

NEPHI CITY WORK SESSION MINUTES

December 9, 2025

7:00 P.M.

21 E 100 N

Nephi, UT 84648

1. Property Tax Discussion

- a. Seth Atkinson introduced the topic noting that possible changes in the legislature concerning property taxes may be coming.
- b. The current budget has a priority for an additional police officer pending additional funds from a property tax increase. In addition, the city staff have been studying how a new police station could be funded. This has also been a past priority of the City Council.
- c. The city staff have recently been presented with an option to potentially purchase an existing building and make improvements to it to accommodate the needs of a police station (Exhibit A1 and A2). This may significantly reduce the estimated costs that have been projected for police station construction. The estimate of this option still needs to be explored further but looks promising. Councilor Travis Worwood stated that although he had a conflict of interest, he wanted on the record that he was staying to perhaps offer a bit of insight.
- d. Nephi city Chief of Police, Mike Morgan presented the layout of the proposed building remodel at 2264 South Main Street and potential police officer allocations.
- e. Chief Morgan explained that the initial plans were to construct a police station at Crimson Flats. Recently, another option to purchase an existing building and reconfigure it provided a more cost-effective option.
- f. The new building would also house the Highway Patrol and Utah Driver's License Division, whose rental income would contribute to funding the building (Exhibit B).
- g. Chief Morgan addressed the need for more officers based on an increase in call volume due to increase in crime in our community. Comparisons were made with other Utah cities. Two officers were there and provided real-world examples of the challenges faced by the police department with current staffing levels. More officers would ensure proper coverage and response times.
- h. An increase in property tax was discussed to help fund the staffing needs. (Exhibit C). Nephi City taxes have not increased since the 1970s. Mayor Seely stated that the level of service wanted has increased, but the cost has not. The increase in property taxes could potentially fund 2 additional police officers and the building.
- i. Mr. Atkinson discussed the need for public education to inform the public of the tax increase and the purpose of it. Ruth Bonzo suggested using the upcoming Resource Fair to educate the public on the need for additional resources for the police department.
- j. The council was supportive of the property tax increase to help ensure the safety of the citizens of Nephi. They will move forward with beginning to educate the public on the need for the increase.

2. Hive Study

- a. The city and the school district have been approached by some private donors about improving the Hive to include a cooling element. The motivation behind this is to improve access to the Hive for events, tournaments, and recreation program use during the hotter weeks of the year.
- b. There are several options, and the costs vary greatly depending on the option chosen. In a recent meeting with some individuals from Westland Construction, they recommended that a facility study be conducted to examine existing conditions, detail out all the options, and put estimates to each of the options. In this way, a cost/benefit analysis could be conducted on what would work best for the money spent. The analysis would also factor in future utility costs.
- c. A study is estimated to cost around \$5,000 and would be split between the city and the school district. There are currently PAR tax funds available for this study if the Council chooses to move forward. In speaking with some mechanical engineers who have walked the facility with city and school staff, they felt there are some things that need to be done to optimize the current system, even if no improvements are made for cooling. The study will help to determine this as well.
- d. The Council would still need to determine if implementing a solution would be worth the funds and if there are funds available for such an investment. If a solution were to be implemented, the cost would be partially funded through private donations with the remaining amount split between the city and school district. It is unlikely that improvements could be made that will cool the facility to room temperature during the hottest days of the year and during large events without a significant money investment. However, it is likely that there are some manageable improvements that could be made to improve air flow and make things more comfortable during these events and during the shoulder seasons as outside temperatures rise.
- e. The council decided to move forward with the study.

