

NEPHI CITY COUNCIL MEETING August 18, 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, August 18, 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
Council Member	Travis Worwood
City Administrator.....	Seth Atkinson
City Attorney	Brittany Tellez
City Recorder	Leslee Anderson
City Finance Director/Assistant Administrator	Sara Samuelson
Planning and Zoning.....	Shauna Talbot

Guests: Donald W. Ball, Shane Pyne, Doug Petersen, Fran Petersen, Mandi Rosenbeck, Logan Crippen, Conner Hansen, Hollie Holman, Myrna Trauntvein (Press), Andrea Holm, Jace Peterson, Stockton Palmer, Rachel Morrell, Mike Rasmussen, Kaylee Curtis, Peyton Osborne, Hunter Steele, Brandon Stevenson, Brittany Tatton, Telila Rasmussen, Joel Cowan, David Fletcher, Kodey Hughes, Mike Morgan, Morgan Palmer, Edith Gilbert

Mayor welcomed everyone and convened to regular session. 7:00 pm

PRAYER: Councilor JD Parady

PLEDGE OF ALLEGIENCE: Miss Nephi Royalty—Queen Kaylee Curtis and Second Attendant Peyton Osborne

Following the pledge the girls introduced themselves and their platforms. Kaylee's platform is called FIND (Finding Inspiration in the Next Day) which focuses on Suicide Prevention. Peyton's platform is The Confident Closet and serves girls who can't afford clothing. First Attendant, Samantha Reynolds, was unable to attend. The council thanked the royalty for representing the city and their participation and presence throughout the community.

STERLING SCHOLARS

Three sterling scholars introduced themselves to the council: Logan Crippen (Math); Connor Hansen (Music); and Edith Gilbert (Science). They have been involved in the planning of the Juab County Community Day of Service. The event will take place on Saturday, September 12. It will begin with a flag ceremony at 9 am at the Nephi City Park. They announced the service projects available to participants:

- 1) Daughters of the Utah Pioneers (DUP) building Clean-up

- 2) Juab High School Teen Center Donations
- 3) Hearts Knit Together Hygiene Kits

There will also be an Emergency Preparedness Booth offering preparation and safety ideas and a Just Serve Booth to provide information on additional ways to serve the community. The sterling scholars encouraged residents to come and support the activity to commemorate 9-11.

CONSENT AGENDA

Councilor Shari Cowan made a motion to approve the consent agenda including minutes from Council Meeting 7-21-2026; minutes from the Truth in Taxation Hearing 8-11-2026; and the Approval of Claims. Councilor Travis Worwood seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

- Shane Pyne, Nephi resident, requested an exception for a recently installed fence that was found to be in violation of city code regarding setbacks. He was asked to move the fence. He was frustrated because he had applied for a permit and it had been approved. City code enforcement officer, Andrea Holm, stated that there was a misunderstanding of property line location, and both she and Mr. Pyne suggested improvements be made to the fence permitting process, so this doesn't happen to someone else.

The council will discuss the situation and let him know whether he needs to move the fence.

- Stockton Palmer, representing the Ruth Theater, reminded the council of the ticket offer available to them to attend a performance. Mr. Palmer oversees the distribution of the tickets and will send an email to council members to solidify arrangements.

PLANNING ITEMS

a. ORDINANCE 8-18-2026-A - REZONE REQUEST FOR BLOCK 14 PLAT D (BROST)

Kolton Brost petitioned the planning commission and city council for rezone of his properties back in February 2026. The request was denied due to spot-zoning, zone consistency, and historic neighborhood continuity reasons. The rezone was not necessary for him to accomplish their goals of subdividing and meeting zoning requirements. The council suggested that if Mr. Brost was willing to get all neighbors on his block to agree to the rezone, they may consider rezoning the entire block. Mr. Brost successfully gained support from neighbors. The rezone allows for a more traditional, acceptable configuration of the two new parcels. The proposed rezone would still maintain an animal overlay on the block if any of Block 14 Plat D's properties maintain a minimum of ½ acre per animal unit.

