

**NEPHI CITY
COUNCIL MEETING
June 2, 2026**

The Nephi City Council met in regular session in the council chambers of city hall located at 21 East 100 North at 7:00 p.m. Tuesday, June 2, 2026.

Those present and representing the city were:

Mayor	Justin D. Seely
Council Member	Jeramie Callaway
Council Member	Shari Cowan
Council Member	Tate Douglas
Council Member	JD Parady
City Administrator.....	Seth Atkinson
Planning and Zoning.....	Shauna Talbot

Absent: Council Member Travis Worwood, Attorney Brittany Tellez, Recorder Leslee Anderson

Guests: Emilee Eyre, Nicole Tittensor, Nyle Robinson, Donald W. Ball, David Fletcher, Mike Morgan (Chief of Police), Nisan King, Chris Painter, Myrna Trauntvein (Press), Terri McCoy, Dana Hoyt, Amber Painter, Joran Carter, Brandon Stevenson, Kelly Lind, Tahnee Lind

Mayor Seely welcomed everyone present and convened into regular meeting.

PRAYER: Councilor JD Parady

PLEDGE OF ALLEGIANCE: Nyle Robinson

On January 1, 1875, the first baseball game played west of the Missouri River occurred in Nephi, Utah. Mr. Robinson, a member of Nephi's baseball committee, announced a reenactment of the first baseball game would be on June 20, 10:00 am, at the high school baseball field. This is in conjunction with the America 250 celebrations. He summarized details of the original game and described some details about the reenactment: Players will wear old-style uniforms with the names of the original players on the back; Mayor Seely will throw out the first pitch; The American Legion will present the flag; The Juab High School Band will play the national anthem; Concessions will include hotdogs and crackerjacks; original players will be introduced as well as those players representing them.

CONSENT AGENDA

Councilor JD Parady made a motion to approve the minutes from City Council meeting dated 5-19-2026 and approval of Claims dated 5-29-2026. Councilor Jeramie Callaway seconded the motion. The motion passed 4-0. Councilor Worwood was absent from the vote.

PUBLIC HEARING – FY 2026 AMENDED BUDGET

Seth Atkinson, City Administrator, detailed the changes made to the Fiscal Year (FY) 2026 Budget which includes changes to revenues and expenses. The budget included additional costs for the

police department, youth court revenues, and technology services. The amended budget also included a potential property tax increase for the next fiscal year.

OPEN: 7:23 pm Mayor Seely opened the public hearing for public comment.

NO COMMENT

CLOSE: 7:24 pm The mayor closed the public hearing.

PROPERTY TAX IMPACT SCHEDULE

Mr. Atkinson explained the property tax impact schedule, which is required by state law when planning to implement a property tax increase. The proposed increase would result in an additional \$140 per year for a primary residence of \$450,000. The approximate increase would be around 6% for residential and commercial properties. (See Exhibit A).

PUBLIC HEARING – FY 2027 TENTATIVE BUDGET

Seth Atkinson showed the tentative budget for Fiscal Year (FY) 2027. Nephi City does a biennial budget, so this budget has been online for about a year. It can be found on the Nephi city website: nephi.utah.gov. (Home > Departments > Administrative Services > Finance > Biennial Budget 2026-2027). The only changes to the FY 2027 budget resulted from the proposed property tax increase.

OPEN: 7:33 pm Mayor Seely opened the public hearing for public comment.

COMMENTS

Mike Morgan, Chief of Police, discussed the need for a new police station and additional officers. The proposed tax increase would fund the new police station and hire at least one additional officer. He expressed gratitude to the council for recognizing the need and for coming together to support the safety of officers and the community.

CLOSE: 7:36 pm The mayor closed the public hearing.

PUBLIC HEARING – FY 2027 ENTERPRISE FUND TRANSFERS

Seth Atkinson explained the enterprise funds transfers. The transfers include dividend payments from the utility funds to the general fund. The dividend transfers are the result of the community's investment in these utilities, and the transfers help cover the costs of important city services, including police, streets, library, recreation services, parks, cemeteries, and other city functions. The transfers are based on the percentage of expenditures for each fund.

