# NEPHI CITY
# COUNCIL MEETING
# October 6, 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, October 6, 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 |
| Ruth Bonzo | Library Director |
| Craig Oswald | Recreation Director |

Guests: Donald W. Ball, Vernice K. Winn, Moreen Harper, Shaun Kjar, Myrna Trauntvein (press), Carla Hancock, Jordan Whitlock, Betty Morgan, Bella Conrad, Staci Arthur, Lucinda Kay, Sandra Westring, Glade Nielson, Jesse Ralphs, Joran Carter, Amber Painter, Nate Palmer, David Fletcher, Hollie Holman, Brian Barton, Mike Morgan (Nephi City Chief of Police), Bert Wright (Nephi City Police Officer)

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

PRAYER: City Administrator, Seth Atkinson

PLEDGE OF ALLEGIANCE: City Finance Director, Sara Samuelson

CONSENT AGENDA

Councilor Shari Cowan made a motion to approve the consent agenda including City Council Meeting minutes from 9-15-2026 and the Approval of Claims dated 10-5-2026. Councilor Jeramie Callaway seconded the motion. The motion passed on unanimous vote.

NO PUBLIC COMMENT

DAUGHTERS OF UTAH PIONEERS (DUP) REQUEST FOR DONATIONS

Lucinda Kay, DUP president, expressed thanks to the mayor for the opportunity to participate in the 250 celebrations and for his help with those activities. She presented him with a blanket. She also recognized several sterling scholars for their volunteer efforts. Ms. Kay reported on the successful completion of the jail restoration project, aided by funding from the state historical

society and community donations. An upcoming open house is scheduled for Saturday, October 10 from 9:00 am to 5:00 pm. The rededication of the jail will be at 11:00 am that same day.
Vernice Winn, DUP Camp director presented a history on the pioneer cabin located in the Nephi City Park, which was built in 1936.
Betty Jo Morgan stated, after consulting with Clark Wood, Buildings Director, that the roof on the cabin is in need of repair. The DUP requested financial and labor assistance to replace the leaking roof to help preserve the historic cabin. They provided cost estimates ranging from $1400 to $4950.
The council and city administration will discuss the request and get back with them.

UTAH DEPARTMENT OF TRANSPORTATION (UDOT) CENTRAL UTAH FIBER PROJECT PRESENTATION

Staci Arthur, a consultant from Horrocks Engineering, provided an update on the Central Utah Fiber Project on behalf of UDOT. She introduced colleague, Bella Conrad, Nate Palmer, Centracom and Brian Barton, Jones and DeMille who are also participating in the project. She provided a handout (Exhibit A). She provided an update on the Central Utah Fiber Project, noting that UDOT is installing middle-mile fiber along major highways including SR 128 and Highway 50 to support last-mile connections. A free public Wi-Fi hotspot is scheduled to go live near Nephi City Park as early as January 2027. The fiber infrastructure will also support UDOT traffic and weather cameras to improve emergency service response times.

CONFERENCE REPORT—RECREATION CONFERENCE

Craig Oswald Recreation Director attended the National Recreation and Parks Conference in Philadelphia. He discussed research regarding synthetic turf versus grass fields, suggesting synthetic turf as a better option for local fields due to maintenance and weather benefits. Mr. Oswald declared the conference is great for networking and learning from others.
He mentioned the recreation department has applied for an Outdoor Recreation Legacy Grant. He noted that the department is seeking $6 million and has advanced the next stage in the selection process.
Mr. Oswald stated potential opportunities to redesign the Orgill Ball Fields with tennis or pickleball courts. The US tennis association offers grants for tennis courts if the city wants to apply.
Mayor Seely praised Craig for the progress made with the city's Adaptive Sports Program and working with Extreme Lotus. Craig shared future events that they are planning for the program. He also mentioned curriculum that is available to help teach those participating in the program for future needs so a person would not have specialized training.

NO PLANNING ITEMS

**PUBLIC HEARING – RESTRUCTURE INTERFUND LOAN**

PRESENTATION:

Seth Atkinson, City Administer, explained that last year the City Council elected to purchase a property last year that was meant to be acquired by the Fire District for the construction of a Nephi Fire Station. That acquisition from the Fire District fell through and they decided not to construct a fire station on that property. The property has since been rented out and is being saved for future development of the city.