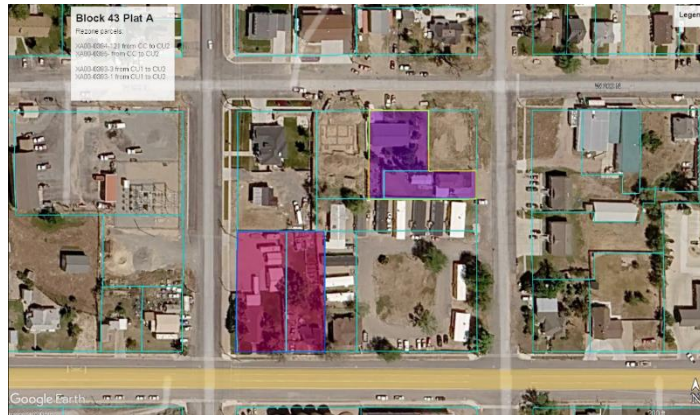


Councilor Travis Worwood made a motion to approve Ordinance 08-18-2026-A, the rezone request for all parcels on Block 14 Plat D from the R1-1/4 with Agricultural overlay zone to the R1-8 with agricultural overlay zone. Councilor Jeramie Callaway seconded the motion. The motion passed on the following roll call vote:

Jeramie Callaway	Yes_X_	No__	Abstain__	Absent__
Shari Cowan	Yes_X_	No__	Abstain__	Absent__
Tate Douglas	Yes_X_	No__	Abstain__	Absent__
JD Parady	Yes_X_	No__	Abstain__	Absent__
Travis Worwood	Yes_X_	No__	Abstain__	Absent__

b. ORDINANCE 8-18-2026-B - REZONE REQUEST FOR BLOCK 43 PLAT A (CITY-INITIATED)

Block 43, Plat A has recently had rezone requests for 7 of the 11 parcels on the block to be rezoned to CU2 zone. Nephi City initiated this rezone so the remaining parcels on the block would also be zoned CU2 furthering the city's planning goals, and allowing homogeneity, and equal requirements and opportunities for all parties on the block.



Councilor JD Parady made a motion to approve Ordinance 08-18-2026-B, the city initiated rezone for the four remaining parcels on Block 43 Plat A from their current zones to the CU2 zone. Councilor Tate Douglas seconded the motion. The motion passed on the following roll call vote:

Jeramie Callaway	Yes_X_	No__	Abstain__	Absent__
Shari Cowan	Yes_X_	No__	Abstain__	Absent__
Tate Douglas	Yes_X_	No__	Abstain__	Absent__
JD Parady	Yes_X_	No__	Abstain__	Absent__
Travis Worwood	Yes_X_	No__	Abstain__	Absent__

PROPERTY TAX IMPACT SCHEDULE

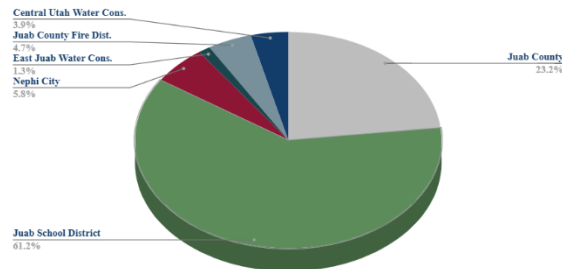
The Property Tax Impact Schedule was first presented on May 5, 2026, in a City Council meeting and again more recently at the Truth in Taxation Public Hearing on August 8, 2026. The state requires it to appear on the agenda following the public hearing [See Exhibit A].

FISCAL YEAR 2027 BUDGET

a. ADOPTON OF PROPERTY TAX RATE

Seth Atkinson, City Administrator, presented the property tax impact schedule and explained the proposed increase is intended to fund a new police facility and an additional patrol staff. Mr. Atkinson addressed some of the misconceptions brought up at the public hearing.

- He clarified that the proposed tax increase of 109% only applies to the city's portion (6%) of the bill, averaging \$11/month for residents.



- Each department has its own funds, and we cannot pull from one department to fund another. Also, we have received several recreation grants, and that funding requires it to be used for the awarded projects only.
- Because property tax does not fluctuate, it makes it a good source for the police station.
- Commercial taxes are higher than residential because state law allows a discount on a primary residence.
- Nephi City has a biennial budget which covers a two-year period which allocates funds and outlines expected revenues across 24 months.

The council appreciated the information educating them and further informing the public. Some council members expressed concerns regarding the timing of the increase and the uncertainty and unknowns about the costs and design of building a police station. Another area of concern expressed was the prioritization of funds. In the past the city has allocated sales tax for one-time purchases (police station). The city has stated that property tax will be used for the police station ahead of funding for new officers. Discussion continued and further explanations specified regarding additional funding being sought after by the police department to ensure the ability to hire new officers and have the building also. Additionally, it was confirmed that contracts with the other business entities planning to occupy areas of the police station were intact to ensure we have that rent revenue to help pay off debt. Some council members expressed support for the tax increase. The new police station will also serve as an Emergency Operation Center capable of withstanding seismic events.

