

**NEPHI CITY
COUNCIL MEETING
December 2, 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, December 2, 2025.

Those present were:

Mayor	Justin D. Seely
Council Member	Shari Cowan
Council Member	Travis L. Worwood
Council Member	Jeramie Callaway
Council Member	John D. Parady
City Administrator	Seth Atkinson
City Attorney	Brittany Tellez
City Recorder.....	Leslee Anderson

Absent: Council Member Skip Worwood

Guests: Donald W. Ball, Ruth Bonzo (Library Director), Jon Huderlie, CPA (Auditor), Cody Powell (Auditor), Joran Carter, Lisa Brough (Finance Director), Sara Samuelson (Finance Director/Assistant City Administrator, Myrna Trauntvein (Press), Sachin Diyecha, Jon Vanica, Dave Kallas, Shauna Talbot (Planning and Zoning), Mike Booth (Golf Director), Craig Oswald (Recreation Director), Mike Morgan, (Nephi City Chief of Police)

Mayor Seely welcomed everyone and convened into regular meeting. 7:00 pm

PRAYER: Council Member Travis Worwood

PLEDGE OF ALLEGIENCE: City Administrator, Seth Atkinson

AUDIT REPORT AND FINANCIAL REPORTS PRESENTATION

Mr. Jon Huderlie, representing Larson Certified Public Accountants presented to the council and mayor the certified annual audit report and financial statements for the fiscal year ending June 30, 2025. He reported that the city received an unqualified or unmodified audit opinion, which means no material misstatements were found. The auditor reported a summary of findings and questioned costs, with no material weaknesses or significant deficiencies found. A state compliance finding related to the justice courts' revenue reconciliation is discussed, noting it was resolved later in the year.

APPROVAL OF CONSENT AGENDA

Councilor JD Parady made a motion to approve the Council Meeting minutes dated 11-18-25 and Claims dated 12-1-2025. Councilor Jeramie Callaway seconded the motion. The motion passed on a unanimous vote.

NO PUBLIC COMMENT

PLANNING ITEMS

A. ORDINANCE 12-02-2025 – CREATION OF THE ID-4 ZONE

Nephi City has been approached by several data centers with the purpose of creating an area where data centers may be located. To be proactive with the parameters and conditions on which the city would entertain a use of data centers, staff has prepared a draft working-copy ordinance. The new zone will have specific uses, setbacks, height restrictions, and landscaping requirements, including dark sky lighting ordinances.

In previous meetings, the Nephi City Council has examined the pros and cons of allowing a data center within the city limits. They have recently considered a Level 2 analysis for an area of land that may request annexation for the purpose of data center construction. The City Council has elected to be involved in the development of potential data centers so that there can be some benefits that will accrue to the city.

The Planning Commission has reviewed the code addition and is recommending it to the City Council. There was a concern by a Planning Commission member that the zone does not seem to conform to the City Council's definition of rural found in the city's General Plan. However, the majority voted in favor of the new zone. In addition, the Planning Commission wanted specific language restricting evaporative cooling. It also requires electric power plants to provide water rights and supply for their needs.

The council expressed some concerns over the maximum building height of 100 ft allowed in the zone and the impact of the tall buildings on the rural feel of the area. Fire suppression requirements and cooling system requirements as well as water usage were also mentioned in the discussion.

Councilor Travis Worwood moved to approve Ordinance 12-02-2025 – Creation of the ID-4 Zone. Councilor JD Parady seconded the motion. The motion passed on the following role call vote:

Jeramie Callaway: Yes

Shari Cowan: Yes

JD Parady: Yes

Travis Worwood: Yes

Skip Worwood: Absent

B. ORDINANCE 12-02-2025-A – MODIFYING THE ID-1 ZONE TO INCLUDE MODULAR DATA CENTERS

Nephi City has been approached recently by a developer wishing to bring “modular” data centers into Nephi. A modular data center is a facility or group of facilities designed for the housing and operation of computer servers, networking equipment, data storage systems, and related infrastructure, where the primary structures are prefabricated or modular units capable of being transported and assembled on site. There is generally an industry limitation on the size of these modular units, approximately 20 megawatts (MW) of total electrical load capacity, and generally there is associated accessory equipment such as power generation equipment, battery storage, uninterruptible power supply (UPS) systems, backup generators, transformers, cooling and ventilation systems, and security facilities that may be remotely manned. Large-scale, mega “permanent” data centers would not be included.

The use of the modular data centers would be allowed in the ID-1 zone. The Planning Commission has reviewed the addition of this use to the ID-1 zone and is recommending this addition to the City Council. The same concern for water that was expressed in relation to the ID-4 was reiterated. Within the definition of the modular data center, a restriction on water usage can be found.

The council considered the potential impact the modular centers would have on the electrical load factor and the need for utility availability.

Councilor JD Parady moved to approve Ordinance 12-02-2025-A – Modifying the ID-1 Zone to include Modular Data Centers. Councilor Shari Cowan seconded the motion. The motion passed on the following role call vote:

Jeramie Callaway: Yes

Shari Cowan: Yes

JD Parady: Yes

Travis Worwood: Yes

Skip Worwood: Absent

OUT OF STATE TRAVEL REQUEST

An out-of-state travel request for natural gas department members was discussed to attend a training course in San Francisco. The council inquired about the need for the council to approve out-of-state travel. The council stated they wanted to be informed about the travel but felt if it was in the budget and approved by administration then to move forward. Seth Atkinson will change the out-of-state travel policy to reflect those changes and bring it to a future meeting for council approval.

