

Town of Levan
Town Council Meeting

**Levan Town Hall,
April 9, 2026, 7:00 PM
Meeting minutes**

Present at meeting: Mayor Tyler Shepherd, Council member Ray Evans, Council member Rachel Goates, Council member Jerry Spencer, Council member Chris Chipping absent

Town Clerk Christine Carrigan

Meeting Recorder: Treasurer Chantal Rowley

Public attending: Shay Morrison (R6), Carol Bennett, Marvin Kenison (Juab Commissioner), Joel Winn, , Drake Underwood, Kristin Miller (Juab County), Katie Spencer, Clint Painter (Juab Commissioner), Chris Painter, Nick Mangelson, Clayton Sperry, Marty Palmer (Juab Commissioner), McKenzie Stowell, Justin Zohner, Chelsi Oliver, Mitchell Worwood, Russ & Christie Mangelson

Opening Ceremonies

The meeting was called to order at 7:00 PM by Mayor Tyler Shepherd. Rachel provided the invocation, and the Mayor led the Pledge of Allegiance.

Regular Town Council Agenda

R6 Update – Shay Morrison

Shay Morrison presented updates on three key items for the town. Regarding the 2024 WUI (Wildland Urban Interface) Code and Map, Morrison explained that the town had previously adopted the 2006 code and map, but new legislation required adoption of the 2024 code. The ordinance remains essentially the same except for the code year change, and the map remains unchanged. This item was scheduled for formal adoption later in the meeting.

Morrison discussed code hosting options, recommending a switch from Municode to CivicLinQ for significant cost savings. CivicLinQ costs \$500 annually compared to the current \$2,144.69, with a one-time \$1,000 implementation fee. Morrison offered to handle the transition at no cost, having completed similar transitions for other communities.

Regarding the CIB (Community Impact Board) list, Morrison noted the May 1st deadline for project submissions. Of the ten communities Morrison serves, only three have submitted projects. Towns must list projects on the Utah Project Portal to be eligible for CIB funding in upcoming cycles. Morrison offered assistance with submissions, noting the process takes approximately five minutes. The council discussed their lack of an updated Capital Improvement Project list, though they have transportation and water master plans. Morrison recommended listing 1-3 priority projects and emphasized that while grant funding is becoming less available, communities should still pursue CIB opportunities.

Morrison also mentioned that R6 has water for sale in the area and offered to coordinate a work session with representatives to discuss potential purchases. Mayor Rowley suggested including Jones and DeMille engineers in such discussions to provide objective analysis of the town's water needs and options.

Juab County Commissioners – Introduction to new Mayor and Council

Commissioner Marty Palmer introduced the county commission team, including Marv Kenison, Clint Painter, and new county administrator Kristin Miller. Palmer acknowledged the town's new leadership and offered county support for any needs.

The commissioners discussed ongoing work on the town's dust control issues from the haul road near the mine. Commissioner Palmer reported receiving complaints from residents and confirmed that road supervisor Lynn Ingram is working with Sun Rock to address the dust problem. There was discussion about extending magnesium chloride treatment on the road, particularly from the mine to past the green dump, to help redirect dust away from residential areas.

Justin Zohner, Candidate for Utah House Dist. 66 – introduction

Justin Zohner introduced himself as a candidate for Utah House District 66, running against incumbent Troy Shelley. Zohner, who lives in Nephi and has rural roots, emphasized his communications background and commitment to being responsive to constituents. Council members expressed concerns about the current representative's responsiveness to local issues and legislative matters. Zohner committed to maintaining active communication with all impacted communities in the district.

McKenzie Stowell- 24th Celebration update

McKenzie Stowell reported that all celebration chairmen from the previous year have agreed to return, which was well-received. Based on community feedback, the main concern was that fireworks felt short at exactly 10 minutes.

Stowell outlined successful elements to continue, including the entertainment dinner and dance party before fireworks. The bake sale raised nearly \$2,200, which was donated to a local family working to grow their family. She encouraged the council to suggest future beneficiaries for the bake sale proceeds.

The total event cost, according to McKenzie, was \$23,604 with \$17,647 in donations and revenue, requiring approximately \$6,000 from the town. Entertainment costs are lower this year with the Party Rock Project group.