Following discussion, Councilor Worwood made a motion to adopt Resolution form PT-800 to implement the property tax increase to a new rate of 0.001031. Councilor Shari Cowan seconded the motion. The motion passed on the following roll call vote:

Jeramie Callaway	Yes_X_	No___	Abstain___	Absent___
Shari Cowan	Yes_X_	No___	Abstain___	Absent___
Tate Douglas	Yes_X_	No___	Abstain___	Absent___
JD Parady	Yes___	No_X_	Abstain___	Absent___
Travis Worwood	Yes_X_	No___	Abstain___	Absent___

b. ORDINANCE 08-18-2026 - FINAL FY (FISCAL YEAR) 2027 BUDGET ADOPTION

Seth Atkinson explained that the city is currently working off an interim budget because of the uncertainty regarding the property tax rate. Approval of Ordinance 8-18-2026 would adopt the final budget for FY 2027 and the approved property tax rate.

Councilor Tate Douglas made a motion to approve Ordinance 08-18-2026 to adopt the final budget for FY 2027 and the approved property tax rate of 0.001031. Councilor Travis Worwood seconded the motion. The motion passed on the following roll call vote:

Jeramie Callaway	Yes ☒	No ☐	Abstain ☐	Absent ☐
Shari Cowan	Yes ☒	No ☐	Abstain ☐	Absent ☐
Tate Douglas	Yes ☒	No ☐	Abstain ☐	Absent ☐
JD Parady	Yes ☐	No ☒	Abstain ☐	Absent ☐
Travis Worwood	Yes ☒	No ☐	Abstain ☐	Absent ☐

STATE GRANT AGREEMENT

The state has awarded the city \$5,000 to put toward a new cemetery software. The city's current software has passed its support date and does not have the ability to put information onto the internet. A new software would be cloud based and more accessible for information seekers to find those buried in the city's cemeteries.

The grant agreement requires the city to match the grant amount with \$1,250 which can be funded through the Cemetery Projects line in the Capital Projects Fund or through the Perpetual Care Fund. The grant must be used by 06/30/27.

Councilor JD Parady made a motion to authorize the mayor to sign the state grant agreement for cemetery software. Councilor Jeramie Callaway seconded the motion. The motion passed unanimously.

REAL ESTATE PURCHASE CONTRACT

Mr. Atkinson explained the city had the opportunity to possibly purchase a property across the street from The Hive at 520 E 700 N. The property would be used for additional parking for Hive events and has space for a storage facility for the Hive. The city had an agreement with the school district that they would provide a storage facility to the city if the bishop's storehouse was purchased and converted to classrooms. The school board recently approved allowing the funds associated with the agreement for a storage facility to be used for this property. As part of the purchase, Mike Sperry (seller) requested a couple of residential impact fee waivers that could be assigned and is willing to reduce the cost to \$113,728. Parks, Arts, and Recreation (PAR) tax fund balance can be used to fund this land acquisition.

Councilor Travis Worwood made a motion to authorize the mayor to sign the real estate purchase contract with Mike Sperry for the lot at 520 E 700 N. Councilor Tate Douglas seconded the motion. The motion passed on unanimous vote.

POLICY UPDATES

a. DONATION POLICY

Utah Code § 10-8-2 governs how municipal funds may be appropriated, including gifts and donations made by a city. Any gift or donation made by the City constitutes an expenditure of public funds and must be authorized by law. The City Council has a responsibility to ensure that public funds are used in a manner that serves the best interests of Nephi City residents and

should approve all requests other than donations made by an enterprise fund. The enterprise fund may provide a donation when the city-owned utility receives advertising in return.

Councilor Tate Douglas made a motion to adopt the donation policy to comply with state laws.

Councilor JD Parady seconded the motion. The motion passed unanimously.

b. PERSONNEL POLICIES (WITH NEW COMPENSATORY TIME POLICY)

The Personnel Policy was updated. A new compensatory time policy was added allowing employees to be paid out for accrued hours exceeding 60 hours.

Councilor Travis Worwood made a motion to adopt the updated personnel policy with the new compensatory time policy. Councilor Shari Cowan seconded the motion. The motion passed on unanimous vote.

