated that the ballots were going to be mailed July 22.
 - d. Councilor Cowan requested that a letter describing what a primary election is for would be good based on personal experience.
 - e. Mrs. Cowan also stated she saw the Nephi City royalty participating at some parades over the 4th of July.
 - f. Councilor Travis Worwood commented on the great work the crews have done to get the streets ready for the Ute Stampede this week.
 - g. Councilor Skip Worwood wondered if the gutters would be cleaned out. Mr. Atkinson mentioned the parks crew was working on that.
 - h. Councilor Callaway reminded the council to be at the parade Friday at 4:30 pm. He said on Saturday he would need some help getting the pickups for the parade and to be there at 4:00. Councilor Cowan offered to help with trucks.
 - i. Mr. Callaway stated that there are 10% more entries than last year and there was still time left for entries to be submitted.
 - j. Mr. Callaway mentioned a citizen recently fell on the stairs on the east side of the old gym that are in disrepair and wondered if there were any plans to fix them. The council and administration also mentioned other areas that need rehabilitation, turning it into a big project.
 - k. Mayor Seely mentioned an upcoming visit from a USA Today correspondent who will cover the solar farms and the impact on the community. The correspondent will meet with stakeholders, including solar farm representatives, school districts, and city officials. Mayor Seely also suggested potential sites to visit while the correspondent is here.
7. Councilor JD Parady made the motion to convene into Closed meeting for character and competence of an individual and real property. Councilor Skip Worwood seconded the motion. The motion passed on unanimous vote.
8. Meeting adjourned at 8:40 pm.

ATTENDANCE:

City Council: Mayor Justin D. Seely, Shari Cowan, Jeramie Callaway, JD Parady, Skip Worwood, Travis Worwood

Staff: City Administrator--Seth Atkinson, Deputy Recorder--Leslee Anderson, City Attorney--Brittany Tellez, Treasurer--Gale Bryan

Guests: Donald W. Ball, Kat Linford (UMPA), RJ Bryan, Gale Bryan, Amanda Douglas, Tate Douglas

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 July 8, 2025. This document constitutes the official minutes of the Nephi City Council Work Session.*

Leslee Anderson