

NEPHI CITY WORK SESSION MINUTES

October 13, 2026

7:00 P.M

21 E 100 N

Nephi, UT 84648

1. REQUEST FOR NAMING GUN RANGE

- a. Terrence Parkin, representing the Nephi City Police Station, addressed the council requesting that the shooting range be named the Gary D. Lofgran Memorial Shooting Range to honor Mr. Lofgran's role in its establishment.
- b. Mr. Lofgran served as a commander for the Search and Rescue and served over 20 years with the sheriff's office. Mr. Parkin stated the tribute would preserve the connection between the facility's history and recognize Gary's service and leadership which were instrumental in the gun range's organization..
- c. The project involved significant community cooperation, including contributions from Nephi City, the Jeep Patrol, the Sheriff's Department, and the National Guard.
- d. The range serves law enforcement training, National Guard qualifications, and community sportsmen, having sold over 300 permits this year.
- e. Mr. Parking mentioned Andrea Holm has organized and overseen maintenance and upgrades preserving a quality gun range.
- f. Mayor Seely stated the council would take the request under advisement before making a decision.

2. GOLF COURSE PROJECT UPDATE

- a. Seth Atkinson introduced the golf course project update. The project to expand the golf course has been going for several months. The project is progressing with minor delays including abnormal amounts of rainfall which contributed to upgrading the drainage system (from 12" to 36" and 48" pipes) The other delay is finding an appropriate well site. Digging a well is expensive and we want to be as educated as possible when choosing a site.
- b. Mike Booth, Golf Director, then shared a spreadsheet showing progress based on invoices received. (Exhibit A). Pictures were also displayed showing progress incorporating the new drainage system (Exhibit B).
- c. Other updates mentioned
 - i. Several greens ready for seeding.
 - ii. Bathroom is framed. The goal is to get it roofed and then closed until next spring.
 - iii. Most of the cart paths are complete.
- d. Council declared their desire to receive continuing updates so they can share with the public. Mr. Booth stated that goal for opening is early fall of 2027.

3. SEWER RATES

- a. Seth Atkinson presented an 11-year sewer rate plan designed to manage capital expenses and maintain cash reserves through predictable revenue models.
- b. A new software was used to determine the rate plan for the sewer fund. This allowed the city to input the figures and generate the best rate structure for doing the planned projects while also keeping a positive fund balance.
- c. The model allows for adjustments based on population growth or economic changes and can be applied to other utilities like solid waste or electric.
- d. Discussion included potential ways to phase in rate increases or incorporate them into volume charges via tiered rates to mitigate impact on residents.

4. DIVIDEND TRANSFER OPTIONS

- a. Due to the state's denial for the city to increase property taxes, the city discussed other methods for financing a new police station.
- b. There is another General Fund resource that the City Council has authority to control. This is the dividend transfers that come from the city-owned utility funds. For many years now, 8% of gross revenues have been transferred to the General Fund for these dividend transfers.
- c. The proposed property tax was meant to fund the debt service payments for bond issuances that would help construct a new police station. A change in the dividend transfers could accomplish the same goal.
- d. The city has received approval for a loan from the Community Impact Board (CIB) for \$7.5 million at 2% that would fund approximately half of the cost of a police station. To supply enough for a bond payment on this loan it would mean an approximate 2% increase in the dividend transfers from the utility funds. This equates to a total of about \$9.97/month increase.
- e. Council members emphasized ensuring state partners cover their proportional share of the interior build-out costs and any increased standards required by tenants.
- f. This will be brought to city council for action next week.

5. ADMINISTRATIVE AND COUNCIL UPDATES

- a. Seth Atkinson, City Administrator
 - i. He reported on the Central Utah 911 changes including Spring Lake being added. Lindon and Orem want to join, which would result in decrease in costs.
 - ii. Brent Boswell invited council to see an airplane demonstration in Salt Lake by a certain company. That company is interested in moving their operation to Nephi. They have an airplane they would like to test by flying it in and out of Nephi. It could turn into a manufacturing development that could impact the city.
 - iii. Mr. Atkinson will be attending the Utah Airport Operators Conference later this week in Tropic, Utah.
- b. Council Member Shari Cowan
 - i. She complimented the Daughters of the Utah Pioneer (DUP) women for the work accomplished to prepare for the jail dedication and museum open house.