ADMINISTRATIVE AND COUNCIL UPDATES

- Seth Atkinson, City Administrator
 - He reminded the council of the upcoming Employee Appreciation Party on September 8 at 6:30 pm at the Nephi City Park.
- Leslee Anderson, City Recorder
 - She informed the council that they each needed to complete the Open and Public Meetings Training yearly. Our recent audit showed that we are not currently in compliance with that requirement. Ms. Anderson stated she would send them the link to the training. She then requested the council send her the completion certificate to show compliance.
- Councilor Shari Cowan
 - As president of the County Fair Board, she wanted to thank the power department for their help setting up screens for the derby and the rec department for providing fans for cooling purposes in the buildings. She stated Stephanie Hall went above and beyond.
- Councilor Tate Douglas
 - He had concerns about visibility at an intersection where a new home is being built and wanted to request putting a yield sign or stop sign there.
- Councilor JD Parady
 - He participated in interviews this week to replace the program manager in the recreation department. They narrowed the pool and second interviews would happen this week.
- Councilor Travis Worwood
 - He attended a play put on by the Juab Fine Arts Council (JFAC). JFAC has received the Parks, Arts, and Recreation (PAR) tax grant from the city for several years. He expressed appreciation for the great show.
 - Mr. Worwood attended the One Utah Summit in Cedar City and mentioned water being a major topic.
- Mayor Justin Seely
 - He announced the hospital in Nephi was recognized by Forbes magazine for their quality of service. They were the only rural hospital recognized.

- Mayor attended the One Utah Summit Conference, and he sat in on classes related to medical service and some grants. Mayor mentioned that the school district and hospital have a great relationship in our area of working with students to intern at the hospital. Other communities want to start, and he was proud to say we have been doing it for a long time.
- He recognized the fair board for all the work that goes into a successful County Fair and for their service to the community.
- Mayor expressed appreciation for his wife (anniversary tomorrow) for her support in allowing him to give back to his community.

Work Session 8:53 pm

1. MEMORANDUM OF AGREEMENT (MOA) WITH DEPARTMENT OF HOMELAND SECURITY

- a. To find grant funding to help supplement the costs of building a new police station, the Chief of Police, Mike Morgan, is looking at a grant that would partner with the Department of Homeland Security, specifically Immigration and Customs Enforcement (ICE).
- b. Before entering into an agreement with them we want to be informed. Seth Atkinson explained we already have an MOU (Memorandum of Understanding) with ICE to solidify operations we were already doing—when a crime is committed, and we discover there is also illegal immigration as a component, we turn those individuals over to ICE. We are researching whether those operations would need to change and what that would entail since the MOA is vague.
- c. Attorney Brittany Tellez shared her findings from the MOA. She provided a legal recommendation against entering an ICE partnership, citing legal, financial and operational risks. She noted that while the program offers funding, the federal requirements are broad and could impact community relations. Legal concerns also included potential racial profiling issues, loss of local control over enforcement priorities, and risk of damaging community trust. The 287G agreement associated with the grant specifies having “full participation.” The agreement doesn’t outline the specifics.
- d. Chief Morgan expressed his interest in the program as a tool for investigations and a source of funding for the police department. He spoke with agencies in the state who are participating in the MOA with ICE and shared their operations have not changed.
- e. The council discussed the possibility of pulling out of the agreement at any point. Ms. Tellez stated that was possible for the 287G portion but not the MOA because of the financial backing. The agreement would be a 10 year contract. She also shared that if these funds from the grant are used for construction or improvements to a police facility, ICE can potentially supervise and provide oversight and use restrictions for decades for the use of the building—taking federal control over local assets.
- f. Several members from the community were present for public comment on the issue.
 - i. Fran Peterson shared an experience visiting Germany. She shared she was uncomfortable signing an agreement with the federal government, not orchestrated by our state and our state’s values or our city and our citizens’ values. She stated the

fact that during the 10 year contract government leadership will change and may change the views and enforcement of the agreement which is left vague. She declared it felt like blood money.

- ii. Doug Peterson shared his insights after also visiting Germany. He realized the same propaganda used by Hitler can be seen on Department of Homeland Security social media. He respects our local law enforcement. However, this is a problem at the federal level and no is above them.
- iii. Hollie Holman shared her experience in a different state as principal of a private school. State gave vouchers and told them they could spend it how they wanted. One year later, they changed mind and told those with vouchers they had to follow state standards. She stated that things change and strings are attached to money. She supports law enforcement. However, she feels our community reputation will suffer if we take money from ICE.
- iv. Mandy Rosenbeck stated nothing in life is free and doesn't feel this is who we are as a community. The amount of money we could receive is unknown and questioned whether we would sign a contract like this if there was no money involved.
- v. Donald W. Ball declared he does not support ICE and is opposed to the agreement.
- vi. Stockton Palmer stated we can't sign agreements that are vague and felt the express goal was to increase apprehensions of undocumented immigrants. He shared the Department of Homeland Security was a name that used to demand respect, invoke confidence and safety, but now it promotes fear. He declared he is strongly opposed to any agreement with ICE.
- vii. Kodey Hughes shared respect for our law enforcement. He shared how the national narrative concerning ICE two years ago affected families in the community. Families pulled their students out of school because they didn't trust the government. Those children were affected and if we are considering this at a local level, we should pause and consider this perspective.
- viii. Myrna Trauntvein shared a negative experience her granddaughter had in Ohio with people she knows there and how they were negatively treated by ICE.
- g. Mayor stated that this was just a work session item for discussion and may or may not make it as an agenda item for regular meeting.
- h. Chief Morgan thanked the public for their comments and stated he wanted to rescind his request.