3. Out of State Travel Policy
 - a. Comments made at a recent council meeting (12-2-2025) initiated the changes for the out-of-state travel policy.
 - b. City Administrator Seth Atkinson presented the proposed changes to the council for review. Rather than having the council approve the travel, the City Administrator will ensure the training has been budgeted and supports the needs of the department. The travel requests will be presented to the City Council as an informational item under the Administrative Updates section of the agenda.
 - c. The policy will be presented to the council for action at the 12-16-2025 council meeting.
4. Community Project Planning Committee for Crimson Flats Ball Fields
 - a. Mayor Seely and the Council expressed interest in forming a committee from individuals from the community to help gather information and problem solve issues that may arise as the Crimson Flats Ball Fields project moves forward.
 - b. Former mayor, Mark Jones, was mentioned as a good candidate to head up the committee since he originally had the plan for the ball fields back in 2007.
 - c. The council members agree to identify potential members and bring the committee proposal back for council approval.
5. Land & Water Conservation Fund Grant
 - a. Mr. Atkinson described a grant that could help fund the back nine golf course project. The grant closes January 15 and was seeking council approval to apply for the grant. The council agreed.
6. Data Privacy Policy

- a. The state currently has an initiative to encourage local governments to comply with state data privacy laws. One of the first steps that cities will need to take is to adopt a data privacy policy.
- b. Another step is to identify areas of non-compliance or improvement that can be instituted. The city collects relatively little personal data for its operational purposes. The information obtained is generally name, address, phone, and email. The city will need to update certain forms to refer customers to the policy. More sensitive data such as credit card numbers or bank information is collected by third party vendors who are also under the obligation to conform to state data privacy laws. The city has little control over these third-party efforts to come into compliance, aside from giving them our business.
- c. The state recognizes that it will take some years for local governments and vendors to come into complete compliance with state data privacy laws. The areas outlined above are the first steps for local government to come into compliance. The state also wants local governments to identify areas where the city shares, sells, or purchases personal identifiable information. There are no instances where the city is engaging in those activities at present.
- d. The city will also need to identify where the city is engaging in high-risk processing activities.
- e. Mr. Atkinson presented the draft to the council to review and to provide feedback.

7. Administrative and Council Updates

- a. Mr. Atkinson discussed an upcoming visit from a Ukrainian delegation interested in Nephi's utilities infrastructure. They are similar in size and utility management to Nephi. Mr. Atkinson asked approval to take the time in February to show them the different sites and share information with them about our infrastructure. The council approved.
- b. Mr. Atkinson shared that the 138 kv annexation is ready to move forward as soon as the agreements are signed.
- c. Ms. Cowan shared appreciation for the Christmas Party.
- d. Mr. Travis Worwood acknowledged the great work the JFAC did with the Nutcracker play.
- e. Mr. Worwood stated his support for the property tax increase and the desire to incrementally increase them each year so there aren't big jumps of increase.
- f. Craig Oswald, Recreation director, showcased 3 new wheelchairs purchased for use by the adaptive kids. He reported the excitement of the families and kids who will be using them.
- g. Mayor expressed appreciation to Craig for the extra work he did to acquire the wheelchairs.
- h. Mayor Seely announced the new council pictures will be December 19.
- i. Mr. Atkinson stated that Christmas is on a Thursday this year and asked for permission to close the office on Friday. The Council approved the request.

8. Motion to Convene to Closed Meeting

- a. Councilor Travis Worwood moved to convene to closed meeting to discuss character and competence of an individual and the purchase of real property. Councilor Skip Worwood seconded the motion.
- b. The motion passed on the following role call vote:

Jeramie Callaway:	Yes
Shari Cowan:	Yes
JD Parady:	Absent

Skip Worwood: Yes
Travis Worwood: Yes
c. 8:24 pm
9. Adjourn
a. 8:46 pm

ATTENDANCE:

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

Absent: JD Parady

Staff: City Administrator--Seth Atkinson, Recorder--Leslee Anderson, City Attorney--Brittany Tellez, Finance Director—Sara Samuelson, Chief of Police—Mike Morgan, Library Director—Ruth Bonzo, Recreation Director—Craig Oswald, Officer Paul Davis, Officer Jace Peterson

Guests: Donald W. Ball, Cory Thomson, Joel Cowan, Jan Peterson, Paul Daub, Tate Douglas

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 9, 2025. This document constitutes the official minutes of the Nephi City Council Work Session.

