

The Times - News

Serving East Juab County - A Nice Place To Live!

Volume 122, No. 30

July 24, 2024

Single Copy Price



Juab County accepts canvass results from Republican Primary Election

By Myrna Trauntvein
TN Correspondent

Juab County held a special meeting on July 8 to canvass the vote for the 2024 Republican Primary Election.

Tanielle Callaway, county clerk/auditor, presented the canvass report for the primary election for 2024.

"The spreadsheet is provided by the Lieutenant Governor's Office," said Callaway. "The voter turnout for this election was 50.33 percent."

Next, she said, was the document that was a statement of votes cast with the results listed by precinct.

"In the precincts where there were less than 15 votes cast, those results were redacted due to the voter's right to privacy," she said.

There are seven precincts in Nephi, two in Mona, one in Levan, six in Eureka, one in Caliao, and one in Rocky Ridge.

She said that there were 30 of 30 precincts reporting, 30 of 30 complete.

"There were 5,007 active voters as of the voter registration deadline," she said. "There were 2,464 ballots counted that were either mailed or placed in the drop box."

There were 49 envelopes with a signature that did not match the voter's signature, two unsigned envelopes, 51 ballots that were challenged which included the cured and not cured combined and 58.8 percent of the votes were not cured.

Marvin Kenison, commissioner, asked if they had received any ballots too late.

One ballot was returned after the postmark deadline, one ballot was rejected that was not curable, and 2.0 percent of ballots were returned as undeliverable.

Fourteen provisional ballots were issued, 14 were counted, so that 100 percent of provisional ballots were counted.

"The next document is the Election Canvass Affidavit which states as the sworn election officer the results that are being presented are true and correct to the best of my knowledge," said Callaway. "It was completed in compliance with the rules and regulations for ballot security as outlined by the Lieutenant governor's Office and that we maintain the voter registration databases in accordance with federal and state laws and rules."

The last document that commissioners were to review was the results of the audit conducted by her office. Although the audit is a publicly noticed meeting, there were no members of the public in attendance.

"The Lieutenant Governor's Office sends the random batches to be audited 15 minutes before the audit," she said. "Those batches are pulled, and they match the ballot to the cast vote record to ensure the votes were counted correctly."



AGREEMENT • Nephi City approved a land exchange amendment with UDNR for the golf course expansion project. This project will be just east of the existing course and north of the water tank.

Nephi City approves land exchange amendment with UDNR for golf course expansion

By Myrna Trauntvein
TN Correspondent

The city golf course expansion is getting closer to reality.

Recently the Nephi City Council authorized Mayor Justin Seely to sign a new land exchange agreement with the Utah State Division of Natural Resources (UDNR).

This agreement was to facilitate the exchange of land owned by the city and by DNR (Division of Natural Resources) in order to expand the golf course.

An amendment to that agreement is now being proposed because an updated appraisal has occurred on both pieces of property.

The appraisal update shows that the city's property is valued at \$60,000 while the portion of the parcel from the

DNR that will be swapped is valued at \$35,000.

In the original exchange the DNR parcel was valued higher and the city needed to pay the difference at closing.

In this case the request from DNR is that the city would donate the difference in value as part of the exchange.

It reduces the costs the city was assuming it would pay at closing but also means that no cash value will be received for the land swap of city property.

Nevertheless, he said, the city staff was recommending moving forward with the amendment to the exchange agreement as the benefits to golf course expansion will more than likely exceed the lost cash value of the city's property in Reese's Flat.

The appraisal update was needed to complete the update to the Environmental Assess-

ment (EA).

Hailey Blair from the DNR will submit the updated EA as well as the grant for the land exchange to the US Fish and Wildlife Service (USFWS) so both can be reviewed at one time and hopefully expedite the process.

Once these anticipated approvals occur from the USFWS, the city property should be ready for closing with the DNR property closely following.

He said the city staff was recommending that the council authorize the mayor to sign the Amendment to the DNR Land Exchange Agreement.

He shared the "Letter of Just Compensation," which the mayor would also need to be authorized to sign.

In the letter, it stated that the \$25,000 difference in parcel value between the parcels

involved in this land exchange in favor of UDWR (Utah Division of Wildlife Resources) is based on a fair market valuation comparison dated June 26, 2024.

The statement by the mayor that needed signing was: "I will accept this purchase price at closing as a fair value and just compensation for the parcels involved in the land exchange and agree to donate this value difference to UDWR."

Atkinson said that fair market value was conducted via a Yellow Book appraisal, which determined the fair market value of the Nephi Parcel to be \$60,000. The UDWR parcel is valued at \$35,000 and the agreement is that Nephi will donate the \$25,000 value dif-

See **Course** on page 3

Nephi City has until September to decide if they want to become part of inland port

By Myrna Trauntvein
TN Correspondent

Two council members have been investigating the idea of Nephi becoming an inland port and in working session on Tuesday they presented the idea.

As a result of their investigation, Danny Stewart, Utah Inland Port Authority Associate Vice President of Regional Project Areas and Business Development and Brent Boswell, county economic development director, were invited to present the idea to the city council.

"Travis (Worwood, council member) and I have researched an inland port," said

JD Parady, council member.

He said that certain areas in the community could be designated as an inland port, it would not even need to be contiguous.

"The inland port idea has been completely revamped," he said. "We would still have complete control. An inland port would help facilitate things like Jensen's."

T. Worwood said that Ash Grove Cement had added the inland port to their facility this year.

"The plan has been revamped," he said. "Some misconceptions have taken place in the past."

When a business chooses to locate in a port project area,

they're not just renting space; they're investing in a 25-year commitment where 75 percent of new tax revenues are used to enhance regional infrastructure, offering attractive incentives, and ensuring the economic vitality and generational growth of the area.

"We will also still get property taxes from new jobs," said Parady.

T. Worwood said that property that was undeveloped brought in the minimum tax. Zero was still zero.

One other benefit for Nephi, in addition to rail, was that the city had an airport.

The Utah Inland Port Authority is transforming infrastructure development with

their ability to deliver Infrastructure Bank loans, incentive processes and public financing tools in just 60 to 90 days, out-pacing the years-long timelines seen elsewhere.

"What is the benefit of an inland port?" asked Skip Worwood, council member.

"It is an economic development tool," said Stewart. This comprehensive approach, encompassing bank loans, area incentives, and tax differential reinvestment, supports businesses in achieving strategic and sustainable development goals in Utah, said Stewart.

See **Port** on page 2



96 South Main
Nephi, UT 84648
Deadlines: Friday 5 p.m.

Phone
(435) 623-0525

Office Hours
M-F - 9:30 to Noon
1:00 to 5 p.m.

Our Website
nephitimesnews.com