2. RFP (REQUEST FOR PROPOSAL) FOR ERP (ENTERPRISE RESOURCE PLANNING) SOFTWARE

- a. ERP software is a database software housing the city's utility, financial, cash receipting, and payroll functions. Seth Atkinson, City Administrator, explained that changes are being implemented to their current software which will not allow for integration of the software Xpress BillPay, which the city uses to collect utility and other payments online from residents for different services. The city's current ERP software has developed an online integration module that will replace Xpress BillPay but will also replace other third party software that the city is using.

- b. Based on what staff has observed, low customer service response, and the desire to continue to use a quality software that the city's residents are familiar with, it is recommended that the city choose to migrate to a different ERP software.
 - c. To find out the options that may be available, the city staff is recommending that a request for proposals (RFP) be sent out to vendors. The City Council approved to allow the city to research other systems.
3. PREVIEW OF PLANNING COMMISSION RECOMMENDED CHANGES TO COMBINED USE 2 (CU2) ZONE
- a. Shauna Talbot, Planning and Zoning, presented a proposal to increase density in the CU2 zone from six units per acre to eight units per acre.
 - b. She introduced a density calculator to demonstrate how vertical construction (up to three stories) can maximize units while maintaining required parking and landscaping.
 - c. Nephi City wishes to encourage affordable housing within the CU2 zone by reducing the amount of acreage required per dwelling unit through an increased base density.
 - d. Developers in attendance share their support for the change, noting it would provide necessary "starter home" options for local families.
 - e. A member of the planning commission commented on reasoning behind the changes. A realtor shared her experience with buyers is that most want single family homes.
 - f. Nephi City seeks to encourage the development of multi-family housing near areas where public services and neighborhood commercial businesses are readily accessible, particularly along primary arterial roadways.
 - g. This will be on the agenda for September 1 for discussion and possible adoption.
4. POLICE STATION OVERVIEW
- a. Seth Atkinson updated the council on the new police station project, estimating construction costs at approximately \$13 million with a \$1 million contingency. He proposed two primary methods for moving forward: a traditional low-bid process or a CMGC (Construction Management General Contractor) process.
 - b. The project has already saved money by purchasing furniture through a fire sale. The design focuses on functionality rather than fancy architectural features to keep costs down.
 - c. Council members discussed the different options and expressed support for the CMGC approach to allow for more input during the design phase and for where we are in the process and what we want to accomplish.

MOTION TO CONVENE INTO CLOSED MEETING 11:03 pm

Councilor Shari Cowan made a motion to convene to closed meeting for discussion of character and competence of an individual. Councilor Travis Worwood seconded the motion. The motion passed on the following roll call vote:

Jeramie Callaway	Yes ☒ No ☐ Abstain ☐ Absent ☐
Shari Cowan	Yes ☒ No ☐ Abstain ☐ Absent ☐
Tate Douglas	Yes ☒ No ☐ Abstain ☐ Absent ☐
JD Parady	Yes ☒ No ☐ Abstain ☐ Absent ☐
Travis Worwood	Yes ☒ No ☐ Abstain ☐ Absent ☐

ADJOURN 11:37 pm

I, Leslee Anderson, Nephi City Recorder, hereby certify that the foregoing minutes represent a true, accurate, and complete record of the meeting held on August 18, 2026. This document constitutes the official minutes of the Nephi City Council Meeting.

A handwritten signature in cursive script that reads "Leslee Anderson".

APPROVED: Council Meeting 9/1/2026

NEPHI CITY FISCAL YEAR 2027 TENTATIVE BUDGET

EXHIBIT B

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 valorem 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:	
Revenue:	Proposed Budget
- Property Taxes	\$ 1,018,850
- Rental Income	\$ 285,000
Expense:	
- 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