- ii. She mentioned some youth that were recognized in a Facebook post stating the posters were impressed with the youth and took the time to express that on a Nephi City page.
- c. Council Member Tate Douglas
 - i. He and the mayor will attend a meeting planning the Christmas event held by the city and the county on November 28. They would like more coordination with the county.
 - ii. He is concerned about the water run off that has occurred following major rainstorms over the past several weeks. With the golf course being built, he wondered if we are doing enough for drainage. Mr. Atkinson stated that the Public Works director had designed a storm basin to help catch water, so the plan has started.
- d. Council Member JD Parady
 - i. He attended the data center informational meeting along with approximately 120 other county residents. Discussions touched on addressing public concerns regarding water usage and land use while maintaining safeguards against developer parameters. He stated it was presented well and expressed a desire for additional meetings to educate the community.
- e. Council Member Travis Worwood
 - i. Concerning data centers, he stated we need to have safeguards in place to protect us.
 - ii. He declared he wants the parties who would rent the police station to help pay for build based on percentage of usage when building the interior.
 - iii. Mr. Worwood also stated he would like to see Emergency Operation Center (EOC) standards used for a portion of the building that would be used for that purpose, not the full build out, to save costs.
- f. Mayor Justin Seely
 - i. He also attended the data center meeting. He stated most of the attendees were the quiet voices, but desired more informational meetings to inform the public.
 - ii. He announced the DUP received an anonymous \$5000 donation to help repair the roof on the pioneer house in the park.
 - iii. Mayor Seely stated his desire to move forward with the Youth council, and they will be contacted this week.
 - iv. He attended a CAPS program demonstration and was impressed with the projects the high school students are involved in.
 - v. The Chamber of Commerce luncheon this month will host US Congressman Burgess Owens and Holly Sweeten, Community Outreach Director for Congressman Owens.
 - vi. Microtel Ribbon Cutting is next week.
 - vii. Regional Growth Summit coming up at the end of the month. Seth Atkinson, City Administrator will be presenting at the summit.

ATTENDANCE:

City Council: Mayor Justin D. Seely, JD Parady, Jeramie Callaway, Tate Douglas, Shari Cowan, Travis Worwood (Arrived late: 7:17 pm)

Staff: City Administrator--Seth Atkinson; Recorder--Leslee Anderson; Assistant City Administrator—Sara Samuelson; Brittany Tellez—City Attorney; Mike Booth—Golf Director; Terrence Parkin—Police Department; Mike Morgan—Nephi City Chief of Police

Guests: Donald W. Ball, Cory Thomson (Planning Commission Chairman),

I, Leslee Anderson, Nephi City Recorder, hereby certify that the foregoing minutes represent a true, accurate, and complete record of the meeting held on October 13, 2026. This document constitutes the official minutes of the Nephi City Council Work Session.

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

Approved:
City Council Meeting 10-20-2026

Exhibit A

	Mobilization	Shaping	Drainage	Greens/ Surrounds	Tees	Bunkers	Finish Grading	Irrigation	Cart Paths	Grassing	other	
Date	225,000	187,500	85,000	508,000	126,000	162,500	210,000	1,402,500	90,000	250,000		3,246,500
24-Apr	25,000	62,500										87,500
25-May	25,000	62,500										87,500
28-May			22,736									22,736
23-Jun			15,145									15,145
28-Jun	25,000	62,500	65,000	14,500								167,000
1-Jul								54,000				54,000
13-Jul								22,748				22,748
8-Jul								64,760				64,760
16-Jul								8,516				8,516
29-Jul	25,000		10,000	44,500		20,000	2,500	2,500				104,500
8-Aug				1,636								1,636
19-Aug								29,680				29,680
26-Aug								6,339				6,339
1-Sep				38,465								38,465
27-Aug								1,362				1,362
28-Aug								259,210				259,210
								15,096				15,096
28-Aug								5,764				5,764
27-Aug									121,320			121,320
27-Aug	25,000			195,000		51,500		115,000				386,500
									52,257			52,257
											14,367	14,367
2-Sep								21,016				21,016
16-Sep								977				977
15-Sep			1,343									1,343
28-Sep	7,500		10,000	104,000		35,000		85,000				241,500
8-Sep									46,020			46,020
9-Sep								56,226				56,226
9-Sep								36,218				36,218
9-Sep								59,400				59,400
9-Sep								10,624				10,624
9-Sep								6,339				6,339
1-Oct				50,742								50,742
23-Sep								4,982				4,982
sub total	132,500	187,500	124,224	448,843	0	106,500	2,500	865,754	219,597	0		2,101,786
Balance	92,500	0	-39,224	59,157	126,000	56,000	207,500	536,746	-129,597	250,000		1,144,714
%	58.89%	100.00%	146.15%	88.35%	0.00%	65.54%	1.19%	61.73%	244.00%	0.00%		64.74%

Exhibit B



Green drainage and grading



Drainage Pipes



Bathroom Construction



Drainage Ponds