

City of Town of Levan  
**Town Council**  
**Levan Town Hall,**  
**January 8, 2026, 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 Jerry Spencer, Mayor Elect Tyler Shepherd**

**Town Clerk Christine Carrigan**

**Meeting Recorder: Eliana Jenson, Chantal Rowley**

**Public attending: Carol Bennett, Rebecca Dopp (Times-News), Russ and Christie Mangelson, Bob and Ann Shepherd, Shay Morrison (R6), Tammy and Saylor Shepherd, Marvin Kenison (Juab County Commissioner), Julie Smalley, Katie Spencer, Steve and Gayle Peterson, Lesa Evans, Kevin and Lindsey Madsen, Kinzee Shepherd**

## Opening Ceremonies

The Town Council meeting was called to order on 7:00pm Thursday, January 8, 2026, with a welcome Mayor Bruce Rowley. The meeting began with an invocation by Chris Chipping, followed by the Pledge of Allegiance led by Rachel.

## Discussion Items/Action Items

**Swearing In of Mayor Tyler Shepherd, Council Member Ray Evans, and Council Member Jerry Spencer – Judge Barbara Finlinson**

Due to a family emergency with Judge Finlinson, Town Clerk Christine administered the oaths of office instead. Mayor Tyler Shepherd, Council Member Jerry Spencer, and Council Member Ray Evans were each sworn in, repeating the oath to support, obey and defend the Constitution of the United States and the Constitution of the State of Utah, and to discharge the duties of their offices with fidelity.

Before the swearing-in ceremony, outgoing Mayor Bruce thanked everyone for the opportunity to serve as mayor of Levan and congratulated Tyler on his new position.

## Meeting Schedule For 2026

The Council reviewed the proposed 2026 meeting schedule, which maintains Planning Commission meetings on the first Wednesday of each month and Town Council meetings on the second Thursday of each month. The Planning Commission had already indicated they were fine with continuing this schedule, and the Council members confirmed it would work for them as well.

Motion: Council Member Jerry Spencer moved to accept the 2026 meeting schedule.  
Council Member Ray Evans seconded. Motion passed unanimously.

## Planning Commission Vacancy

The Council discussed the current vacancy on the Planning Commission. It was noted that Carol, described as "the most devoted attendee at every meeting," was interested in the position. Council Members noted that Carol knows what's going on in the town and would be a good fit for the position.

Motion: Council Member Ray Evans made a motion to appoint Carol to the Planning Commission. The motion was seconded by Rachel Goates. Motion passed unanimously.

## Water Rights For Sale – Shay Morrison (R6)

Shay Morrison from R6 (formerly Sixth County) presented information about water rights currently for sale. The pricing structure was outlined as follows:

- 1-2 acre feet: \$30,000 per acre foot
- 2-5 acre feet: \$28,500 per acre foot
- 6-15 acre feet: \$27,000 per acre foot
- For larger quantities (municipal bulk purchases): Negotiable based on offers

Morrison noted that if the town is interested in purchasing water rights, they would need to be listed on both the Utah Infrastructure Project (UIP) portal and the Community Impact Board (CIB) list to be eligible for state funding. The UIP deadline for the current program year had already passed on December 31st, but projects can still be entered and would be eligible for the next program year. The CIB list is currently open and will close on May 1st.

The Council discussed that when converting groundwater rights to municipal water, there is typically a loss of about one-third of the water volume, according to the state division of water rights.

Morrison also provided updates on other funding opportunities:

- Outdoor recreation grants will be opening in the next 1-2 weeks and typically close in March
- The CDBG application for pickleball courts has been funded, and contracts are beginning to be sent out
- Morrison offered to conduct open meetings training at the February council meeting

## Mayor/Councilmember/Department/Committee Reports

### Mayor/Council Member Reports

Mayor Shepherd indicated he had nothing to report.

Council Member Chris reported that he attends the Fire District meeting in Juab, noting they recently had their banquet dinner and approved the budget for the coming year. He is also responsible for the cemetery, though he mentioned there wasn't much happening there at present.

Council Member Ray noted that the Rural Development committee hasn't met for a while, so there was nothing to report.

Council Member Jerry mentioned he was just assigned to oversee the pickleball court project and would be following that closely.

## Office Issued Permits Reports

The Council was informed of permits issued for a remodel by Fred and Julie Smalley and a fence for Tim Smith. No action was required as these permits do not need to go through the Planning Commission.

## Planning Commission Report

There was no Planning Commission meeting this month due to lack of business, so there was no report.

The Council discussed several upcoming events:

- UMPA Conference on March 18-20, 2026
- ULCT Day with legislators on January 21, 2026, in Salt Lake City
- Ethics pledges that council members need to sign
- Required open meetings training, which Shay Morrison will cover at next month's meeting

## Council Business

### Approval Of Minutes for December 11, 2025, Regular Meeting

Motion: Council Member Rachel Goates moved to approve the minutes from December 11, 2025, regular Town Council meeting. The motion was seconded by Ray Evans.  
Motion passed unanimously.

### Approval Of Claims (12-1-2025 To 12-31-2025), Payroll Comparison Report (11-1-2025 To 12-31-2025), and Final Cash Receipts Report (11-1-2025 To 11-30-2025)

Motion: Council Member Ray Evans made a motion to approve the claims for December 1, 2025, to December 31, 2025, the payroll comparison report of November 1, 2025, to December 31, 2025, and the final cash receipts of November 1, 2025, to November 30, 2025. The motion was seconded by Rachel Goates. Motion passed unanimously.

### Review Tentative Cash Receipts Report (12-1-2025 To 12-31-2025) and Review Budget Report (7-1-2025 To 12-31-2025)

These items were included in the council packets for review only. No action was taken.

## Public Comments

Council Member Ray announced that on Monday, January 9, there will be a JUFA Regulatory Reform lesson and learning forum at the senior center in Juab. The event will run from 5:00 PM to 9:00 PM and is intended to help people with small businesses work through regulatory issues. He noted it would be useful for farmers, small business owners, and others affected by regulations, and is free to attend.

## Convene Into Executive Session

The Council discussed going into executive session to discuss pending litigation. After some clarification about proper procedures for executive sessions, the Council voted to enter an executive session.

Motion: Council Member Ray moved to go into executive session with the lawyer present to discuss pending litigation. Council Member Jerry seconded.

Ray Evans, Chris Chipping, Jerry Spencer and Tyler Shepherd voted yes. Rachel Goates voted no. Motion passed with the required two-thirds majority.

The public was excused, and the Council entered executive session at 7:55pm

The Council returned to the Open Meeting at 8:22pm.

Following the executive session, the Council returned to open meeting and discussed several administrative matters:

- Getting on the CIB and UIP lists for potential water rights purchase funding
- Council assignments review
- IT position vacancy (previously filled by Kelly Baker from UMPA)
- Appointment of a pro tempore mayor

Mayor Shepherd asked to appoint Jerry as the pro tempore mayor. In Favor: Ray Evans, Jerry Spencer, Chris Chipping and Tyler Shepherd. Opposed: Rachel Goates. Motion passed with the required two-thirds majority.

The Council also briefly discussed the town rodeo, noting that Tate Shepherd, who previously ran it, is now too busy with rodeo circuit responsibilities. Jared Crump has offered to organize a "speed rodeo" with five events and 50 entries per event to avoid late-running competitions.

## Adjourn

Motion: A motion was made to adjourn by Rachel Goates. The motion was seconded by Ray Evans. Motion passed unanimously. Meeting adjourned at 8:34pm.

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Christine Carrigan, Clerk