
Minutes
Levan Town Council Work Session
February 9, 2022
5:30 PM

Town Officials present:

Mayor Bruce Rowley and Councilmembers Ray Evans, Taryn Brooks, Chris Webb, and Amy Lowe were present.

Town Staff present: Town Clerk Heather Poulsen, Treasurer Stephanie Wood were present. Utilities Supervisor Jason Worwood joined virtually for the report from Dave Berg.

Others present: Dave Berge from DBC Consulting attended virtually for his report part of the meeting.

Welcome:

Mayor Bruce Rowley opened the meeting and welcomed all present at 5:37 PM.

Approval of Minutes: TC Work Session- January 9, 2022

In the minutes secretary Heather Poulsen reported the previous mayor Corey Christensen welcomed everyone instead of the new mayor Bruce Rowley. Councilmember Ray Evans made the motion to approve the minutes from January 9, 2022 with that correction. The motion was seconded by councilmember Taryn Brooks. All were in Favor. Motion Carried.

Discussion Items:

1. Electric rate study by Dave Berg Consulting:

Dave Berg explained that the last time he reported he did not have some updated information. He worked with the office and made sure all his information was correct and wanted to give his recommendations to the town for his electric study.

Dave's updated report took into account that the town will need to hire a third full time position by 2023 and the fact that Levan has a debt payment they make every year. He also made sure our newest rates were figured in.

Dave reported that if Levan town continued as it is with current rates by the end of the year 2025 its cash reserves would be depleted and it would be roughly \$12,000 in the negative. Given that the Levan Irrigation company uses the majority of its power during the summer months Dave suggested that the Town do rate adjustments two separate times of the year. A pumping season rate adjustment in the Spring, April, for the Irrigation company and one in July with the fiscal year for commercial and residential customers. For Levan Irrigation he suggested a 10% increase for this year and a 10% next year. To bring the irrigation company up to standard rates where the town is no longer subsidizing them. This would be followed by smaller increases of 2.5% each following year. For residential and commercial customers, he suggests a 2.5% increase yearly.

The Town Council decided that it would be best if Dave explained these changes to the Levan Irrigation Company before rates were officially changed. Utilities manager Jason Worwood and Mayor Bruce Rowley will also attend that meeting.

2. Distribution of Responsibilities

The distributions were as follows:

Mayor: Employees, Electric and UMPA, Safety, and Fire Board

Ray Evans: Mayor-Pro Tem, Garbage & JRDA, Green Dump, Streets, Beautification, Water,

Taryn Brooks: Jump Coalition, Planning Commission, Cemetery, Park

Chris Webb: Cable/Internet, Youth Council, Activities Committee

Amy Low: Animal Control, Youth Council, Activities Committee

3. ULCT 2022 Midyear Conference

Town Clerk Heather Poulsen explained that the ULCT midyear conference is coming up in April and she needed to know within the next week or so if anyone wanted to attend.

4. 16.10.100 Accessory Dwelling Units

The Town Council just passed a new accessory dwelling unit ordinance. Since then, the mayor had expressed some concerns. The ordinance allows for external accessory dwelling units to be built in town, but does not have any size regulations. He wondered if we even wanted to let them be allowed in the town or if it was just creating a loop hole for people to put more than one home on .5 acre lots. Deputy Clerk Heather Poulsen explained that in 2021 the state legislature passed an ordinance stating that internal accessory

dwelling units had to be allowed. In the process of writing the code to allow for that the Planning Commission noticed that our town code allowed for external accessory units. However, the town code did not give any regulations to those units so they added regulations for those into the ordinance. The Planning Commission did not have a size regulation because they felt that once you met setbacks and didn't encroach on the existing septic tank you wouldn't be able to build a very big external accessory dwelling unit.

The Town Council felt the ordinance needed to be reviewed by the Planning Commission and either have a size requirement on external dwelling units or get rid of them all together.

Adjournment:

Councilmember Ray Evans made the motion, seconded by Councilmember Amy Lowe, to adjourn. All members present were in favor. Meeting adjourned at 6:35 pm.

Heather Poulsen, Town Clerk