Fiscal Year 2027 (July 1-June 30)

<u>Fund</u>	<u>Amount</u>	<u>% of Expenditures*</u>
Electric Fund	\$728,830	6%
Natural Gas Fund	\$458,560	8%
Water Fund	\$135,760	7%
Sewer Fund	\$34,520	1%
Solid Waste Fund	\$46,864	8%

* Percentages may vary depending on the capital projects that are budgeted in the respective funds.

OPEN: 7:39 pm
NO COMMENTS
CLOSE: 7:40 pm

Mayor Seely opened the public hearing for public comment.
The mayor closed the public hearing.

PUBLIC HEARING – FY 2027 SALARY ADJUSTMENTS TO EXECUTIVE MUNICIPAL OFFICERS

Mr. Atkinson presented the proposed salary adjustments for executive municipal officers. The adjustments included a 3% wage increase for all employees, matching the Consumer Price Index (CPI) for the area. The city attorney's salary is budgeted differently due to the city's partial funding of that salary.

Clarification was made that all employees receive the increase, but the city is only required to show the executive officers. (See Exhibit B).

OPEN: 7:42 pm
NO COMMENTS
CLOSE: 7:42 pm

Mayor Seely opened the public hearing for public comment.
The mayor closed the public hearing.

PUBLIC HEARING – COMMUNITY IMPACT BOARD PROJECT HEARING

City Administrator, Seth Atkinson, explained that the city has submitted an application to the Community Impact Board (CIB) to request funding for the Police Station Project. The new Public Safety building would provide specialized security for evidence storage, have proper holding areas and private rooms for interviews. It would be built to allow for Nephi's future growth.

Following is a summarization of the request:

- \$7,500,000 requested as CIB Funds; \$7,500,000 as City Contribution from private financing.
- Request for a shared facility between Nephi City Police Department, Utah Highway Patrol, Utah State Driver's License Division, and Adult Probation and Parole.
- Schedule is:
 - Schematic Design: April 2026 – July 2026
 - Design Development: July 2026 – November 2026
 - Construction Documents: November 2026 – January 2027
 - Bidding / Permitting: January 2027 – April 2027
 - Construction: April 2027 – October 2028
 - Occupancy: October 2028

Funding, if granted, would be awarded in October. Otherwise, the project would be funded through private financing. A CIB loan would be issued at a significantly lower rate than market which would aid in the bottom line of the project. Rent revenues from other agencies leasing space in the building will help cover debt service costs. The city is also proposing a property tax increase to supply funding for the project.

OPEN: 7:46 pm
NO COMMENTS
CLOSE: 7:46 pm

Mayor Seely opened the public hearing for public comment.
The mayor closed the public hearing.

PUBLIC COMMENT

- Chris Painter, candidate running for Juab County Sheriff, introduced himself to the council. He has been a lifelong resident of Juab County and has been with the sheriff's office for over 20 years serving in various capacities and completed several courses pertaining to leadership. He stated priorities he would have if elected: increase morale and culture internally as well as

among law enforcement in general; work closely with all public safety organizations; develop a mental and physical wellness plan for all deputies. Other priorities included public safety, humanitarian service, and national security.

PLANNING ITEMS

ORDINANCE 06-02-2026 – TRANSPORTATION MASTER PLAN ADOPTION

The Transportation Master Plan was presented at the City Council Meeting on May 19, 2026. It will be added to the city website soon to allow residents to view it. Tonight, the plan was presented for approval. Mr. Atkinson briefly summarized the transportation plan and the ordinance for the purpose of adopting the plan.

Councilor Shari Cowan made a motion to adopt Ordinance 06-02-2026 – Transportation Master Plan. 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	Absent

LIQUOR LICENSE PUBLIC COMMENT

Seth Atkinson presented the request for a liquor license from Bar W Steakhouse. One of the requirements to attain a license is to accept public comment at a city council meeting concerning the request. Emilee Eyre and Nicole Tittensor were present representing Bar W Steakhouse. They stated the restaurant seeks a full liquor license to enhance their offerings and attract more clientele. The restaurant's goals are to be a world-class steakhouse and achieve the James Beard Award.

OPEN: 8:01 pm The mayor opened the meeting to allow for public comment concerning the liquor license. No comments were made.