Leslee Anderson

Exhibit A1

NEPHI PUBLIC SAFETY BUILDING
DRAFT CONCEPT
DECEMBER 9, 2025



SPACE ALLOCATION DECEMBER 9, 2025

NEPHI PUBLIC SAFETY BUILDING

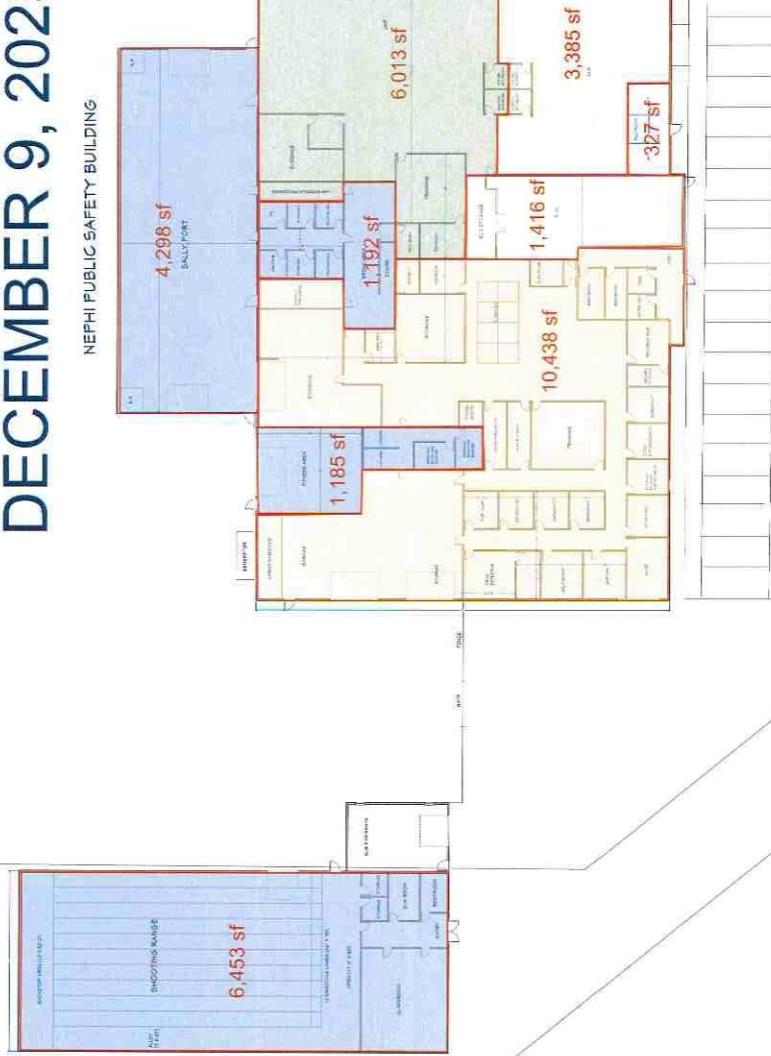


Exhibit A2

NO

APP = 327 SF
SHARED (MAIN BLDG) = 2,377 SF
SHARED (SALLY PORT) = 4,298 SF
SHARED (SHOOTING RANGE)
NEPHI PD = 10,438 SF
NEPHI PD EOC = 1,416 SF

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Exhibit B

NEPHI PUBLIC SAFETY BUILDING

SPACE

ALLOCATIONS

12/9/2025

ORGANIZATION	DESCRIPTION	SQ FT	\$ PER SQ FT	ANNUAL AMOUNT	MONTHLY AMOUNT	NOTES
UH? 100%	OFFICE SPACE	6,013	\$16.00	\$96,208.00	\$8,017.33	
IJHP 50%	SHARED SPACE	2,377	\$8.00	\$19,016.00	\$1,584.67	MAIN BUILDING
UHP 50%	SHARED SPACE	6,453	\$8.00	\$51,624.00	\$4,302.00	SHOOTING RANGE
UH? 50%	SHARED SPACE	4,298	\$8.00	\$34,384.00	\$2,865.33	SALLY PORT
TOTAL UHP				\$201,232.00	\$16,769.33	
DI-D 100%	OFFICE SPACE	3,385	\$16.00	\$54,160.00	\$4,513.33	
APP 100%	OFFICE SPACE	327	\$16.00	\$5,232.00	\$436.00	
TOTAL RENTAL INCOME				\$260,624.00	\$21,718.67	