The original interfund loan was for a period longer than 10 years. State law requires that interfund loans be paid back within 10 years so this loan will need to be restructured. He presented the restructuring as shown in Resolution 10-06-2026 (Exhibit B).

**OPEN PUBLIC HEARING:** 7:46 pm
**PUBLIC COMENT:** NONE
**CLOSE PUBLIC HEARING:** 7:46 pm

RESOLUTION 10-06-2026 – RESTRUCTURE INTERFUND LOAN

Following the public hearing, Councilor JD Parady made a motion to approve Resolution 10-06-2026 – Interfund Loan Restructure and authorize the mayor to sign. 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_X_ | No___ | Abstain___ | Absent___ |
| Travis Worwood | Yes_X_ | No___ | Abstain___ | Absent___ |

CEMETERY BURIAL RIGHT POLICY

Leslee Anderson, City Recorder presented the updates to the Nephi City Cemetery plot sales policy as discussed in the work session portion of City Council Meeting on September 1, 2026. Changes include limiting pre-need sales to four plots per household and requiring quarterly reports on sales and availability. The city council will retain oversight with periodic review of cemetery activity while delegating administrative responsibilities and decisions concerning the sale of burial plots to the city recorder. The mayor and the City Recorder will sign the Burial Right Certificate.

Councilor Travis Worwood made a motion to approve changes to the cemetery policy. Councilor Shari Cowan seconded the motion. The motion passed unanimously.

ADMINISTRATIVE AND COUNCIL UPDATES

- Ruth Bonzo, Library Director
    - She announced that she attended the Library Director Summit on Friday and was presented with its fourth Quality Library Award. To receive the award, you must meet five of the nine criteria. The library was able to meet six of those requirements including successful outreach programs, effective website management, source sharing, engaging programming, collaboration, and professional development. Ms. Bonzo stated the award acknowledges the contributions the library makes to the community and that it is an honor to receive the award.
- Seth Atkinson, City Administrator
    - He informed the council that there would be a joint planning commission/ city council work session on October 27.
    - Mr. Atkinson reported on the airport project. He stated phase 1 is finishing. There were minimal delays, but project should still be completed by the end of the month.
    - He stated next Tuesday the work session will include a golf course update.
- Council Member Shari Cowan
    - She questioned whether the Christmas Village was going to happen this year.
- Council Member Tate Douglas

- He shared updates on the Christmas Village. He has been working with Clark to get parameters. He encouraged businesses, families, and groups to participate. The event will be on Saturday, November 28. The county and city are coming together to plan activities for that night.
- Mr. Douglas asked what the plan was for the Youth Council moving forward. Mr. Atkinson stated they had not connected since the presentation.
- He expressed thanks for the agenda containing a little more detail to add to clarity.

- Council Member Jeramie Callaway
  - He asked if there were going to be decorations for Halloween.
- Mayor Seely
  - He announced that there is a community meeting on Thursday, October 8 at the Fairgrounds. This event is not sponsored by Nephi city, but we are sharing to get the word out. This is an informational meeting about data centers hosted by Set Square Capital Group. The meeting will provide an opportunity to hear directly from experts, ask questions, and share thoughts.
  - The 25 year time capsule was opened recently. A new time capsule is being put together. The deadline is October 16. Families, schools, and community members are encouraged to participate.

**Work Session** 8:08 pm

1. AGRI-PARK MASTER PLAN PRESENTATION
   a. Shaun Kjar, representing R6 (a regional organization serving Juab, Millard, Piute, Sanpete, Sevier, and Wayne counties), presented an overview of the master plan for the future Agri-Park. He introduced Jesse Ralphs, Jordan Whitlock, and Glade Nielson with Sunrise Engineering and Brian Barton with Jones and DeMille who are helping with the project.
   b. The Agri-Park Master Plan focuses on bringing agricultural processing closer to local producers. It outlines infrastructure needs such as roads, power, water, and wastewater connections for various lot sizes.
   c. He stated access to freeway, rail, power, water, and gas made Nephi a great location for the Agri-park. It is also close enough to the Southern Wasatch Front to have an employee base that is not just in the community. The project will create economic opportunities in Juab County through specialized agricultural production.
   d. Mr. Kjar and Shauna Talbot (Planning and Zoning) have been working on the zoning for the area. R6 wants to retain ownership of the property to provide another layer of control as to the types of businesses that come in. A study is being done to see what products would work in the area.
   e. The Agri-park is a phased project allowing for availability of growth for businesses. A water tank will be installed in the area which can benefit the city.
   f. More information is available on the R6 website (R6.utah.gov).

