

Town Council Meeting

Meeting Minutes

June 24, 2026, 7:00 P.M.

20 North Main Street, Levan, UT 84639, US

Present at meeting: Mayor Tyler Shepherd, Council members: Brady Taylor, Ray Evans, Rachel Goates, Jerry Spencer

Town Clerk Christine Carrigan

Meeting Recorder: Treasurer Chelsea Carle, Clerk Chelsi Oliver

Public attending: Joel Winn, Dan Green, Carol Bennett

1. Opening Ceremonies

The meeting was called to order at 7:05 PM on Wednesday, June 24, 2026, at the Town Hall on Main Street, Levan, Utah. Mayor Tyler Shepherd welcomed those in attendance. The invocation was offered by Rachel Goates, followed by the Pledge of Allegiance led by Brady Taylor.

2. Local Building Authority – Agenda

No items were presented.

3. Regular Town Council Agenda

a. Discussion Items/Action Items

No separate discussion items were presented.

b. 2027 FY Budget Adoption

A motion was made to adopt the Fiscal Year 2027 Budget as outlined. The motion carried unanimously.

Motion to adopt the Fiscal Year 2027 Budget as outlined was made by Rachel Goates and seconded by Brady Taylor. The motion carried unanimously.

c. 2027 FY Budget Amendment

A motion was made to adopt the Fiscal Year 2026 Budget Amendment.

Motion to adopt the Fiscal Year 2026 Budget Amendment was made by Brady Taylor and seconded by Ray Evans. The motion carried unanimously.

d. Certify Property Tax Rate for 2026

The Council discussed the certification of the town's property tax rate for 2026. It was noted that the tax rate has been decreasing for several consecutive years, as the town has not actively changed it. The rate was reported to be 0.000403 (approximately 0.04%), which is estimated to generate total revenue of \$32,648 for the town.

Council members engaged in a brief discussion to clarify how the rate is applied to assessed property values and acknowledged that property tax represents a modest portion of overall town revenue. It was further explained that certification is required by the county and state auditors, regardless of whether the rate changes. The distinction between the town's rate and that of the school district was also noted, with the school district levying a substantially higher rate.

The discussion touched on the option to hold the tax rate steady at 0.000403 rather than allowing it to continue declining each year, which would require a Truth in Taxation process, including a public hearing and public notice. No action was taken on raising or stabilizing the rate at this time; the Council proceeded only with formal certification of the current rate.

Motion to certify the property tax rate for 2026 was made by Rachel Goates and seconded by Jerry Spencer. The motion carried unanimously.

e. Firework Restrictions

The Council discussed adopting a fireworks restriction ordinance in response to the severe drought conditions and elevated fire risk facing the region. Members acknowledged the ongoing fire emergency in southern Utah, with over 30,000 acres burned in the Beaver area, and expressed concern about the town's limited water resources and fire-fighting capacity.

It was clarified that, under state law, municipalities cannot enact a blanket ban on consumer fireworks on state-permitted dates. However, the proposed ordinance would prohibit the discharge of fireworks within 200 feet of an open field, an unimproved lot containing dry vegetation, or a lot containing a vacant building and dry vegetation. Given the town's landscape and the prevalence of dry vegetation, this restriction was acknowledged to be significant in practice. It was also noted that the Mayor retains the authority to issue an emergency proclamation banning fireworks on any given day should conditions warrant it.

The question of restricting fireworks to ground-based only was raised, but it was determined that state law does not appear to permit that level of local restriction on consumer fireworks. The Council expressed hope that the ordinance would give them a basis to act if residents discharge fireworks in unsafe locations, and that it would signal to the public the seriousness of the fire danger. It was noted that community pushback has been minimal, with most residents understanding the exceptional circumstances. The Council also discussed posting the ordinance on social media ahead of the Fourth of July holiday to inform residents and potentially deter unnecessary fireworks purchases.

Professional fireworks displays, such as the town's organized Fourth of July show, were confirmed to be unaffected by the ordinance. The park area, being county property, was noted to fall outside the scope of the town ordinance, though the Council discussed reminding the county of existing park rules regarding fireworks.

Motion to adopt Ordinance No. 06-24-2026-1 establishing fireworks restriction areas was made by Ray Evans and seconded by Brady Taylor. The motion carried unanimously.

4. Mayor/Councilmember/Department/Committee Reports

A Council Member provided an update on the ongoing park improvement project. Jones & DeMille has been assisting with the approval process, and final federal approval was reported to be close. The Council discussed and agreed to recommend that contractors delay disturbing the park grounds until after the Pioneer Day celebration on July 24, so as not to disrupt the community event with torn-up turf. It was noted that bids have been accepted and the project is ready to proceed once final approvals are received.

5. Public Comments

A resident, Joel Winn, addressed two matters during the public comment period.

Water Meter / Lot Sale: The resident explained that he has two lots he is attempting to sell and sought clarification regarding a water meter on one of the lots on Main Street. He indicated that the meter had been connected to the new water line and had been used by a neighboring resident with the approval of the town's water operator. He expressed concern that he had never been billed for the service and wanted to ensure that the meter situation was properly documented before a sale, particularly regarding impact fees. The town clerk indicated she would investigate the matter with the water operator and report back.

Building Permit Approval Authority: The resident also raised a concern stemming from a previous meeting, in which it had been stated that the planning/zoning commission held authority over building permits. He asserted that, based on his recollection of a council meeting approximately ten years ago, the Town Council has always held final say over building permits. A discussion followed among Council Members and the town clerk, who

confirmed that authority over final building permit approval had shifted at various points over the years. There was a period during which the planning commission had been granting final approvals, but that practice was corrected under a prior administration, and the Town Council currently holds final approval authority. The resident's concern was specifically related to two houses built within the past five years and their proximity to a future planned road corridor. Council Members acknowledged the history of the issue and confirmed the current process.

6. Closed Session

No closed session was called.

7. Closed Session

No closed session was called.

8. Adjourn

A motion was made to adjourn the meeting by Brady Taylor, seconded by Ray Evans. The motion carried unanimously, and the meeting was adjourned at 7:33 PM.

Christine Carrigan, Clerk