
Minutes
Levan Town Council Meeting
November 13, 2019
7:00 P.M.

1. Opening ceremonies:

The meeting was called to order at 7:00 PM by Mayor Corey Christensen. The invocation was offered by Mayor Corey Christensen. The Pledge of Allegiance was led by Councilmember Ray Evans.

2. Town Officials present: Mayor Corey Christensen and Councilmembers Ray Evans, Bruce Rowley, Brett Hone, and Jesse Richmond.

3. Town Staff present: Elizabeth Hone, Town Clerk; Heather Poulsen, Deputy Clerk; and Jason Worwood, Utilities Supervisor.

4. Others present: Rebecca Dopp (Times-News), Alan Paystrup (Planning Commission Chairman), Steve Hone, Drake Underwood (Juab Co. Sheriff's Office), Tyler Faddis (Jones & DeMille Engineering), Chris Chipping (Planning Commissioner), Dennis & Cindy Lowe, and Levan 2nd Ward Cub Scouts (Kolar Hooper, Anthony Searle, Porter Dudley, and Mindy Searle-Leader).

5. Action Items:

- a. Audit Report from Greg Ogden, Town Auditor. Mr. Ogden told the council that there were no management findings this year which was very commendable. He went through the audit report with the council. He called their attention to the State of Net Positions on page 15. The total net position of the Town as a whole had increased by \$248,662. The total unrestricted net position for the Town as a whole increased by \$133,829. The total net position for governmental activities increased by \$132,536. And the total net position for business-type activities increased by \$116,089. The pages that explained these were 15, 16, 17, and 23. He also directed the council to page 37 that showed the Town's long-term debt, the water & Electric revenue bond. Because the interest rates were so low there, he felt no need to pay the debt off earlier. Mr. Ogden expressed appreciation to the town employees for their cooperation. He then thanked Elizabeth Hone (Town Clerk) and Stephanie Wood (Town Treasurer) for their conscientious efforts,

and stated that they were diligent in checking to make sure things were done properly. Mayor Christensen thanked Greg Ogden for his work in helping the town with the annual audit.

- b. The Mayor welcomed the scouts.
- c. The council reviewed the 2020 Town Council Meeting Dates and Times. Councilmember Bruce Rowley made the motion, seconded by Councilmember Jessie Richmond, to approve the 2020 Meeting Dates and Times. All council members present were in favor. Motion carried.

6. Discussion Items:

- a. The council decided to change the date of the next council meeting from December 11th to December 5, 2019 at 7:30 pm.
- b. There was then a discussion and update on solar power and net metering. Dennis and Cindy Lowe were present. They have purchased a solar power system and would like to know about what would be involved in connecting to the town electric utility. It was stated that the town does not have an ordinance in place for net metering. The Lowe's stated that their situation was not net metering. They do not plan to put any power into the system. There is a transfer switch that will not allow power back onto the grid, Dennis explained. The town utilities supervisor explained that according to UMPA's (the power coop Levan is a part of) legal counsel, this system falls under the net metering umbrella because the system pulls load off of the utility power system. Levan was part of a study in 2015 which provided the town with some information. The town essentially becomes a battery back-up. The town's utility system has to pay for all the infrastructure. Levan has a consultant that has helped us figure what the costs would be. The package that would probably put in place that covers net metering would cover solar installation as well. It was then discussed that there is no ordinance in Levan at this point that addresses this. The Lowe's said that they really needed the town to move quickly so that they could take advantage of a tax rebate that was available if they could have the solar panels, batteries, and controller in place. Because the Lowe's need to

apply for a building permit to install this solar system on their house, the town agreed to try to get the needed ordinance and resolution, and the information and forms in place as quickly as possible to try to help them out. The town officials said they would try to have enough in place to allow the Lowe's to obtain the needed building permit to proceed with the solar panel installation in time to take advantage of the tax credit/rebate. This may be possible by the next council meeting, the 5th of December. The rate would be based on the size of the system the customer installs. The Lowe's said that they may want to install a generator that would completely separate them from the grid. But he said that it was required for him to be connected to the grid. Jason didn't know for sure about that. If the town can net meter, the Lowe's may want to do that. The Lowe's are the first who have actually pursued things to the point of seriously talking to the town about applying for solar power approval. The council would be fine with putting this on the agenda in December to pass a net metering package. Planning Commission Chairman Alan Paystrup asked the question that since the Planning Commission meeting would be the night before, could a building permit be approved on condition that the rates were put in place the next night in council meeting. The Dennis and Cindy Lowe both agreed that this timing would work for them. The Lowe's were told that they would have to wait to begin their installation until they had a building permit.

7. Mayor/Council Member/Department/Committee Reports

- a. Mayor/Council Member: The council was informed of two possible dates to attend an Elected Officials Essentials training provided by the Utah League of Cities and Towns. The two date will be December 14, 2019 and January 4, 2020 if they choose to participate. More information will be coming.
- b. Planning Commission: It was reported that the Planning Commission had discussed the Lowe's project and felt good about it pending the needed documents being in place. Jesse Richmond asked why this is different that being completely off grid. Jason explained that it was different because the grid becomes the back up for peak usage when the power is the most expensive. The rate that was being discussed was from a 2015 study and may

need to be a little different. A question was asked. When power is being put back on the grid it is usually during low consumption times so does the power get stored on the grid somehow or is it just lost? Jason explained that when it goes onto the grid, the power plants providing power just produce less power for the grid so the power that is put back on the grid by the net metering customers would be getting used.

c. Committee:

- None

d. Other:

- Drake Underwood from the Juab County Sheriff's Office was here to show support to the town.
- Tyler Faddis from Jones and DeMille reported that the Culinary Water Well Drilling Contract was approved. The town attorney is working on approving the contract from the town's side. There will be a meeting with the well driller to discuss drilling and equipping the well and the Cobble Rock and Tunnel Spring development. He also said that there had been a Pre-bid meeting yesterday with 10 contractors. The bids are scheduled to open on November 21, 2019.

8. Council Business:

a. Approval of Minutes

Councilmember Bruce Rowley made the motion, seconded by Councilmember Ray Evans, to approve the Town Council Regular Session minutes dated October 9, 2019. All councilmembers present were in favor. Motion carried.

b. Approval of Claims

Councilmember Jesse Richmond made the motion, seconded by Councilmember Ray Evans, to approve the Claims dated 10/01/2019 to 10/31/2019. All council members present were in favor. Motion carried.

c. Approval of Payroll Comparison Report

Councilmember Ray Evans made the motion, seconded by Councilmember Jesse Richmond, to approve the Payroll Comparison Report dated 9/01/2019 to 10/31/2019. All council members present were in favor. Motion carried.

- d. Approval of Final Cash Receipts Report**
Councilmember Brett Hone made the motion, seconded by Councilmember Jesse Richmond, to approve the Cash Receipts Report dated 9/01/2019 to 9/30/2019. All council members present were in favor. Motion carried.
 - e. Review of Tentative Cash Receipts Report**
The council reviewed the Cash Receipts Report dated 10/01/2019 to 10/31/2019.
 - f. Budget Report Review**
The council reviewed the budget report for 7/01/2019 to 10/31/2019.
- 9. Adjourn:** Councilmember Bruce Rowley made the motion, seconded by Councilmember Ray Evans, to adjourn. All council members present were in favor. The meeting adjourned at 7:50 PM.

Elizabeth Hone, Town Clerk