

**NEPHI CITY
COUNCIL MEETING
January 6, 2026**

The Nephi City Council met in regular session in the council chambers of city hall located at 21 East 100 North at 6:30 p.m. Tuesday January 6, 2026.

Those present were:

Mayor	Justin D. Seely
Council Member	Shari Cowan
Council Member	JD Parady
Council Member	Jeramie Callaway
Council Member	Tate Douglas
City Administrator	Seth Atkinson
Assistant City Administrator.....	Sara Samuelson
City Attorney	Brittany Tellez
City Recorder.....	Leslee Anderson
Recreation Director	Craig Oswald
Golf Director.....	Mike Booth
Planning and Zoning.....	Shauna Talbot
Treasurer	Gale Bryan
Office Specialist.....	Nicole Douglas

Absent: Council Member Travis Worwood

Guests: Donald W. Ball, Jordan Whitlock, Tenielle Callaway, Ty Douglas, Shaun Kjar (R6), Connor Carter, Joran Carter, Amanda Douglas, Myrna Trauntvein (Press), Chad Brough, Lisa Brough, Jeremy Garlick, Malynn Garlick, RJ Bryan, Derrik Jacobson, Makenna Jacobson, Larry Mace, Justin Zonner, Brayden White, Richard White, Jennell McGee, Kasey Wright

SWEARING IN OF ELECTED OFFICIALS

City Recorder Leslee Anderson administered the Oath of Office to newly elected officials: Jeramie Callaway and Tate Douglas (City Council Members) and Justin Seely (Mayor). The new mayor and council members then signed the official Oath of Office documents. Time was allowed for family photos.

The Mayor welcomed everyone and convened to regular meeting.

PRAYER: City Administrator Seth Atkinson

PLEDGE OF ALLEGIENCE: Council Member Tate Douglas

HONOR RETIRING EMPLOYEE—LISA BROUGH

Mayor Seely honored Lisa Brough for her work as the Finance Director and City Recorder. He highlighted her wealth of knowledge and extensive experience in government including being

the first woman of Nephi when her husband was mayor, she was later elected as the first woman city council member. With that background and her time at the city as finance director and city Recorder, she had over 30 years of experience in government. She was also described as the unofficial therapist for the employees. Mayor Seely expressed appreciation for her mentorship and the service she provided in many different capacities. He presented her with a certificate and a gift.

Lisa conveyed her love of Nephi and stated her involvement in the city and her service has not been a job—but a joy and a commitment to the city she loves. Lisa expressed gratitude to Mayor Seely for his support and genuine care; the mayor and the council members for their vision for the community; Myrna for her dedication to attending and reporting the meeting for the newspaper; citizen Donald Ball who rarely misses a meeting; fellow employees for enriching her life.

Various Council Members and community members shared their appreciation for Lisa's dedication, mentorship, and contributions to the community.

CONSENT AGENDA

Councilor JD Parady moved to approve the consent agenda including Council Meeting Minutes from 12-16-2025 and approval of Claims dated 1-5-2026. Councilor Shari Cowan seconded the motion. The motion passed on unanimous vote.

PUBLIC COMMENT

- Chad Brough, former Nephi mayor welcomed new council members and shared his experience and advice. He mentioned he found a new water source while hunting. The new golf course is going to need water, and he encouraged the council members to look at that and monument springs for a source of water to use.
- Justin Zonner introduced himself and announced his candidacy for House of Representatives District 66 and expressed his willingness to address community concerns.

PUBLIC HEARING—400 W ANNEXATION 7:25 pm

Mayor Seely opened the public hearing for the 400 W Annexation for public comment. There was no public comment. Mayor Seely closed the public hearing. 7:26 pm