2. FIRE DISTRICT AGREEMENT
    a. Seth Atkinson explained that under updated state law, the city is required to sign a cooperative agreement with the Utah Division of Forestry, Fire, and State Lands (FFSL) to protect areas in the city adjacent to natural areas prone to fire. This area is also referred to as the Wildland Urban Interface or WUI. If the city fails to sign the agreement, the city may be held responsible for costs associated with wildland fire response.
    b. The cooperative agreement requires the city to provide services that are overseen exclusively by the fire district. The state law that requires this cooperative agreement does not allow the agreement to be made with a special service district. The cooperative agreement can only be made with the city despite the city not possessing the training, personnel, equipment, funding, expertise, facilities, or ability to acquire any of these things.
    c. This agreement between Nephi City and the Juab Special Service Fire District would specifically require the fire district to perform the services that are found in the state's cooperative agreement on behalf of Nephi City. The agreement will be presented to the fire district at their next board meeting for consideration.
    d. If the fire district agrees to the terms presented in the attached document, the next step for the city would be to adopt a WUI map and sign the cooperative agreement with FFSL.
3. SEWER RATES
    a. Seth Atkinson introduced an 11-year sewer rate plan designed to fund upcoming capital projects. Mr. Atkinson stated that in a prior meeting, the Council adopted a parameters resolution for future sewer revenue bonds. This was based on the projects generated in the sewer master plan completed in 2022. To move forward with our sewer projects, a rate structure needs to be adopted like the rate plan that was adopted for the water fund.
    b. Mr. Atkinson presented the proposed rate plan to the council explaining that it can be adjusted but doing so would mean delaying projects. The proposed structure includes initial rate boosts that taper off over time to ensure long-term project viability.
    c. He wanted feedback from the council and will bring the plan back to a future meeting for consideration.
4. ALTERNATIVE OPTIONS FOR POLICE STATION FUNDING
    a. Seth Atkinson, City Administrator, informed the council that the Utah State Tax Commission denied the city's proposed tax increase. Nephi City residents will not see an increase in the city's portion of their property taxes.
    b. The purpose of the increase was to help fund a new police station. The city is now looking at alternative options:
        i. Adjusting dividend transfers from city-owned utilities;
        ii. Implementing public safety impact fees related to new growth.

c. The council liked the idea of using dividend transfers. Discussion ensued about pros and cons including it provides more control but harder to be transparent.
d. Mr. Atkinson explained that the Community Impact Board (CIB) did approve a 30 year, $7.5 million loan with a 2% interest rate.
e. Council members questioned whether they would still have multiple agencies rent office space in the facility. They also inquired into whether to build the entire station to Emergency Operations Center (EOC) standards or only specific sections for cost efficiency.
f. Council members would like Mr. Atkinson to bring more information to the next work session concerning the dividend transfers for more discussion on funding for the new police station.

5. BID RESULTS FOR ENTERPRISE RESOURCE PLANNING SOFTWARE PROPOSAL REQUEST
    a. The city received proposals for new Enterprise Resource Planning (ERP) Software from the following companies: SJ Computers, Sage Intact, Sterling Audit Health, PCL One, Tyler Technologies, Code Square Technologies, Concourse Tech, FSH Technologies, Springbrook Software, and Pelorus Methods.
    b. Most of the respondents did not have a full suite of software options for the needs of the city which include utility billing, general ledger, payroll, budget, cash receipting, accounts payable/receivable, and timekeeping, or did not have municipal experience. The ability to work with third party vendors like Civic Review and Xpress Bill Pay was also a factor.
    c. In an AI-assisted model that ranked the companies based on functional fit, vendor experience, implementation approach, and cost, Springbrook Software and Pelorus Methods ranked the highest. After product demonstrations by both companies, the staff is recommending Pelorus Methods as the software that can best suit the city's needs going forward.
    d. Pelorus Methods is a software based primarily in Utah and serves many cities the size of Nephi. They can schedule implementation very quickly and have very reasonable prices for implementation, training, and ongoing maintenance. They also come highly recommended from other user cities. Staff recommend using some of the funds in the City Hall budget in the capital projects fund to implement this new software and begin training for the city hall staff. The cost of implementation is $19,300 with an ongoing annual expense of $11,800, which is less expensive than the current software the city is using.
    e. The council asked questions about the different software the city looked at and will wait for it to be brought back to a council meeting for decision.