CLOSE: 8:01 pm

2026 SEWER REHABILITATION PROJECT (BID AWARD)

Mr. Atkinson discussed the Nebo Heights sewer lining project to replace deteriorating infrastructure. The project will use sewer lining technology to minimize invasive work in the residents' backyards. Four bids were submitted. The staff recommended awarding the project to Red Pine Construction who had the low bid at \$682,822.

Councilor JD Parady made a motion to award the bid to Red Pine Construction. Councilor Shari Cowan seconded the motion. The motion passed unanimously 4-0 by those present.

GSBS CONTRACT MODIFICATIONS

The city has worked with GSBS Architects on the design of the Public Safety Building. The contract was modified to change the billing method from a bulk charge to time and materials.

Councilor Tate Douglas made a motion to approve the contract modification with GSBS Architects. Councilor Jeramie Callaway seconded the motion. The motion passed on unanimous vote by those present (4-0).

ADMINISTRATIVE AND COUNCIL UPDATES

- Seth Atkinson, City Administrator

- He and the mayor attended the open house for the National Guard Armory. The national guard also had a groundbreaking for a field maintenance building. Mr. Atkinson shared his experience serving in the 1457 engineering battalion when he was in the National Guard and the original headquarters was in Nephi by the Veteran's Memorial. He enjoyed seeing the logo he used to wear as he toured the new facility.
- Councilor Shari Cowan
 - She also attended the open house for the National Guard Armory. She shared a memory of visiting the old armory to send her sixth grade teacher off to fight in Desert Storm. She stated that the facility was beautiful and was glad to have them as part of our community.
 - With the sale of Orgill Ball Fields, Ms. Cowan asked about the chairs. Those chairs have always been used for the concert at the fair and she wondered who to ask for permission to use them.
 - Miss Nephi will be held on Saturday. Ms. Cowan said they needed help with the cash box. Mr. Parady offered to help.
 - Ms. Cowan stated that Representative Troy Shelley reached out to her and wants to put together groups that could be involved in committees at the capital, and he asked if the council would be willing to help get a group together.
- Councilor Tate Douglas
 - He asked if the baseball committee was planning to stream the first baseball game reenactment. Mr. Robinson confirmed it was going to be streamed.
 - Mr. Douglas also inquired about the progress of the pickle ball courts. Mr. Atkinson stated they were trying to secure funding for the project. There is already a concept design.
 - Volunteers are needed for the Mammoth parade to announce and monitor traffic at intersections. It was suggested to put information on social media. Mr. Douglas also wants local businesses to get involved by participating as a sponsor or donor for the parade.
 - Mr. Douglas stated that with the increased property tax, he preferred to make hiring two officers the priority before building the facility.
 - Summer breakfast and lunch are held at Nebo View Elementary each weekday. Breakfast runs from 8:00 to 8:30 am and lunch is from 11:30 to 12:30.
- Mayor Seely
 - He shared his memories of participating in wrestling matches and basketball games at the old armory. He was happy to hear the National Guard mention at the open house they want to be involved in the community.
 - Mayor shared that 628 people participated in the library summer reading kickoff. There were lots of volunteers and vendors that helped make it a success.
 - Monday night there were 625 people who attended the community family night out. There were around 375 meals served.
 - The mayor explained that he has participated with One Kind Act through his work. They have reached out to him and want to get involved in Nephi.
- Councilor Jeramie Callaway
 - He declared he desired to make the hiring of police officers the main priority with the property tax increase.
- Councilor JD Parady
 - He announced that Seth Atkinson would be giving the State of the City address at the Chamber of Commerce luncheon on Thursday.

Work Session

1. DENSITY DISCUSSION

- a. Developers have been requesting higher densities in various zones. This is mainly due to the housing pressures that exist in Utah and the difficulty in finding a supply of housing for younger generations. Past Planning Commissions and City Councils have been clear about keeping density limits and even reducing density in the city's residential zones. The council discussed where and if density should be increased.
- b. Seth Atkinson introduced the idea of an R4 zone, which would allow higher density around transportation corridors and freeway exits.
- c. Concerns were raised about the need for affordable housing and challenges with having owner-occupancy requirements to keep affordable housing from being bought and then rented out by investors.
- d. Discussion ensued about avoiding high density developments on Main Street but possibly allow it in the CU2 zone. The vertical discount and the potential for commercial and residential mixed-use developments in the CU1 and CU2 zones.
- e. Mayor Seely invited input from realtors and developers who were in attendance on affordable housing solutions. Smaller lot sizes, reducing building permit costs, and allowing twin homes and duplexes in multiple zones.
- f. The council questioned affordability of smaller homes and explored other housing solutions: allowing external ADUs, reducing setback requirements, zero-scape, and low maintenance options.