Councilor Shari Cowan made a motion to approve the out-of-state travel for the gas department. Councilor Travis Worwood seconded the motion. The motion passed on unanimous vote.

CONTRACT FOR NATURAL GAS CONSULTING

In January of this year, the City Council approved an agreement with Storm Engineering to provide consulting services for the Natural Gas department. The engineer who started Storm Engineering has retooled the firm and called it Dark Horse Engineering. The same services will be provided as approved previously.

Councilor Travis Worwood moved to approve the mayor to sign the contract for Natural Gas Consulting with Dark Horse Engineering. Councilor Jeramie Callaway seconded the motion. The motion passed unanimously.

CONTRACT FOR DATA CENTER DEVELOPMENT CONSULTING

Kevin Garlick, formerly with UMPA has offered his knowledge as a consultant while the city is negotiating with various data center developers. He has agreed to provide technical knowledge regarding the proposed agreements, compliance with UMPA policies, fee proposals, and meeting with developers. The fee for his services will be added to the fees charged to the developers as there is progress toward a data center development agreement.

Councilor Shari Cowan made a motion to approve the mayor to sign the contract agreement with Kevin Garlick for data center development consulting. Councilor JD Parady seconded the motion. The motion passed on unanimous vote.

AMERICA 250 AGREEMENTS

The Council passed a resolution in June to participate in the America 250 program.

Representatives from the state have prepared some logos for the city to use in their celebration efforts for the America 250 event next year. To use these logos and receive the \$1,500 in program funding, the city will need to sign the agreements for licensing for the logos and a memorandum of understanding setting the terms for the use of the program funding. The program funding needs to be used with the celebration ideas generated from the local America 250 committee. Ruth Bonzo will be the contact person for this committee. Councilor Shari Cowan and Mayor Seely also participate on the committee.

Councilor JD Parady moved to approve the mayor to sign the America 250 licensing agreement and Memorandum of Understanding. Councilor Jeramie Callaway seconded the motion. The motion passed unanimously.

ADMINISTRATION AND COUNCIL UPDATES

- City Administrator, Seth Atkinson announced the upcoming resource fair on January 31 from 10 am to 1 pm at the Hive.
- Mr. Atkinson provided an update on future projects at the airport including a parking lot area and a runway mill and fill project, with potential sewer line upgrades during the runway closure. He also mentioned the airport has exceeded 60,000 operations which is more than last year.
- Lisa Brough and Leslee Anderson reminded the council of the work party Wednesday, December 3 at 6:30 at the Cinder Creek Event Center.
- Shari Cowan commended Jeramie on the work done for the festivities that happened on Saturday (tree lighting, activities at the park).

- Travis Worwood thanked the many crews and individuals involved to make the Nephi Tree Lighting and activities successful.
- Mr. Worwood announced the Nutcracker play put on by the Juab Fine Arts Council would be this coming weekend. He appreciates the Par Tax money that helps with funding and the hard work that goes into each of the productions.
- JD Parady notified the council of the Jingle and Mingle Chamber luncheon happening on Thursday at noon at the Holiday Inn.
- Jeramie Callaway thanked the community for coming together for the lighting events over the weekend. He announced that the tree the council sponsored sold for \$450. The money went to Courage Against Cancer.
- Mayor Seely thanked Jeramie for coordinating the Lighting events at the park. He also commended Jessie Hathaway and Clark Wood for their creativity putting together the cottage for viewing at the park.
- Mayor shared that 300 people attended the wrestling banquet and thanked Craig Oswald for his help at the Hive in conjunction with that.
- Mayor recognized Shauna Talbot for her expertise in planning and zoning to help guide the council's vision as the city continues to grow. Mayor was able to showcase the city to his work colleagues as they came down and joined him for lunch.

Work Session 8:09 pm

1. Golf Course Expansion Discussion
 - a. Golf Director Mike Booth attended the work session to discuss the golf course expansion after concerns brought up at last work session.
 - b. Mike thanked the council for their input and wants the council to be involved in decisions, and he is willing to listen. It was decided to postpone construction on the clubhouse and to focus on completing the back nine holes.
 - c. The potential for private donations to cover some project costs is mentioned with a plan to revisit the clubhouse later.
 - d. The hope is that revenues will fund the future clubhouse project. This will be more apparent once the back nine is completed and in use. A financing plan will be brought back later.
2. Youth Court MOU
 - a. Chief of Police Mike Morgan described the Memorandum of Understanding between the Juab School District and Nephi City concerning the collection of Youth Court Fees.
 - b. The principal approached Mr. Morgan requesting that the School District handle the collecting of all youth court fees, including invoicing, processing, and record-keeping. That way they could use the money to put back into the program without having to come to the city to get the money for that.
 - c. Mr. Atkinson suggested the council think about it and look it over. The MOU will be brought before the council for action at the next regular meeting.

CONVENE TO CLOSED MEETING 8:19 pm

Councilor Travis Worwood made a motion to convene to closed meeting to discuss character and competence of an individual and purchase of real property. Councilor Shari Cowan seconded the motion. The motion carried on the following role call vote:

Jeramie Callaway: Yes

Shari Cowan: Yes

JD Parady: Yes

Travis Worwood: Yes

Skip Worwood: Absent

ADJOURN 9:05 pm

I, Leslee Anderson, Nephi City Recorder, hereby certify that the foregoing minutes represent a true, accurate, and complete record of the meeting held on December 2, 2025. This document constitutes the official minutes of the Nephi City Council Meeting.

Leslee Anderson