Community feedback requested field improvements, which are currently underway with the ball field renovation. This will enhance the home run derby and allow for kickball activities that were previously impossible due to puncture weeds.

New activities being planned include chalk the walk, a "know your Levan" quiz, and potentially a fish grab, though pricing may be prohibitive at approximately \$7 per fish. There was nostalgic discussion about bringing back the grease pig chase for younger children.

Community members expressed interest in rodeo events, with Jared Crump volunteering to organize speed events. However, the arena requires significant work before hosting events. There was discussion about the popular Little Buckaroo Rodeo that previously operated, with Tate Shepherd having run it in the past.

Questions about Litigation – Clayton Sperry

Mayor Shepherd declared his conflict of interest as president of the irrigation company before addressing questions about the ongoing litigation between the town and Chicken Creek Irrigation Company.

Clayton Sperry, representing irrigators with concerns about legal costs, questioned the lawsuit's expenses and necessity. The town budgeted \$120,000 for legal fees, with the irrigation company facing similar costs. Council members defended the lawsuit as necessary to resolve longstanding disputes that have persisted for decades.

The fundamental issue centers on a 1985 agreement regarding electricity costs, where the irrigation company pays cost plus \$50, which the town contends constitutes an improper subsidy. A 2022 rate study showed the town subsidizing the irrigation company by approximately \$28,000 annually, with all residents effectively paying higher rates to cover the irrigation company's below-cost electricity usage.

The dispute escalated when the town notified the irrigation company in December 2021 that subsidies would end, and the irrigation company threatened to sue in February 2025. The town filed the lawsuit in July 2025 to resolve these issues definitively.

Several community members expressed frustration with the costs and questioned why direct negotiations hadn't been attempted. Council members emphasized that previous efforts at resolution had been unsuccessful and that legal resolution was necessary to prevent ongoing disputes.

The discussion became heated with interruptions from the audience, leading to reminders about proper meeting conduct and the public comment period. Council Member Rachel Goates and Jerry Spencer provided extensive details about the lawsuit's basis and goals, while irrigators expressed concerns about assessment costs affecting their agricultural operations.

10 Acre Farm Lease Bid Advertisement

Town Clerk Christine Carrigan reported that the 10-year lease agreement with the previous lessee ended December 31, 2025, leaving the property currently unleased. The council needed to decide whether to put the property up for competitive bid and determine lease terms.

There was discussion about the timing, as the previous lessee (Mayor Tyler Shepherd) had already planted crops, not realizing the lease had expired. To address this situation:

Motion by Council Member Spencer to continue the current lease terms for one year, then reconsider at the end of that year. Second, by Ray Evans. Yes votes from Rachel Goates, Ray Evans and Jerry Spencer. Tyler Shepherd abstained from voting due to conflict of interest. Motion passed.

2024 WUI Ordinance #04092026-001 adoption

Motion by Council Member Spencer to adopt Ordinance Number 04092026-001, the International Wildland Urban Interface Code. Motion to pass by Rachel Goates, second by Council Member Ray Evans. Motion passed unanimously. (see attached)

CivicLinQ – vote to change over from Municode

Town Clerk Carrigan recommended switching from Municode to CivicLinQ for code hosting, citing significant cost savings (\$500 annually versus \$2,144.69) and improved accessibility for making changes.

Motion by Ray Evans to switch to CivicLinQ. Seconded by Council Member Spencer. Motion passed unanimously.

New Planning Commissioner Appointment

The council discussed the need for a new planning commissioner but had no candidates to consider. The position requires minimal time commitment, typically one hour monthly when meetings are needed, though no meetings have been held in the past two months due to lack of business. The council will continue seeking interested candidates.

Semi/Tanker Truck parking on Main Street

Council Members Spencer and Goates reported on safety concerns regarding semi-truck parking near intersections on Main Street, particularly at Third South near the bridge. The parking creates visibility issues for vehicles exiting side streets, as trucks block sightlines and drivers from Gunnison often exceed speed limits through that area.

The Council contacted the sheriff's office and UDOT engineer Doug Bassett about installing no-parking signs. UDOT will place signs if the town submits a letter documenting safety hazards and confirming sheriff's office enforcement support. There was discussion about contacting the truck driver (Jason Bott) and his employer (Bradshaw company) directly before pursuing formal signage.

