

NEPHI CITY COUNCIL MEETING September 15, 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, September 15, 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
Ruth Bonzo.....	Library Director

Guests: Donald W. Ball, Myrna Trauntvein (Press), Amber Painter, Joran Carter, Jace Peterson (Nephi City Police Department), Blake Mangleson (Nephi City Recreation), Brian Simons (Library Board), Drake Underwood, Doni Carlton, Rick Carlton, Samantha Guillory (Library Board), Craig Oswald (Nephi Recreation Director), David Fletcher, Joel Cowan

Mayor Seely welcomed everyone and convened into regular meeting. 7:00 pm

PRAYER: City Attorney, Brittany Tellez

PLEDGE OF ALLEGIANCE: Blake Mangleson

RATIFY HIRING OF BLAKE MANGLESON

Blake introduced himself to the council as the new Recreation Supervisor. He grew up in Nephi, graduated from Juab high school, attended and graduated from Brigham Young University where he also played football. He and his wife have moved back to Nephi, and he is grateful for the opportunity to work for Nephi City as the Recreation Supervisor.

Councilor Travis Worwood made a motion to ratify the hiring of Blake Mangleson as the Recreation Supervisor. Councilor Shari Cowan seconded the motion. The motion passed on unanimous vote.

LIBRARY UPDATE

Ruth Bonzo introduced two new members of the library board: Samantha Guillory and Brian Simons. She then provided an update on the library. Ms. Bonzo reported \$19,429 in total year-

end grants for the 2025-26 period. These grants were funded and supported by the Institute of Museum and Library Services under the provisions of the Library Services and Technology Act, as administered by the Utah State Library Division. The monies were allocated to technology, book enhancements, and a system migration/upgrade. More grants have already been offered for the upcoming year.

Ms. Bonzo shared library statistics:

- 23,146 library visits; 50,040 physical materials checked out; 23,942 electronic materials checked out.
- 214 programs offered through the library including:
 - Summer reading. This program had over sixty-two community donors that helped with prizes totaling \$8,110.
 - Teen/Tween programs
 - Story time
- The STEM Action Center, in partnership with the Utah State Library Division offered a numeracy story time kit. The kit included bilingual books and manipulative items (toys/activities). They plan to put the activities out to be used following story time.

Upcoming activities include partnering with the Daughters of the Utah Pioneers to sponsor Ghost Stories at the museum in October.

CONSENT AGENDA

Councilor Shari Cowan moved to approve the consent agenda including Council Meeting Minutes from 9-1-2026 and the Approval of Claims dated 9-14-2026. Councilor Tate Douglas seconded the motion. The motion passed unanimously.

NO PUBLIC COMMENT

PLANNING ITEMS

a. ORDINANCE 9-15-2026 – CHANGE IN COMBINED USE (CU2) ZONE

- i. Earlier this year, the City Council gave direction to increase the density in certain zones in the city. The CU-2 zone is focused more on residential with some commercial so encouraging density in this zone is in line with the intent for the zone.
- ii. The density would be increased to eight (8) units/acre instead of six (6) units/acre. Units are configured using net acreage.
- iii. Councilor JD Parady made a motion to approve Ordinance 9-15-2026 to increase the density in the CU2 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 09-15-2026-A – ADD PLANNED UNIT DEVELOPMENT (PUD) OVERLAY TO CU2 ZONE

- i. Staff has looked at adding the Planned Unit Development Overlay (PUD) to the allowed uses in the CU-2 zone. This would allow for condominium development in the CU-2 zone as well. The following criteria would still apply for the PUD Overlay to take effect:
 - Four (4) acre minimum land requirement for PUD;
 - Twenty percent open space of the net acreage;
 - External setbacks are thirty feet on neighboring properties;
 - Fence on external borders must be opaque;
 - Parking requirements.
- ii. Councilor Travis Worwood made a motion to approve Ordinance 09-15-2026-A to allow the PUD overlay in 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___

c. ORDINANCE 09-15-2026-B - REZONE REQUEST

- i. Nephi City has received a request from Rick Carlton and Matt Evans to rezone from CU1 to CU2 zone with a PUD overlay. The property is located at approximately 1320 to 1360 N and 20 to 125 W encompassing all the lots in the Bryce Landing Subdivision Plat B, and Lots 2,3,4, & 5 of Plat A.
- ii. Staff is in favor of this rezone proposal because:
 - It would bring Mr. Evan's property into compliance with current zoning making the properties legal, conforming.
 - It would allow for Mr. Carlton's property to develop as a medium to higher density residential development next to a major arterial road, near neighborhood commercial businesses.
- iii. Councilor Jeramie Callaway moved to approve Ordinance 09-15-2026-B to rezone properties from CU1 to CU2 zone. 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_X_	No___	Abstain___	Absent___
Travis Worwood	Yes_X_	No___	Abstain___	Absent___

REAL ESTATE PURCHASE CONTRACT

The city wants to purchase two lots from the Jamestowne subdivision to enhance parking and utility access for the new Pump Track Park.

Through negotiations with the property owners, terms have been verbally agreed upon to purchase two lots on the west side of the park. This involved the waiver of five residential impact fees to bring down the prices. Funding for the land acquisition will be drawn from the Parks, Arts, and Recreation (PAR) tax fund.

The additional space will be used for off-street parking, bathrooms, and amenities such as a pavilion. A Utah Outdoor Recreation Grant is being used to construct the pump track park and will help pay for park construction.

Councilor Tate Douglas made a motion to authorize the mayor to sign the Real Estate Purchase Contract for the purchase of two lots in the Jamestowne subdivision. Councilor Travis Worwood seconded the motion. The motion passed unanimously.

