

# NEPHI CITY COUNCIL MEETING September 1, 2026

The Nephi City Council met in regular session in the council chambers of city hall located at 21 East 100 North at 7:15 p.m. Tuesday, September 1, 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 .....                                | 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    |

Absent: Council Member JD Parady

Guests: Myrna Trauntvein (Press), Cory Thomson (Planning Commission Chair), Dana Hoyt (Planning Commission Alternate), Donald W. Ball, Harper Kjar, Maddie Ashworth, Kinzlee Ingram, Brody Kjar, Dain Armstrong, Ryan Costa (Nephi City Police Officer), Mike Rasmussen, Joel Cowan, Mitchell Bailey (Nephi City Police Officer), Jace Peterson (Nephi City Police Officer), Mike Morgan (Nephi City Police Chief)

7:15 pm

Mayor Seely explained the opportunity he and members of the council had to meet with the police officer wives and offer support following the tragedy this week involving a community member and a local police officer. He emphasized the importance of supporting the families of the officers and the individual who was lost. He praised Chief Morgan for his forward-thinking and the preparation of his officers for such situations.

He convened into regular meeting at 7:19 pm.

PRAYER: Councilor Tate Douglas

PLEDGE OF ALLEGIENCE: Miss Teen Nephi Royalty

Queen, Harper Kjar; 1<sup>st</sup> Attendant, Kinsley Ingram; 2<sup>nd</sup> Attendant, Maddie Ashworth

INTRODUCTION OF NEW POLICE OFFICERS AND RATIFICATION OF HIRING

New officers Ryan Costa and Mitchell Bailey were introduced by Nephi City Police Chief Mike Morgan. Officers Bailey and Costa detailed their backgrounds and experiences. The council members welcomed them to Nephi.

Councilor Travis Worwood moved to ratify the hiring of Officer Ryan Costa and Officer Mitchell Bailey. Councilor Jeramie Callaway seconded the motion. The motion passed 4-0 by those present.

#### CONSENT AGENDA

Councilor Tate Douglas moved to approve the consent agenda including minutes from 8-18-2026 and Approval of Claims dated 8-31-2026. Councilor Shari Cowan seconded the motion. The motion passed 4-0 by those present.

#### PUBLIC COMMENT

- Dain Armstrong, Nephi resident, requested that the city council review part of the city code regarding Accessory Dwelling Units (ADUs). The current code allows for Internal ADUs (IADUs). With the state recently passing Utah SB 284, which prohibits cities from prohibiting detached ADUs (DADUs) in certain classifications. Nephi is not currently in that classification, but he wanted the council to consider allowing DADUs and adopting it into the city code as a possibility if certain parameters were met. He stated it could benefit the community by providing affordable housing.

#### PLANNING ITEMS

##### CU-2 FOLLOW-UP DISCUSSION

Seth Atkinson, City Administrator, summarized the Planning Commission's Proposal to change the density in the combine use two (CU-2) zone from six units per acre to eight units per acre. The proposal aims to balance commercial and residential development along Main Street to prevent high traffic volumes. Council members discussed the benefits and expressed support change. Mr. Atkinson stated an ordinance would be drafted for approval at the next council meeting.

#### CONSIDER RESOLUTION AUTHORIZING THE ISSUANCE OF SEWER REVENUE BONDS

Seth Atkinson explained the purpose of the parameters resolution for future sewer bonds, which sets limits for bond issuance and reimbursement of expenses. The main parameter that this resolution includes is a debt ceiling of \$7.5 million for the bond issuance. The resolution does not obligate the Council to bond for this total but restricts borrowing above that amount. The total that will be bonded will be determined by the costs of the projects, bonding capacity for the Sewer Fund, and current interest rates. A public hearing will be held prior to the issuance of any bond and Council will still have an opportunity to issue an approval prior to the issuance of a bond.

Councilor Shari Cowan moved to approve Resolution 09-01-2026 Parameters Resolution. 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___ | No___ | Abstain___ | Absent_X_ |
| Travis Worwood   | Yes_X_ | No___ | Abstain___ | Absent___ |

