NEPHI CITY WORK SESSION MINUTES

March 24, 2026

7:00 P.M

21 E 100 N

Nephi, UT 84648

1. Nephi Farmers Market
    a. Jacque Thorn was in attendance representing the Farmers Market. Belle Brough represented the Ute Stampede Craft fair, and Chris Memmott represented the Ute Stampede Committee.
    b. Ms. Thorn requested the use of the Old Mill Park for the Farmers Market venue during the week of the Ute Stampede because the city park is unavailable. The council approved of the event last year and mentioned surrounding businesses also benefited from the farmers market at that location. Ms. Thorn's desire is to give back to the community and to help businesses to interact with the community to help their businesses grow.
    c. Ms. Brough stated the craft fair has been part of the Ute Stampede for 44 years. She mentioned the challenges of maintaining its traditional location on Main Street. She declared she went to the Ute Stampede for approval and has had their support for 44 years. She thinks other pop-up markets should also be required to get approval.
    d. Mr. Memmott said that pop-up markets asking for approval from the committee is helpful as they try to coordinate a variety of events during the week of the Stampede. Coordination would help avoid conflicts and ensure community support. He felt both events were well-run and added to the Ute Stampede.
    e. Brette Hawkes, a business owner, who is part of the farmers market, participated in both events the previous year and expressed that both events benefited the community and her as a vendor. She participated in both.
    f. The council discussed their desire to support private businesses. They felt it was not their role to inhibit businesses and chose to allow both events to participate during Ute Stampede week but to involve the Ute Stampede committee in future planning.
2. Methodology for New Electrical Rate
    a. Seth Atkinson, city administrator, discussed the agreement with Set Square to make reasonable and best efforts to develop an electric rate by March 31 for

data center usage. He introduced Kevin Garlick, formerly with UMPA, as the city's consultant.

b. Mr. Garlick explained the complexities of the data center project and the need for a rate methodology rather than a fixed rate. He mentioned the large scale of the data center, comparing it to the electricity needs of Brigham Young University and the potential for scaling up. He discussed the importance of capturing costs, minimizing risks, and ensuring rate impacts on other customers are minimized.
c. Mr. Garlick elaborated on the need for a pass-through agreement with UMPA to secure a block of power for the data center. Discussion covered the potential use of natural gas for power generation and the need for transmission and delivery costs to be included in the rate. The city's investment in the 138kV line will improve reliability and the potential for recovering costs with the data center project. Further talk included other benefits of the data center for the city, such as economic density and the potential for a dividend to the general fund.
d. The council recognized that developing the rate is contingent on two unknowns: 1) the rates from UMPA and 2) the load needed for the data center. Mr. Atkinson explained that is why the methodology approach works.
e. The council questioned the progress of the annexation for the Data Center. Mr. Atkinson explained pausing the process until a developer is secured, the need for a public hearing, and completion of an agreement with Set Square to ensure the development moves forward.

3. Discussion on Patrol Officers
    a. Mr. Atkinson presented the proposal for adding a patrol officer and helping pay down debt service on a new police station. The City Council previously expressed a desire to move forward with a property tax increase to increase for this purpose. City taxes have not increased for over 30 years. It has been approximated that this increase would be somewhere on average of $11.00/month per home, depending on home valuation. Commercial and industrial rates would vary.
    b. In this last legislative session, there were bills proposed that had drastic changes to the way cities can adjust property taxes. Fortunately, these bills were not passed. The bills would have limited, or removed, the city's ability to accomplish the proposal of adding additional patrol officer.
    c. The challenges of funding law enforcement through sales tax was discussed stating the need for a stable revenue source.
    d. The council expressed concerns about officer burnout and the need for a public safety building. The discussion highlighted challenges of being on I-15 and the need for additional officers to manage increased call volumes and criminal

activity. The safety of our community helped drive the decision to move forward with the property tax increase to fund additional officers and the council talked about a date for a public hearing.

4. Administrative and Council Updates
    a. Sara Samuelson announced that the OWL camera arrived that will be used to video future City Council Meetings.
    b. Ms. Samuelson and Leslee Anderson shared that they had applied for a cemetery grant which would help to get the cemetery online for public use and provide funds to update the current software.
    c. Mr. Atkinson stated the hallway would be painted and then the hallway and council chambers would get new flooring. The bulletin board would also be replaced with a tv so we can post things digitally.
    d. Tate Douglas suggested putting a porta potty at the soccer fields until something more permanent could be installed. He also measured the horseshoe pit area and determined four pickleball courts would fit in that area. Mr. Atkinson stated engineering fees were blamed for hindering project progress.
5. Motion to convene to Closed Meeting—8:38 pm
    a. Councilor Travis Worwood made a motion to convene into closed meeting to discuss character and competence of an individual, litigation, purchase of real property, and sale of real property.
    b. Councilor Shari Cowan seconded the motion.
    c. The motion passed on the following roll call vote:

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

6. Adjourn 9:45pm

ATTENDANCE:

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

Staff: City Administrator--Seth Atkinson, Recorder--Leslee Anderson, City Attorney--Brittany Tellez, Assistant City Administrator—Sara Samuelson

Guests: Donald W. Ball, Jacque Thorn, Belle Brough, Chris Memmott, Kevin Garlick, Joel, Cowan, Sara Snow, Brette Hawks

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 24, 2026. This document constitutes the official minutes of the Nephi City Council Work Session.

Leslee Anderson