

Town Council Regular Meeting

Levan Town Hall, July 10, 2025, 7:00 PM

Meeting minutes

Present at meeting: Mayor Bruce Rowley, Council member Ray Evans, Council member Chris Chipping, Council member Rachel Goates, Council member Belle Brough was absent Town Clerk Christine Carrigan

Meeting Recorder: Chantal Rowley, Elaina Jenson

Public attending: Carol Bennett, Rebecca Dopp (Times-News), Shay Morrison (R6)

Opening Ceremonies

Mayor Rowley called the regular Town Council meeting to order on Thursday, July 10, 2025, at 7:00 PM. He welcomed everyone in attendance and provided the invocation. Council Member Rachel Goates led the Pledge of Allegiance.

Mayor Rowley noted that Council Member Bell was excused as she was involved in the UTE Stampede.

Local Building Authority – Agenda

No business was discussed for this agenda item.

Regular Town Council Agenda

Discussion Items/Action Items

Discussion - R6 Update – Presentation by Shay Morrison

Shay Morrison provided several updates regarding R6 activities:

- CDBG Environmental Review: Morrison reported that most of the environmental review for the CDBG project was complete but required Mayor Rowley's review and signature. After submission, Brandon Clark from the state would review it and request any necessary changes. Morrison explained that once the environmental review process was complete, the town could move closer to construction of the pickleball courts. The next steps would include a pre-construction meeting to verify federal requirements like Davis Bacon and Section 3 compliance, followed by the project going out to bid.
- Clerks, Reporters, and Treasurers Training: Morrison informed the Council about an upcoming training scheduled for August 14th. The training would focus on budget, finance, and Caselle topics. Council discussed that Chantal, Christine, and Elena would attend, requiring the town office to close early that day. The Council agreed this was acceptable as long as proper notice was posted.
- Mapping Services: Morrison offered R6's mapping services to the town. He explained that R6 had received a grant for mapping services and could print large maps (approximately 2' x 3') for the town or update existing maps if needed. The Council discussed the potential benefit of utilizing these services for the town's utility mapping.
- AgriPark Project: Morrison provided an update on the R6 AgriPark project, a 920-acre development between Nephi and Mona. He explained that the project aims to support local agriculture by creating

spaces for agricultural processing. The park would include facilities for processing fruit, meat, and other agricultural products. Morrison reported that the state had initially provided \$8 million for land and water acquisition, though the total infrastructure cost would likely exceed \$100 million. He noted that the AgriPark director could provide more detailed information if needed.

The Council thanked Morrison for his update and assistance.

Verification of approval for legal action regarding Levan Irrigation Co.

Mayor Rowley explained that after years of attempting to resolve issues with the irrigation company, the town had filed a lawsuit. He requested a formal verification vote to confirm the Council's prior discussion of this legal action.

Motion: Council Member Ray Evans moved to approve the verification of legal action regarding Levan Irrigation Company. Second: Rachel Goates seconded the motion. Vote: The motion passed unanimously by roll call vote with Council Members Chris Chipping, Ray Evans and Rachel voting "yes" along with Mayor Rowley. Council Member Belle Brough was absent.

Mayor Rowley also clarified that, separate from the lawsuit, he had offered on two different occasions to start both of the town's wells to provide water to the irrigation system due to the irrigation company's current water shortage, but those offers had been declined.

Cemetery Price Update for Non-residents

Christine presented proposed updates to the cemetery fee schedule. She explained that the current resident plot fee is \$150 with a \$200 open and close fee. The proposal would maintain these rates for residents but significantly increase fees for non-residents.

The proposed fee structure would be:

- Residents within Levan town boundaries: No change to current fees
- Residents within the 84639-zip code: \$1,500 for a plot (up from \$600) and \$800 for open and close (up from \$300)
- Non-residents outside the 84639-zip code: \$4,000 for a plot (up from \$600) and \$1,500 for open and close

Christine explained that the changes were needed because:

- The town is obligated to provide perpetual care for cemetery plots
- Non-residents don't contribute to cemetery maintenance through taxes
- The town was receiving weekly calls from non-residents "shopping" for cemetery plots due to Levan's low prices
- The cemetery space needs to be preserved for residents and their families

Council Member Rachel noted she had researched prices in other communities and found that the proposed \$4,000 non-resident fee was higher than comparable communities (American Fork at \$1,800, Lehi at \$1,300, and Orem at \$1,883), which would effectively discourage plot-shopping.

Motion: Council Member Chris Chipping moved to accept Resolution #71020205-1 establishing the fee schedule for the Levan Town Cemetery. Second: Council Member Rachel Goates seconded the motion. Vote: The motion passed unanimously. See attached resolution.

Building Permit Approval – Outbuilding – M. Fraughton

Christine presented a building permit application from Matt Fraughton for an outbuilding/garage on his property. She noted that the permit had been reviewed by the planning commission and the building inspector would verify setbacks and footings.

Motion: Council Member Ray Evans moved to approve the building permit for Matt Fraughton's outbuilding. Second: Motion was seconded by Chris Chipping. Vote: The motion was approved unanimously.

Mayor/Councilmember/Department/Committee Reports

Mayor Rowley reported that the baseball field project was progressing well. He noted that the field was being leveled, with significant excavation work required to address a 5-foot elevation difference from one end to the other. He expressed hope that cement forms could be installed the following week.

Council Member Rachel reported on plans for the movie in the park scheduled for the following Friday. She noted that while she had secured a projector, she still needed to obtain a screen and requested assistance from other Council members who had previously offered to help.

Rachel also reported that instead of the fish grab activity that had been discussed at a previous meeting, they would be organizing a "bass fishing" activity with magnetic fish and fishing poles. This alternative activity would be funded through the youth council budget and would include carnival prizes.

Ray discussed potential plans for benches at the park. He mentioned placing four benches on a 16-foot by 4-foot cement pad between trees in a shaded area.

Christine noted that the audit had been completed with no findings of non-compliance for the current year.

Council Business

Approval of Minutes for June 12th, 2025, Regular Meeting and Work Session

Motion: Council Member Ray Evans moved to approve the minutes of the June 12th, 2025 Regular Meeting and Work Session. Second: Council Member Rachel Goates seconded the motion. Vote: The motion passed unanimously.

Approval of Claims (6-1-2025 to 6-30-2025), Approval of Payroll Comparison Report (5-1-2025 to 6-30-2025), Approval of Final Cash Receipts Report (5-1-2025 to 5-31-2025), Review Tentative Cash Receipts Report (6-1-2025 to 6-31-2025), Review Budget Report (7-1-2024 to 6-30-2025)

Motion: Council Member Rachel Goates moved to approve the claims from 6-1-2025 to 6-30-2025, the payroll comparison report from 5-1-2025 to 6-30-2025, and the final cash receipts report from 5-1-2025 to 5-31-2025. Second: Motion was seconded by Ray Evans. Vote: The motion passed unanimously.

Christine reported that a 20-foot flagpole had been ordered for the flag ceremony on the 24th. The pole would be installed on a cement pad to redirect the ceremony away from highway noise and direct sunlight.

Public Comments

No public comments were made.

Convene into Executive Session

No executive session was needed.

Adjourn

Motion: Council Member Ray Evans moved to adjourn the meeting. Second: Chris Chipping seconded the motion. Vote: The motion passed unanimously. Meeting adjourned at 8:06 pm.

Christine Carrigan, Clerk