#### ADMINISTRATION 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 park. He reminded them to arrive an hour before to help with preparations.
  - He, along with the mayor and Chief Mike Morgan, will be attending the Community Impact Fund Board (CIB) meeting on Thursday, September 3, to see if they can get funding for the police station. Other agencies wanting to rent space in the proposed building wrote letters of support to be presented at the meeting.
- Council Member Tate Douglas
  - He wanted to follow up on the possibility of a road sign at the 200 N and 600 E intersection.
  - He expressed gratitude for police officers, their families and others who serve our community. He also hoped that as community members we support and uplift and give grace and understanding where needed.
- Council Member Jeramie Callaway
  - He agreed with Councilor Tate Douglas and shared his appreciation for the officers and our need to uplift community members.
- Council Member Travis Worwood
  - He also thanked the officers for their service to our community.
  - Mr. Worwood brought up concerns about social media and made a call for people to have more civility toward elected officials and community leaders. He stated that they are humans and they care. He declared that each council member he is serving with cares about the community and they take decisions they make seriously.
  - He encouraged people to consider running for City Council come June. He stated he would not be running again.
- Mayor Justin Seely
  - He stated some misunderstandings in reading documents could have been resolved if someone had looked a little closer or just asked about it. Instead of frivolous spending, it was concessions for the swimming pool.
  - Mayor Seely shared an analogy about a ranch his family once owned. There was a pond where the horses would drink from that was a mucky and dirty. There was also a well with clear water. He emphasized the importance of going to the source (clean water) to get the correct information.

## **Work Session 8:00 pm**

### **1. YOUTH COUNCIL**

- a. Brody Kjar, General Sterling Scholar for Juab High School, presented an idea to the council regarding the potential of a Nephi City Youth Council.
- b. The purpose of the Youth Council would be to inform youth about civic leadership and local government, give the youth a voice in city decisions, and give the youth an opportunity to serve the community they live in.
- c. The council would have 6-12 members consisting of students in 10-12 grade. There would be an application process, and members would serve for one year with the opportunity to reapply if desired.

- d. The youth would elect officers to run the meetings and represent the youth council. An adult city employee or council member could serve as an advisor, helping the youth understand the rules and communicate with the regular city council.
  - e. Meetings would be held at least once a month to share ideas and create projects.
  - f. The youth council would be involved in projects based on ideas they have. The process would be as follows: identify problem; discuss; research; create proposal; get feedback from advisor; present to city council; city decides whether/how to proceed; work with city leaders to make the solutions happen.
  - g. Mr. Kjar shared an idea for a project he was interested in was doing surveys and social media. Other ideas mentioned were improving local parks, town cleanup, educating youth on how city government works.
  - h. City Council members supported the idea and were excited about educating and engaging the community's youth. A policy would be drafted and brought to the council for approval.
2. STREET SIGNS
- a. Currently the city only has one street name, Wasp Way, for 700 North. This is connected to the community Junior High and High School campus. The Council has historically been opposed to street names to maintain the consistency of the transportation grid.
  - b. One reason for this consideration is the growth that has occurred on the southern end of the city. Right now, the road that is considered 2300 South is also locally known as "Sheep Lane".
  - c. A request has been submitted to the city to place a street sign at the corner of Sheep Lane and Highway 28. If the Council decides to keep the name of "Sheep Lane", it is recommended that the number 2300 South also be included on the sign, like Wasp Way.
  - d. It is also recommended that the Council create a policy for when a street will include a name.
  - e. The council discussed the topic and agreed to maintain the historical name of sheep Lane while keeping the numbered system for clarity and emergency response.
3. CEMETERY BURIAL RIGHTS POLICY
- a. Leslee Anderson, City Recorder, and Sara Samuelson, City Finance Director, presented a policy for selling burial plots. The city council's role is oversight of cemetery operations through periodic review of activity, while delegating administrative responsibilities for plot sales and recordkeeping to the City Recorder.
  - b. The council considers the need to limit the number of plots sold to ensure availability for future generations and to avoid over-purchasing. They discuss limiting pre-need purchases to 4 per household.
  - c. The council inquired about the ability to transfer plots if no space is available. Transferring is a possibility.
  - d. Discussion continued and included assuring the cemetery provide space for cremations. Prevalence of cremations has increased.
  - e. The council would like to receive a quarterly report including burial right sales (resident vs. nonresident), number of burials, and remaining plots available for sale.

MOTION TO CONVENE TO CLOSED SESSION 8:52 pm

Councilor Tate Douglas made a motion to convene into closed meeting to discuss character and competence of an individual, litigation, and purchase of real property. Councilor Travis Worwood 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___ | Abstain___ | Absent_X_ |
| Travis Worwood   | Yes_X_ | No___ | Abstain___ | Absent___ |

ADJOURN 9:37 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 September 1, 2026. This document constitutes the official minutes of the Nephi City Council Meeting.



APPROVED:

Council Meeting 9-15-2026