2. FRANCHISE FEES

- a. A new fiber optic provider is interested in coming to Nephi. They want to come under the cable franchise agreement. The federal cable act only requires them to pay if someone signs up for cable television.
- b. The mayor and council discuss the need for the provider to pay franchise fees for all services provided. Current providers are paying the franchise fee for all services.
- c. The company will be presenting to the council at the work session on June 9.

3. BUILDING LIGHTING OPTIONS

- a. The city is planning to put lighting around city hall and the bowery at the park. The lights can be used for year round holiday lighting or as lighting for safety and park illumination.
- b. Four bids were received from different companies. All were similar in price. Versa Lights was recommended to be awarded the bid for their lifetime warranty and cost-effectiveness.

MOTION TO CONVENE TO CLOSED MEETING 9:12 pm

Councilor Shari Cowan made a motion to convene into closed meeting for discussion of character and competence of an individual and sale 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	Absent

ADJOURN

I, Leslee Anderson, Nephi City Recorder, hereby certify that the foregoing minutes represent a true, accurate, and complete record of the meeting held on June 2, 2026. This document constitutes the official minutes of the Nephi City Council Meeting.

A handwritten signature in cursive script that reads "Leslee Anderson". The signature is written in black ink and is positioned below the certification text.

NEPHI CITY FISCAL YEAR 2027 TENTATIVE BUDGET

EXHIBIT A

PROPERTY TAX IMPACT SCHEDULE	
Nephi City will consider an increase to its property tax rate from 0.000504 to 0.001073 (estimated) to generate an additional \$523,000. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.	
Nephi City Current Property Tax Rate	0.000504
Nephi City Current Property Tax Revenue	\$463,625
Proposed Revenue with Tax Change	\$986,625
Approximate dollar amount of additional ad valorum tax revenue generated by the proposed tax increase:	\$523,000
Approximate percentage increase in tax revenue that is based on the proposed tax rate increase:	112.81%
Estimated increase to a primary residence of \$450,000	\$140.83
Estimated increase to a business valued at \$450,000	\$256.05
The approximate percentage increase to the amount of property taxes paid on an average residence per year as a result of the proposed tax rate increase:	5.94%
The approximate percentage increase to the amount of property taxes paid on an average commercial property per year as a result of the proposed tax rate increase:	5.94%
Affected Departments/Funds - Police Department Budget:	
<u>Revenue:</u>	Proposed Budget
- Property Taxes	\$ 1,018,850
- Rental Income	\$ 285,000
<u>Expense:</u>	
- Lease Payments	\$798,000
Local Building Authority	
- Lease Revenue	\$ 798,000
- Bond Payment	\$798,000
Impact of Tax Increase - If the Property Tax increase were to be approved, the Police Department would have the necessary funds to make a lease payment to the city's Local Building Authority. The Local Building Authority would, in turn, have the revenue to make a bond payment for a bond issued to construct a new police station of approximately \$15,000,000 and potentially a new patrol officer.	
Total General Fund Change:	\$798,000
Total General Fund Change from Property Tax Increase:	\$523,000

EXHIBIT B

FY2027 EXECUTIVE MUNICIPAL OFFICERS PROPOSED BUDGET

POSITION TITLE	BUDGETED SALARY ADJUSTMENT
CITY ADMINISTRATOR	3.00%
FINANCE DIRECTOR/RECORDER	3.00%
TREASURER	3.00%
PUBLIC WORKS DIRECTOR	3.00%
RECREATION/PARKS/CEMETERY DIRECTOR	3.00%
GOLF COURSE DIRECTOR	3.00%
LIBRARY DIRECTOR	3.00%
CHIEF OF POLICE	3.00%
CITY ATTORNEY	5.80%