PLANNING ITEMS

ORDINANCE 01-06-2026—ZONE CHANGE

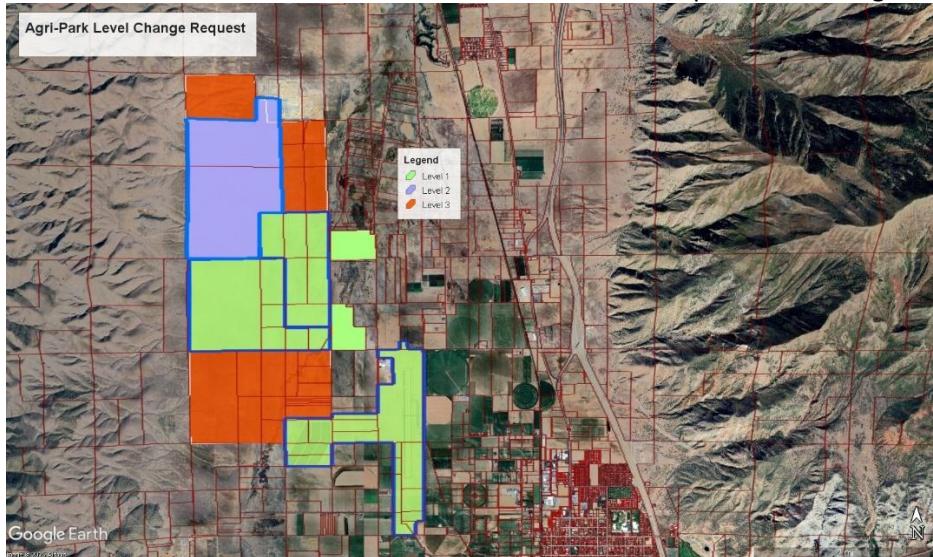
The City received a rezone request from Kristine & Richard White for a property located at approximately 155 W 200 N. This property is currently located in the CC (Central Commercial) zone, and the applicant wishes to request a zone change to the CU2 (Combined Use 2) zone for the purpose of building a duplex. The Planning Commission reviewed the request and recommended the change to the City Council.

Councilor JD Parady made a motion to approved Ordinance 01-06-2026—Zone Change. Councilor Jeramie Callaway seconded the motion. The motion passed on the following roll call vote:

Jeramie Callaway	Yes
Shari Cowan	Yes
Tate Douglas	Yes
JD Parady	Yes
Travis Worwood	Absent

REQUEST FOR LEVEL 1 ON THE ANNEXATION AREA MAP—AGRI-PARK

The city has received a request from the R6 Agri-Park to move their property from a Level 2 to a Level 1 in preparation for an annexation petition. The Agri-Park parcel is shown below in purple (Level 2 currently). The area being requested for annexation is approximately 933 acres. Staff are working with R6 to create appropriate zoning. While official annexation has not been requested, staff would recommend that the creation of a new zone, specific to the Agri-Park, be adopted.



Councilor Shari Cowan motioned to approve the purple property depicting the boundaries of the R6 Agri-Park, shown in the picture above, to be made a Level 1 in preparation for annexation. Councilor JD Parady seconded the motion. The motion passed unanimously.

JOINT DEVELOPMENT AGREEMENT--SET SQUARE

Seth Atkinson presented the joint development agreement with Set Square for a data center detailing the terms for power, water, natural gas, and sewer services. A summary of the provisions follows:

1. The city is willing to allow the use of up to two hundred Megawatts of power through the new 138 kV line temporarily until a 345 kV line is constructed from the Clover Creek substation to service initial and future builds of data centers.
2. The city would reserve capacity of up to two hundred Megawatts for a time while additional agreements are negotiated.
3. The city would be paid \$25,000 up front for the reserved capacity and \$25,000 later after the project has been considered either a Designated Network Resource or a Designated Network Load.
4. Utilities are provided for the data center facilities with a special municipal electrical rate that will be established. Utilities to a power generation facility are not part of this agreement.
5. Compliance with UMPA policies is required.
6. Additional 345 kV infrastructure will be required.
7. Road infrastructure will be required according to terms set by both Nephi City and Juab County.
8. Other legal requirements such as assignment, governing law, and confidentiality.

Councilor JD Parady motioned to allow the mayor to sign the agreement once Set Square has signed. Councilor Jeramie Callaway seconded the motion. The motion passed on unanimous vote.

RESOLUTION 01-06-2026—LAND AND WATER CONSERVATION GRANT

Seth Atkinson introduced the resolution 01-06-2026 giving support from the city council to submit the 2025 Land and Water Conservation Grant Application to secure grant funding to assist with the Canyon Hills Golf Course Expansion. The deadline for the grant is January 15. Mr. Atkinson suggested the golf course project be put on hold until they hear if they acquire the desired grant funds.

Councilor Tate Douglas moved to adopt the resolution 01-06-2026. Councilor Shari Cowan seconded the motion. The motion passed unanimously.