Exhibit C

<u>Current</u>		
<u>Total Assessed</u>	<u>Property Tax</u>	<u>Current</u>
<u>Value</u>	<u>Rate</u>	<u>Revenues</u>
\$ 919,890,873	0.000504	\$ 4 63,625
		\$ 400,000
\$ 978,724,447	0.000882	\$ 8 63,625 With Property Tax Increase
		75%

Market Value	% primary	Assessed Value	Property Tax	Property Tax Increase	Difference (annual)	Increase per month	Total Tax Bill	% Inc.
\$ 300,000	55%	\$ 165,000	\$ 83.16	\$ 145.60	\$ 62.44	\$ 5.20	\$ 1,519.16	4.11%
\$ 350,000	55%	\$ 192,500	\$ 97.02	\$ 169.86	\$ 72.84	\$ 6.07	\$ 1,772.35	4.11%
\$ 400,000	55%	\$ 220,000	\$ 110.88	\$ 194.13	\$ 83.25	\$ 6.94	\$ 2,025.54	4.11%
\$ 500,000	55%	\$ 275,000	\$ 138.60	\$ 242.66	\$ 104.06	\$ 8.67	\$ 2,531.93	4.11%

<u>Current</u>		
<u>Total Assessed</u>	<u>Property Tax</u>	<u>Current</u>
<u>Value</u>	<u>Rate</u>	<u>Revenues</u>
\$ 919,890,873	0.000504	\$ 4 63,625
		\$ 150,000
\$ 978,724,447	0.000627	\$ 6 13,625 With Property Tax Increase
		24%

Market Value	% primary	Assessed Value	Property Tax	Property Tax Increase	Difference (annual)	Increase per month	Total Tax Bill	% Inc.
\$ 300,000	55%	\$ 165,000	\$ 83.16	\$ 103.45	\$ 20.29	\$ 1.69	\$ 1,519.16	1.34%
\$ 350,000	55%	\$ 192,500	\$ 97.02	\$ 120.69	\$ 23.67	\$ 1.97	\$ 1,772.35	1.34%
\$ 400,000	55%	\$ 220,000	\$ 110.88	\$ 137.93	\$ 27.05	\$ 2.25	\$ 2,025.54	1.34%
\$ 500,000	55%	\$ 275,000	\$ 138.60	\$ 172.42	\$ 33.82	\$ 2.82	\$ 2,531.93	

<u>Current</u>		
<u>Total Assessed</u>	<u>Property Tax</u>	<u>Current</u>
<u>Value</u>	<u>Rate</u>	<u>Revenues</u>
\$ 919,890,873	0.000504	\$ 4 63,625
		\$ 550,000
\$ 978,724,447	0.0010357	\$ 1,013,625 With Property Tax Increase
		105%

Market Value	% primary	Assessed Value	Property Tax	Property Tax Increase	Difference (annual)	Increase per month	Total Tax Bill	% Inc.
\$ 300,000	55%	\$ 165,000	\$ 83.16	\$ 170.88	\$ 87.72	\$ 7.31	\$ 1,519.16	5.77%
\$ 350,000	55%	\$ 192,500	\$ 97.02	\$ 199.36	\$ 102.34	\$ 8.53	\$ 1,772.35	5.77%
\$ 400,000	55%	\$ 220,000	\$ 110.88	\$ 227.85	\$ 116.97	\$ 9.75	\$ 2,025.54	5.77%
\$ 500,000	55%	\$ 275,000	\$ 138.60	\$ 284.81	\$ 146.21	\$ 12.18	\$ 2,531.93	