Water Rates

Mayor Shepherd initiated discussion about water rate structure, expressing concerns that current rates don't adequately discourage high usage. The base rate is \$47 for 5,000 gallons, with minimal increases for higher usage tiers, potentially allowing someone to use eight times the base amount for only about \$30 additional.

Council Member Goates noted that 52% of users stay at or below 5,000 gallons monthly, with decreasing percentages in higher usage tiers.

The discussion included potential solutions such as implementing stronger tiered pricing, usage restrictions during peak months, and encouraging water conservation through appliance upgrades. Shay Morrison recommended having a professional water rate study conducted, suggesting either RCAC (nonprofit, free but slower) or engineering firms (faster but more expensive) to develop appropriate rate recommendations.

Council Member Goates contacted Janell Braithwaite at the Rural Water Association, who could update their 2024 study with 2025 usage data. The study would factor in budget requirements, depreciation coverage, and the recommended 20-25% savings rate for future capital improvements, as grant funding becomes less available.

The council agreed to include water needs assessment and rate structure in their upcoming work session with R6 and Jones and DeMille engineers.

Mayor/Councilmember/Department/Committee Reports

Mayor/Council Member Reports

Council Member Spencer reported ongoing work with Jones and DeMille on the pickleball court project, noting no immediate deadline pressure as contracts typically allow 18 months for completion with possible 6-month extensions.

Council Member Goates reported that the Planning Commission hasn't met in recent months due to lack of business and noted the need for a new adult advisor for the youth council, as she has taken on additional town council responsibilities.

Council Business

Motion by Council Member Ray Evans to approve the consent agenda including: approval of minutes for March 12, 2026 regular meeting; approval of claims (3-1-2026 to 3-31-2026); approval of payroll comparison report (2-1-2026 to 3-31-2026); and final cash receipts report (2-1-2026 to 2-28-2026).
Seconded by Council Member Rachel Goates Motion passed unanimously.

Public Comments

Christie Mangelson raised concerns about the May 1st CIB deadline occurring before the planned May 14th work session and expressed distress about allegations in the lawsuit regarding family members. She cited AI analysis indicating agricultural leases typically require formal notification, often six months before crop year end, and that automatic renewal occurs without proper notice.

County Commissioner Marty Palmer discussed his re-election campaign against Kevin Snow and highlighted his work on Central Utah Project revenue issues, which significantly impact county finances. He secured agreement from all 29 Utah counties to work with Utah Association of Counties for representation. Palmer also reported giving sheriff's deputies a 19% raise to address staffing shortages, noting law enforcement retention challenges statewide.

Sheriff's candidate Chris Painter introduced himself, describing his 20-year career progression through various roles at the sheriff's office. He acknowledged current staffing shortages and expressed willingness to work with the town on contract services and enforcement issues, including the semi-truck parking problem.

Clayton Sperry, Joel Winn and other community members continued expressing concerns about litigation costs and questioned whether the lawsuit had actually reached court proceedings. They expressed frustration about paying legal fees on both sides of the dispute. Town officials clarified the lawsuit is in discovery phase, with information gathering and witness list preparation ongoing.

Russell Goates noted that the Irrigation Company was threatening to sue the Town several months before the Town filed the complaint.

Brett Ballow asked who was paying the wages for the Town employee to monitor the hydros.

Justin Zohner stressed the importance of continued communication on all sides.

Rachel Goates read the 'Goals of the Lawsuit' prepared by the Town's attorney. (See attached)

Russ Mangelson responded that wasn't the Irrigation Company's side.

Chantal Rowley expressed frustration about personal attacks, rumors and childish behavior coming from some members of the Irrigation Company and directed toward Town employees, the previous mayor and her family.

The discussion revealed deep community divisions over the water litigation, with detailed explanations provided about the lawsuit's background, including 1985 agreements, electricity subsidies, and water rights issues. Community members called for mediation and direct negotiations rather than continued litigation expenses.

Adjourn

Motion by Council Member Evans to adjourn. Seconded by Council Member Goates Motion passed unanimously.

The meeting adjourned at 9:39 pm with thanks to attendees for their participation.

Christine Carrigan, Clerk