ADMINISTRATION AND COUNCIL UPDATES

- Mr. Atkinson announced the upcoming Resource Fair on January 31 from 10 am to 1 pm at the Hive.
- Ms. Anderson stated she would send a digital “Conflict of Interest” form for council members to fill out for the current year (2026).

Work Session 7:55 pm

1. Council Liaison Assignments
 - a. Mayor Seely reviewed with the council the liaison assignments of each council member. He presented the following assignments:
 - i. Mayor Seely
 1. Utah Municipal Power Agency (voting)
 2. Six County Economic Development District Board (voting)
 3. Juab County Commission
 - ii. Councilor Jeramie Callaway
 1. Mayor Pro Tempore
 2. Juab Rural Development Agency (voting)
 3. Nephi City/Juab Planning Commissions
 4. Juab County Commission
 - iii. Councilor Shari Cowan
 1. Juab School District
 2. Military Relationships
 3. Miss Nephi Committee
 4. Nephi Public Library Board
 5. Juab Special Service Fire District (voting)--Alternate
 - iv. Councilor Tate Douglas
 1. Community Service and Volunteer Groups/Parades
 2. Junior Golf Program
 3. Juab County Commission
 - v. Councilor JD Parady
 1. Greater Nephi Chamber of Commerce
 2. Recreation/Trails Committee
 3. Juab Special Service Fire District (voting)
 4. Utah Municipal Power Agency (voting)--Alternate

- vi. Councilor Travis Worwood
 - 1. East Juab Water Conservancy District
 - 2. Juab School District
- vii. City Administrator Seth Atkinson
 - 1. Juab Rural Development Agency (voting)—Alternate
 - 2. Central Utah Regional Dispatch Agency (voting)
- viii. Power Superintendent Rust Finlinson
 - 1. Utah Municipal Power Agency (voting)
- ix. Chief of Police Mike Morgan
 - 1. Central Utah Regional Dispatch Agency (voting)

2. Golf Course Project

- a. Seth Atkinson, City Administrator, and Mike Booth, Golf Director, provided an update on the golf course expansion including estimates for construction and the potential purchase of additional property.
- b. The total cost is estimated at \$4.9 million, with 75% allocated to the golf course and the remainder for the property purchase.
- c. The city recently opened bids for the golf course expansion and most of the bids came back in the range that had been anticipated. After going through a quantitative and qualitative process to score the different bids with a committee made up of staff, a council member, and a member of the men's league, a bid was selected for Council recommendation.
- d. Seth Atkinson presented earlier that the city has an option to apply for a grant from the Land & Water Conservation Fund for a sizable portion of the project cost. The city should know by mid-February if our project has made the state list for grant selection.
- e. The council decides to wait for the state's list of grant recipients before making a final decision on the project.

3. Reese's Flat Plan

- a. Reese's Flat is city owned property located east of the city. In a previous council meeting Craig Oswald, Recreation Director, and Seth Atkinson proposed the idea of putting a Competitive Mountain Bike Course there.
- b. The project was introduced again due to there being a grant available that would help cover a parking area, road improvements, and other access roads to the area.
- c. The council discussed potential benefits and challenges. It would bring revenue and other recreational activities to our community. However, it would negatively affect those who use the area for hunting.
- d. The council also discussed the possibility of using the area for other recreational purposes, such as a water tank or additional trails.

4. Miscellaneous Items

- a. Councilor Shari Cowan stated that a common question the council members receive is when garbage day is on a holiday week. She noted that Spanish Fork does a magnet for their residents showing every month and holiday updates for trash pickup and thought that might be something Nephi City could do.
- b. Ms. Cowan had inquired about the cost from local business owner Amanda Livingston. For a five-by-seven magnet the cost would be about \$1.50.
- c. The council proposes having magnets made up to give out at the information fair coming up on January 31. Any extras would then be available at the city office.

MOTION TO CONVENE TO CLOSED MEETING 8:29 pm

Councilor Shari Cowan made a motion to convene into closed meeting for character and competence of an individual and sale of real property. Councilor JD Parady seconded the motion. The motion passed on the following roll call vote:

Jeramie Callaway	Yes
Shari Cowan	Yes
Tate Douglas	Yes
JD Parady	Yes
Travis Worwood	Absent

ADJOURN 9:08 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 January 6, 2026. This document constitutes the official minutes of the Nephi City Council Meeting.

Leslee Anderson