

NEPHI CITY WORK SESSION MINUTES

June 9, 2026

7:00 P.M

21 E 100 N

Nephi, UT 84648

1. EMPLOYEE PRESENTATION

- a. After 46 years of service, Ed Park, Nephi City Streets Department Superintendent, is retiring. Mayor Seely and Kyle Marchant, Public Works Director, presented Ed with a plaque featuring the Streets Department logo, which Ed created. Mayor Seely honored Ed as being knowledgeable and meticulous in caring for his equipment and city streets.
- b. Each council member and others expressed appreciation to Ed for his expertise, service, and friendship. Several members shared memories. It was noted that Ed took considerable pride in his work and enjoyed his job.

2. COMCAST PRESENTATION

- a. Kyle Biederwolf, representing Comcast, introduced himself and Marcus Jessop. He then discussed the company's desire to partner with Nephi City and expand cable and broadband services to the residents of Nephi.
- b. The presentation explained the cable franchise agreement and federal law surrounding the agreement.
- c. The council asked questions about Comcast's past presence in Nephi, why they left, and now why they want to return. Also mentioned was the feasibility of cable services. Further discussion touched on the difference between cable and broadband services. Mr. Biederwolf clarified that the franchise fees are specific to cable services, not broadband. The council expressed concern about losing revenue from existing providers and the need for a fair agreement.

3. AIRPORT PROJECT AWARD

- a. An airport runway rehabilitation and parking lot project has been planned for this year. Six bids were received for the project. Seth Atkinson announced that Black Forest Paving had the low bid. The bid was 25% lower than the engineer's estimate and the contractor had good references.
- b. The council was asked to authorize the contract with Black Forest paving and then it could be ratified at the June 16 council meeting. The Federal Aviation Administration (FAA) can then award the grant.

4. HAZARDOUS INSPECTION REPORT – OLD GYM

- a. The city qualified for a grant to have a hazardous inspection report of the old gym to identify hazardous materials inside the building.

- b. The report is important in demolishing the old gym safely and effectively. When hazardous materials are removed prior to the building demolition, the demolition debris can be taken to a dump. Otherwise, it cannot.
- 5. DONATIONS POLICY DISCUSSION
 - a. The annual car show requested a donation from the city. Mr. Atkinson stated that state law prevents the city from making specific donations unless there is a direct benefit to the city.
 - b. The city would like to devise a donation policy that allows enterprise funds to be used and thus promote community-owned utilities by advertising with the logo of the specific enterprise.
 - c. Mr. Atkinson requested approval to take \$50 from the gas fund for the car show donation and to draft a policy regarding donations which requires some kind of promotion material or advertisement for the utility that donates. The council agrees.
- 6. COMMERCIAL ELECTRIC DEMAND CHARGE
 - a. Mr. Atkinson discussed a discrepancy in commercial demand charges and suggested they be aligned with the Utah Municipal Power Agency's (UMPA) charges. We are currently charging less than them.
 - b. UMPA charges us a certain amount on demand for power. The demand charge occurs when we have maxed out our level of use. UMPA is required to find addition power to meet the peak demand.
 - c. Each commercial and industrial business is only charged for their individual demand once peak usage is reached.
 - d. The problem has occurred because the city lost some big businesses that contributed heavily to our load factor. We are looking for smaller data centers to help boost the load but not have a major impact on the community.
- 7. TIER TWO PUBLIC SAFETY RETIREMENT COSTS
 - a. The state has increased the cost for tier two public safety retirement. Mr. Atkinson asked the council if they would like to continue covering the cost or put the cost on the employee.
 - b. The council agreed to continue covering the costs, recognizing the importance of incentives for public safety employees.
 - c. A policy will be created and sent out for signatures approving the agreement to pay the additional costs.
- 8. CITY PAY PHILOSOPHY REVIEW
 - a. The city currently uses a step and grade system for the employees rather than a merit-based pay system. Pros and cons of both systems are discussed.
 - b. The council discussed the need for fair and equitable compensation across departments. The idea of allowing departments to have discretionary funds for merit-based bonuses was mentioned. The council agreed to explore additional options for encouraging employee growth and additional skills.
- 9. ADMINISTRATIVE AND COUNCIL UPDATES

- a. Seth Atkinson, City Administrator
 - i. He enjoyed the data center tour at Eagle Mountain. He was impressed with the company's ability to blend the building colors with the environment.
- b. Councilor Cowan
 - i. She thanked Mr. Parady, Mr. Douglas, and the mayor for their help at the Miss Nephi pageant. She said it ran smoothly. There were twelve contestants total for both Miss Nephi and Miss Nephi Teen.
 - ii. Ms. Cowan mentioned the need for online payment options for the Miss Nephi pageant. Different options were discussed.
 - iii. She questioned whether the pump track was open or not because people are on it daily. The council decided they need to take the necessary steps to get it open.
- c. Councilor Callaway
 - i. He expressed appreciation to the staff for their time in preparing the council and community for the possibility of a data center and helping them understand what to expect.
 - ii. Mr. Callaway attended the Travel Council dinner and rode the mechanical bull.
- d. Councilor Parady
 - i. He enjoyed the tour with the data centers.
 - ii. Mr. Parady expressed concern about increasing property taxes 112% to fund the police station and suggested negotiating infrastructure with a data center to avoid the significant tax increase. The timing of the tax increase is necessary because the state may limit our ability to increase taxes in the future and the funding will be needed before a data center comes. It was mentioned that taxes can always be decreased as other funding becomes available.
- e. Councilor Worwood
 - i. He discussed the benefits of data centers in Eagle Mountain and the need for public education on their positive impact.
 - ii. The council further discussed the importance of transparency in the decision-making process. Public education on the benefits of data centers and the potential for economic development is also needed.

10. MOTION TO CONVENE INTO CLOSED SESSION 8:58 pm

- a. Councilor Travis Worwood made a motion to convene into closed meeting for discussion of character and competence of an individual, litigation, and purchase of real property.
- b. Councilor Shari Cowan seconded the motion.
- c. The motion passed on the following roll call vote (5-0):

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

11. ADDITIONAL WORK SESSION ITEMS

- a. A current development has been red tagged for removing a drainage pond and not replacing it. The council is frustrated by the prolonged process and are pleased the issue is now working toward resolution.
- b. Mayor Seely talked about the upcoming 250 Celebration including the baseball game on June 20th and the Jubilee at the fairgrounds in July. The event will involve tractors, farm equipment, and a wagon train. He asked to see if additional insurance coverage had been acquired for the event.
- c. The fireworks show on July 4th will be paired with a drone show. Discussion ensued about the potential for sponsors to cover costs.

12. ADJOURN 9:43 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, Kyle Marchant—Public Works Director,

Guests: Kyle Biederwolf, Marcus Jessop, Amy Marchant, Marianne Jessop, Ryan Greenhalgh (Nephi Streets Department), Ed Park (Street Department Superintendent), Pam Park, Nate Palmer, Alex Rugg, Donald W. Ball, Rayni Harper, Oaklee

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 9, 2026. This document constitutes the official minutes of the Nephi City Council Work Session.

