

NEPHI CITY WORK SESSION/CITY COUNCIL MEETING

March 10, 2026

7:00 P.M

21 E 100 N

Nephi, UT 84648

1. FEE FOR FINGERPRINTING SERVICES IN THE POLICE STATION

- a. Seth Atkinson introduced the need for a finger printing service fee. The Police Department recently purchased a fingerprinting machine using capital savings.
- b. The Sheriff's Department has a fingerprinting machine, but it is only available on certain days. Providing this service at the Police Department would allow the service to be available more frequently.
- c. The Police Department examined costs to administer the service and pay a portion of the equipment costs. The police department is recommending a flat fee of \$25.00.
- d. The council felt the proposed fee was an adequate and reasonable amount to offer for the service.

Mayor convened into regular meeting. 7:04 pm

APPROVAL OF COUNCIL MEETING MINUTES 3-3-2026

Councilor Travis Worwood motioned to approve the minutes from Council Meeting 3-3-2026. Councilor Shari Cowan seconded the motion. The motion passed on unanimous vote.

BACK NINE GOLF COURSE EXPANSION CONTRACT DOCUMENTS

City Administrator, Seth Atkinson, presented the contract documents for the back nine golf course expansion project. He explained the inclusion of a clause for reasonable extensions to the contract schedule and absence of liquidated damages. The council discussed using Sunrise Engineering for the project due to their familiarity with the water system. A discussion on the importance of proper stormwater management and the potential for a stormwater retention facility followed. Water usage was also brought up and a discussion ensued. Mike Booth explained that the new irrigation system's design would minimize water usage during water restrictions. The possibility of using an irrigation-only well as an alternative water source for irrigation was mentioned. Also considered was finding a pipe for Monument Springs. Following the discussion, Councilor Tate Douglas made a motion to authorize the Mayor to sign the contract documents for the Back Nine Golf Course Expansion Project with Wagner Golf Works, LLC. Councilor Jeramie Callaway seconded the motion. The motion passed unanimously.

REIMBURSEMENT AGREEMENT FOR THE 500 WEST SEWER IMPROVEMENTS

Seth Atkinson detailed developments that have occurred along 500 West between 1500 North and 1250 North. These developments required a sewer line to be installed along 500 West. The

developers requested a reimbursement agreement be set up to recoup a portion of those costs from other benefiting properties. Properties within the benefiting area are not required to pay anything if development does not occur in the 10 years associated with the agreement or afterward. New developments would be required to pay their share of the sewer improvements. Councilor JD Parady moved to authorize the Mayor to sign the reimbursement agreement with Patrick Painter, Russel Smith, and Korey Wright. Councilor Shari Cowan seconded the motion. The motion passed on the following vote:

Yes: Councilors Shari Cowan, Tate Douglas, Jeramie Callaway, JD Parady

*Councilor Worwood recused himself from the vote due to a conflict of interest.

ADMINISTRATIVE AND COUNCIL UPDATES

- Mr. Atkinson announced he and Kyle Marchant, Public Works Director, would be attending an airport conference this week.
- He also mentioned the UMPA conference coming up which will include a presentation by Main Spring for the power plant.
- Mr. Atkinson reminded the council that due to the Caucus next Tuesday, there would not be regular council meeting next week. In addition, he mentioned the need for a work session on March 24.
- Ms. Cowan shared her experience at a service day in Richfield with the Central Utah Leadership Academy. She emphasized the importance of teamwork in community leadership to contribute to a successful community. She praised Mayor Seely for exhibiting that kind of leadership.
- Mr. Douglas inquired about the rezone discussion at the last council meeting. Mr. Atkinson explained Mr. Brost was going to speak with neighbors and get their approval before moving forward. The council supported staff decision for citizen involvement rather than using staff time to benefit one individual.
- Mr. Parady voiced concern about acquaintances pulling out of developing in Nephi following the recent news article based on collapsible soils and the settling of homes in the area.
- Mayor Seely provided updates on upcoming events surrounding the America250 celebration including:
 - A throwback baseball game on June 20 and
 - Juab Jubilee on July 18 involving a tractor show.
- Mayor Seely questioned if Andrea Holm would be doing the RV park recertifications. Mr. Atkinson the need to call and make an appointment.
- Mayor reported that the Jr. Golf meeting was scheduled for March 31.
- Mayor praised Chief Morgan for his early adoption of technology and the use of Flock cameras to combat issues like those that recently occurred in Wayne County.
- Ms. Cowan raised concern about wood piles on a citizen's property that extends onto city property which are obstructing the road and creating hazards. The council discussed code enforcement. Mr. Atkinson confirmed that a ticket could be issued to start with a warning.

MOTION TO CONVENE TO CLOSED MEETING 7:53pm

Councilor Travis Worwood made a motion to convene into closed meeting to discuss character and competence of an individual and sale and negotiation of real property. Councilor Tate Douglas 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	Yes

Work Session: 8:17 pm

1. Annexations, land acquisition, and future planning
 - a. Travis Worwood discussed recent conversations with Brent Boswell about companies interested in the area near Bar W. However, because that area is not annexed and shovel ready, they went elsewhere. The council discussed the zoning for the area if it annexed, should be zoned for clean food-grade operations to attract suitable businesses. Set Atkinson described an idea of Agri Tourism where farms have retail components for tourists to visit and purchase products directly.
 - b. Mayor Seely inquired about the city's current financial situation regarding land acquisition for industrial purposes. Mr. Atkinson explained that the city has cash available and is looking to invest in land for future development potential. Potential properties around the airport road and the 219 exit were mentioned. It was suggested to use the city's cash to buy land at a low price and sell it later for a profit.
 - c. Questions regarding the city's ability to negotiate land purchases as part of annexation agreements with property owners was confirmed. It was suggested that the city's cash be used for industrial purposes. The council wants to be proactive in land acquisition to support future development and economic growth.

ATTENDANCE:

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

Staff: City Administrator--Seth Atkinson, Recorder--Leslee Anderson, City Attorney--Brittany Tellez, Golf Director—Mike Booth

Guests: Donald W. Ball

I, Leslee Anderson, Nephi City Recorder, hereby certify that the foregoing minutes represent a true, accurate, and complete record of the meeting held on March 10, 2026. This document constitutes the official minutes of the Nephi City Council Work Session.

Leslee Anderson