

# NEPHI CITY WORK SESSION MINUTES

May 12, 2026

7:00 P.M

21 E 100 N

Nephi, UT 84648

## 1. WILDLAND URBAN INTERFACE DOCUMENTS (WUI)

- a. City Administrator, Seth Atkinson, stated that staff met with Thomas Peterson, the Central Area Manager for the state with the Utah Division of Natural Resources. He sent the documents necessary for the city to participate in the state's Wildland Urban Interface program.
- b. With recent changes in state laws, municipalities are held responsible for fire protection rather than special service districts. This means that the city needs to be the entity to sign a cooperative agreement with the state to ensure that wildfire suppression efforts continue to be funded through the state rather than the Juab County Fire Protection Special Service District.
- c. Because this agreement will place responsibilities on the city that would normally be placed upon the fire district, staff advises that prior to signing anything with the state, that an agreement be drafted and approved by the Fire Board to perform all the services and fund any requirements found in the cooperative agreement.
- d. In addition to the cooperative agreement, the city can draft its own Wildland Urban Interface or WUI map. This map would be for different purposes than the state's WUI map. While the state's map is used for insurance purposes, the city's WUI map would determine whether a structure would need to follow certain building codes.
- e. The council agreed to have staff draft an agreement with the fire district and work with the local fire chief to create a city WUI map.

## 2. POLICE STATION PROJECT AND POLICE STAFFING DISCUSSION

- a. Mr. Atkinson explained the police project status. The deal to use an existing building as a shell for the police station fell through resulting in the need to build and thus increasing costs to fund the project.
- b. The council expressed concern that with increased costs, the funds were now allocated to the police station project only and not funding additional police officers. The statement was made that a new building does not improve public safety—officers do.
- c. Discussion included suggestions to lower costs for the building construction:
  - i. Build the building for functional purposes and not aesthetics and save costs through different materials and design;
  - ii. Use a phased approach to the project by building a shell and then finishing the interior as needed;

- iii. Self-generalizing the project to save costs and involve city employees in the construction;
    - iv. Leveraging data center revenues to help with funding.
  - d. The council listed their priorities concerning the police station and more officers: 1) new officer, 2) police station, then 3) a second officer.
- 3. FIXTURES FOR PARK BATHROOMS
  - a. The bathroom fixtures at the city park were vandalized and need replacement. The sinks have been replaced multiple times due to vandalism.
  - b. In the FY 2026-27 Budget the Council had a goal of installing steel fixtures in the park bathrooms to discourage vandalism. It was an unfunded request, so it was dependent on surplus funding from the prior fiscal year end. Those surplus funds were used up in previously approved operational requests and subsidies to the Hive. The current fiscal year shows signs that there will be an operational surplus. There will also be contributions from the PAR tax to parks also. Cameras have been installed and are being used to find the perpetrator of the most current vandalism.
  - c. The council discussed the option of replacing fixtures in all city owned park bathrooms. The last quote for installing these fixtures in all the city parks was approximately \$10,000. Putting automatic locks on all park bathroom doors had a similar cost. The idea was presented to replace the damaged sink, install automatic locks and then phase the replacement of the fixtures to steel. The council considered replacing the cameras if they were not working or relocating them to be more helpful.
- 4. ROUNDABOUT ON 400 EAST AND 700 NORTH
  - a. The council had wanted to revisit the topic of a roundabout near the jr. high and high school at the intersection at 400 East and 700 north. The topic had been discussed at a previous work session. Mr. Atkinson summarized what was discussed previously.
  - b. The mayor and council members proposed holding a public meeting to discuss the suggestion and its potential impact. It was recommended that a traffic impact study be conducted and additional right-of-way be acquired if necessary.
  - c. The benefits and challenges of implementing a roundabout were mentioned. Support of the school district would be helpful in gaining community support. The staff and council want to involve the school's art department in designing a structure for the center.
  - d. Next steps were recommended to move forward with the potential project. A traffic study will be conducted at the beginning of next school year since the current school year is ending next week. That will allow an accurate account to be collected during peak use.
- 5. DENSITY DISCUSSION
  - a. Developers have been requesting higher densities in various zones. This is due to the housing pressures that exist in Utah and the difficulty in finding a supply of housing for younger generations.
  - b. Previous Planning Commissions and City Councils have been clear about keeping density limits and even reducing density in the city's residential zones.

- c. Based on recent feedback from both the current Planning Commission and City Council, there seems to be an appetite for increasing the density numbers in the city's residential and combined use zones.
  - d. Mr. Atkinson summarized current residential and commercial zones, including the number of units per acre allowed. The council will look at the those and think about whether to change the density in certain areas. It will be brought back for discussion at a later work session.
  - e. Discussion followed, mentioning the desire for affordable housing and the need for lower-cost options for younger generation. The concern that if house prices are lower, wealthy investors just buy them up and rent them out, making it difficult to find affordable housing to own.
6. CITIZEN'S ACADEMY CURRICULUM
- a. Mayor Seely would like to do a citizen's academy to educate the public about city services and operations.
  - b. The proposal included a series of short videos that people could watch and take a quiz on. Results could be brought in and then having a graduation ceremony for participants.
  - c. The need for better public engagement and education through social media and in-person session was emphasized. The council talked about using the 4<sup>th</sup> and 5<sup>th</sup> Tuesdays when there is no council meetings for in-person sessions. The group discussed the coordination of implementing the Citizen's Academy, including staff time and involving high school students who are part of the Center for Advanced Professional Studies (CAPS) program.
7. ADMINISTRATIVE AND COUNCIL UPDATES
- a. Mr. Atkinson raised concerns about broadcasting work sessions, suggesting it might cause unnecessary confusion. The council members support broadcasting to ensure transparency but acknowledged the potential for public misinterpretation due to discussion items that are not action items. Further discussion ensued concerning the importance of maintaining an open forum for public comment and the potential for recessing meetings if they become disruptive. Experiences shared about other cities highlighted our need for balanced public engagement and transparency.
  - b. The National Guard open house is on June 2 at 2:00 pm.
  - c. Ms. Cowan announced the ribbon cutting ceremony for Beans and Brews for Saturday, May 16 at 11:00 am.
  - d. Ms. Cowan attended the Miss Nephi workshop last night. There are thirteen contestants: six for Miss Nephi and seven for Miss Nephi Teen.
  - e. Craig Oswald, Recreation Director announced that the city was approved for the CPR grant totaling \$150,000. The grant will be used to replace the lights at the Orgill Ball Fields.
  - f. Mr. Oswald stated the Bell family used one of the wheelchairs to take their daughter on a hike. They had sent pictures and said the wheelchair worked great.
8. MOTION TO CONVENE TO CLOSED MEETING

- a. Councilor JD Parady made a motion to convene into closed meeting for discussion of character and competence of an individual. Councilor Tate Douglas seconded the motion. The motion passed on the following roll call vote:

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

- b. 8:57 pm

9. ADJOURN 9:30 pm

**ATTENDANCE:**

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

**Staff:** City Administrator--Seth Atkinson, Recorder--Leslee Anderson, Assistant City Administrator—Sara Samuelson, Planning and Zoning—Shauna Talbot, Recreation Director—Craig Oswald

**Guests:** Donald W. Ball, Cory Thomson, Joel Cowan

I, Leslee Anderson, Nephi City Recorder, hereby certify that the foregoing minutes represent a true, accurate, and complete record of the meeting held on May 12, 2026. This document constitutes the official minutes of the Nephi City Council Work Session.

*Leslee Anderson*