ADMINISTRATIVE AND COUNCIL UPDATES

- Lieutenant Jace Peterson
 - He announced that the Nephi City Police department has allocated a portion of their budget to lease a 2024 Harley Davidson for dedicated traffic enforcement efforts. Motorcycles are more maneuverable and faster aiding in the purpose of traffic enforcement.
 - Officer Costa is already motor certified and will use the motorcycle to improve public safety and address community concerns regarding speeding and reckless driving.
 - Other officers desiring to get motor certified can attend a free two week training course.
 - Lieutenant Peterson brought the Harley for anyone who wanted to see it after the meeting.
- Council Member Shari Cowan
 - She attended the 9-11 Day of Service. She said there was a great turnout of community members that participated. It was a good way to commemorate that day.
- Council Member Tate Douglas
 - Mr. Douglas suggested providing additional information to the agenda items to add clarity and help the community.
 - He followed up on his previous request for a stop sign at the intersection at 200 N and 600 E.
 - Mr. Douglas also raised concerns about parking on a road near the high school that limits visibility on a curve.
- Council Member Travis Worwood
 - Mr. Worwood wondered when 400 East was going to be worked on. Mr. Atkinson mentioned the funds would be available in 2028.
 - He noted areas of concern by residents following water projects. Staff explained that compaction settling is difficult to manage long-term.
 - The staff suggested grouping various traffic concerns into a single Request for Proposal (RFP) for professional engineering analysis.
 - With the 2 year budget process coming up, Mr. Worwood suggested the council put together a wish list for needed things like roads.
- Mayor Justin Seely
 - Mayor Seely highlighted recent volunteer successes:
 - Flag setup organized by the Lion's Club with law enforcement, Miss Nephi royalty, and others volunteering. Set up took about 11 hours.
 - Day of giving involving service opportunities throughout the community.
 - Individuals donating hours of their time to get the Juab and Millard Children's Justice Center ready to open. The Open House is scheduled for September 23 at 11:00 am.

- Another long-term project happening in our community has been the restoration of the Old Jail located behind the Daughters of the Utah Pioneers Museum. An open house of the jail and museum will be held Saturday, October 10, 2026 from 9 am to 5 pm. The Juab County Jail Rededication will be at 11 am.
- Mayor Seely thanked those who have volunteered and given of their time for the betterment of the community. He censured those who use social media to complain but fail to show up to these community events and donate their time for community improvement and to give back. He stated the reason he got involved initially was to step up, be involved, and do something for the community.
- He had the opportunity to meet with special needs students in the community and their teachers who are creating a better life for them by providing opportunities and programs for them to participate in. One such partner is Connections Academy. He read a letter from them detailing the following information:
 - The primary goal of Connections Academy is to bridge the gap between high school education and real work for young adults ages 18 to 22 within the Juab School District.
 - They aim to provide students with essential independent living, social, and vocational skills required to build independent futures.
 - They utilize local businesses and invite them to participate and welcome these students into their workplace.
 - Students are prepared to assist with straightforward, structured workplace tasks.
 - Businesses can further support the program by providing opportunities to show the students what is available in our community and create learning tracks for new real-world skills.
 - Exposure to the workplace environment gives these students the safe supportive space to explore paths and build a sense of civic belonging.
 - The letter was signed by Tammy Hoops, Connections Academy Coordinator.
- There has already been businesses in the community who have reached out and want to participate in the program.
- Mayor Seely praised the County Commissioners. They have been receiving backlash lately. However, after participating in the Day of Giving, they turned around the same evening and provided a meal to all veterans and First Responders. They did not shrink from the public view. They showed up for their community and to be a part of the community and honored others who serve the community.
- He thanked Brandon Flowers for a great concert. Mayor mentioned many people from Juab County attended. Brandon grew up in Nephi. His recent songs were inspired by his childhood in Nephi.

Work Session 8:11 pm

1. CORRAL FOR CATTLEMEN'S ASSOCIATION

- a. Recently the Cattleman's Association, working with Nephi City, put in a fence and a couple of cattle guards to keep the cows from getting on the highway. They have now requested to put in a corral near the fence. (Exhibit A).
- b. Mr. Atkinson wanted feedback from the council. The council approved of the project. The city will construct an agreement to be signed by both parties at a future council meeting.

2. NATURAL GAS PROJECTS

- a. The city is considering a financing option for larger natural gas customers. The cost would be added to their monthly bill.
- b. There are currently a couple of businesses interested. Rocky Ridge would also like to put in a gate station for their community. Costs have gone up and this financing option makes the project feasible.

MOTION TO CONVENE INTO CLOSED MEETING

8:18 pm

Councilor Travis Worwood moved to convene into closed meeting to discuss character and competence of an individual and litigation. Councilor JD Parady seconded the motion. The motion passed on the following roll call vote:

Jeramie Callaway	Yes <u>X</u>	No <u> </u>	Abstain <u> </u>	Absent <u> </u>
Shari Cowan	Yes <u>X</u>	No <u> </u>	Abstain <u> </u>	Absent <u> </u>
Tate Douglas	Yes <u>X</u>	No <u> </u>	Abstain <u> </u>	Absent <u> </u>
JD Parady	Yes <u>X</u>	No <u> </u>	Abstain <u> </u>	Absent <u> </u>
Travis Worwood	Yes <u>X</u>	No <u> </u>	Abstain <u> </u>	Absent <u> </u>

ADJOURN 8:53 pm

I, Leslee Anderson, Nephi City Recorder, hereby certify that the foregoing minutes represent a true, accurate, complete record of the meeting held on September 15, 2026. This document constitutes the official minutes of the Nephi City Council Meeting.



APPROVED:

Council Meeting 10-6-2026

EXHIBIT A



Proposed
Corral For
Juab County Livestock Association