MOTION TO CONVENE TO CLOSED MEETING 9:19 pm

Councilor Tate Douglas made a motion to convene to closed session for discussion of character and competence of an individual, litigation, and sale/purchase of real property. Councilor JD Parady 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___ |

ADJOURN 10:34 pm

I, Leslee Anderson, Nephi City Recorder, hereby certify that the foregoing minutes represent a true, accurate, complete record of the meeting held on October 6, 2026. This document constitutes the official minutes of the Nephi City Council Meeting.

APPROVED:
Council Meeting 10-20-2026

EXHIBIT A

# Central Utah Fiber

Sevier to Utah Counties

TECHNOLOGY by UDOT

## Central Utah Fiber Project

The Utah Department of Transportation (UDOT) has installed nearly 70 miles of fiber along highways such as SR-28, US-50, US-6, and US-89 as part of the Central Utah Fiber project. Construction is anticipated to conclude by the end of 2026. Crews also installed three public Wi-Fi hot spots in Nephi, Levan, and Gunnison to provide free internet access in popular communal areas.

**CentraCom**, an internet service provider (ISP) and project partner, will build on this new infrastructure to provide more fiber internet service to homes and businesses across Central Utah.

### How Fiber Connections Work: from the Backbone to Your Doorstep

**INTERNET BACKBONE**
National and global internet networks.

**MIDDLE-MILE FIBER**
High-speed fiber runs along highways and through conduit, connecting data centers to local communities.

**LAST-MILE FIBER**
Fiber extends through local networks to connect homes, businesses, schools and public buildings.

## The Future of Utah Runs on Fiber

For over 20 years, UDOT has been building a statewide fiber network to connect Utahns to high-speed internet. UDOT's goal is to install middle-mile fiber on all major state roadways. This will give ISPs more opportunities to bring fiber directly to your community.

Expanding middle-mile fiber throughout the state will:

- **Strengthen emergency services and response**
- **Support economic development**
- **Connect individuals and families to essential services**
- **Improve remote working capabilities**

To learn more about adding last-mile connections in your area, call Lynne Yocom: 801-514-4565

**HOTLINE** 801-609-9878
**EMAIL** centralutahtechnology@utah.gov
**WEBSITE** udotinput.utah.gov/centralutahtechnology

UDOT

# EXHIBIT B

INTERFUND LOAN TERMS AND CONDITIONS
PROMISSORY NOTE

| | |
|---|---|
| Effective Date of Loan: | 10-6-2026 |
| Name of Fund Lender: | Natural Gas Fund |
| Name of Borrower Fund: | General Fund |
| Principal Amount of Loan: | $401,698.59 |
| Term of Loan: | 10 years |
| Interest Rate of Loan: | 4.74% |
| Asset Purchased: | Real Estate<br>158 E 100 N<br>Nephi, UT |
| Payment Period: | Annual |
| Amount of Annual Payment: | $51,367.00 |
| Total Finance Charge: | $111,971.41 |

## Amortization Schedule

| | Beginning Balance | Interest | Principal | Ending Balance |
|---|---|---|---|---|
| 1 | $401,698.59 | $19,040.51 | $32,326.49 | $369,372.10 |
| 2 | $369,372.10 | $17,508.24 | $33,858.76 | $335,513.34 |
| 3 | $335,513.34 | $15,903.33 | $35,463.67 | $300,049.67 |
| 4 | $300,049.67 | $14,222.35 | $37,144.64 | $262,905.03 |
| 5 | $262,905.03 | $12,461.70 | $38,905.30 | $223,999.73 |
| 6 | $223,999.73 | $10,617.59 | $40,749.41 | $183,250.32 |
| 7 | $183,250.32 | $8,686.06 | $42,680.93 | $140,569.38 |
| 8 | $140,569.38 | $6,662.99 | $44,704.01 | $95,865.37 |
| 9 | $95,865.37 | $4,544.02 | $46,822.98 | $49,042.39 |
| 10 | $49,042.39 | $2,324.61 | $49,042.39 | $0.00 |