Town Council Meeting

Minutes

May 8, 2025, 7pm

Levan Town Hall

Opening Ceremonies:

Welcome: Mayor Bruce Rowley
Invocation: Ray Evans
Pledge of Allegiance: Belle Brough

Meeting Began at 7:02 pm

In Attendance:
Councilmembers: Rachel Goates, Ray Evans, Chris Chipping, Bre Aagard
Meeting Recorders: Christine Carrigan, Chantal Rowley
Also present: Rebecca Dopp (Times-News), Carol Bennett, Linda Hanks, McKenzie Stowell, Jason Worwood (Levan Utility Manager)

Local Building Authority Agenda: None

Regular Town Council Agenda:

Discussion Items/Action Items

Data Center Agreement

Mayor Rowley introduced the data center agreement, explaining that it involved selling power to a new customer without taking on additional power. He noted that this would help level out the town's power usage and potentially improve rates.

Jason Worwood provided additional details, stating that the data center would load follow, helping to improve Levan's load factor from its current 50% level. He emphasized that this was not a traditional large-scale data center, but rather a smaller operation using Levan's excess power.

Mayor Rowley said that the data center would be located near the mouth of the canyon by the hydro, minimizing potential noise issues for the town. He also stressed that Levan was not investing any money in the project.

Council members asked several questions:

- A council member inquired about the difference between this data center and those criticized in a recent newspaper article. Jason explained that this was much smaller in scale, using only 180 kW compared to the 50-500 MW used by larger operations.
- Another council member asked about the potential for expansion. Jason confirmed that any expansion would require approval from the town.
- There were questions about the specifics of the agreement, including blank spots on the second page. Jason assured that these details would be filled in before signing.
- A council member asked about Levan's liability for the equipment. It was confirmed that Levan would only be renting the space and would not be liable for the equipment.
- Questions were raised about cooling and internet provision for the data center. Jason explained that cooling would be part of their total power consumption, and internet provision was still under discussion.
- The council discussed the term of the agreement, with Jason suggesting it would likely be for 5 years initially.
- A council member noted the absence of a termination clause for Levan in the agreement. It was agreed that this should be added, allowing either party to terminate with 90 days' notice.

After discussion, a motion was made to approve the electrical service agreement with the addition of a termination clause and the completion of blank sections.

> *Ray Evans made a motion to approve the electrical service agreement with the modification of the termination clause and the completion of blank sections. Rachel Goates seconded the motion. The motion carried unanimously.*

24th Celebration Update – Mckenzie Stowell

Mckenzie Stowell presented an update on the 24th of July celebration plans. She outlined the following details:

- Theme: "Legends of Levan: Past, Present, Future"
- Bake sale: To be organized by Jody Jensen with potential help from the Daughters of Utah Pioneers (DUP)
- Banners: Jason Worwood confirmed he would handle setting up banners
- Flag raising ceremony: Lacey Dudley confirmed to sing
- Breakfast: Still under discussion, potentially involving the Lions Club
- Parade: Youth Council to assist with flags, treats, and pacing
- Car show: Confirmed
- Theme display booth: To be handled by the DUP
- Bounce houses: Deposit has been made
- T-shirt sales: Amberly volunteered to manage
- Dinner: RJ Barbecue to cater, with town council serving
- Entertainment: Still being finalized
- Fireworks: Confirmed

- Other activities: Possible movie night in the park, kickball game, and raffle

Mckenzie also discussed the need for better organization of parking and clean-up efforts during the event. The council agreed to work on improving these aspects.

The bike decorating contest was also discussed, with the council deciding to continue the event and assign Rachel to oversee it.

Activities Update – Linda Hanks

Linda Hanks reported that the Easter event went well and thanked those involved for purchasing and distributing eggs. She mentioned that the next major activity would be the 24th of July celebration, which Mckenzie was organizing.

Linda asked the council for input on future activities. The council agreed to focus on Halloween and Christmas events after the 24th of July celebration. They also discussed potentially participating in the county's Christmas illumination event again.

New Home Permit – Hans Olsen

The council reviewed a building permit application for Hans Olsen. The Planning Commission had thoroughly reviewed the application and found it to meet all requirements.

> *Belle Brough made a motion to approve the building permit for Hans Olsen. Ray Evans seconded the motion. The motion carried unanimously.*

New Home Permit – Briggs/Ludlow

The council reviewed a building permit application for Briggs/Ludlow. The Planning Commission had thoroughly reviewed the application and found it to meet all requirements, including lot size and setbacks.

> *Ray Evans made a motion to approve the home permit for Briggs and Ludlow, contingent upon the wastewater permit. Belle Brough seconded the motion. The motion carried unanimously.*

Mayor/Councilmember/Department/Committee Reports

Mayor/Council Member Reports

Mayor Rowley brought up two issues for discussion:

- Street Mowing: The mayor explained that the town was behind on mowing streets and proposed purchasing a specialized mower for $20,000-$22,679. He noted that this would be more cost-effective in the long run compared to contracting the service out. The council discussed the budget implications and agreed to proceed with the purchase using existing funds allocated for a lawn mower.
- Cemetery Plots: Mayor Bruce raised concerns about the current pricing structure for cemetery plots, noting that Levan's prices were significantly lower than surrounding areas. He proposed adjusting the prices, particularly for non-residents, to ensure long-term maintenance of the cemetery. The council agreed to put this item on the next meeting's agenda for further discussion and potential action.

Office Issued Permits Report

Planning Commission Report

Committee Reports

Other Reports

Council Business

Approval of Minutes for April 10th, 2025, Regular Meeting

Rachel Goates made a motion to approve the minutes for April 10th, 2025, regular meeting. Ray Evans seconded the motion. The motion carried unanimously.

Approval of Claims (4-1-2025 to 4-30-2025)

Approval of Payroll Comparison Report (3-1-2025 to 4-30-2025)

Approval of Final Cash Receipts Report (3-1-2025 to 3-31-2025)

Review Tentative Cash Receipts Report (4-1-2025 to 4-30-2025)

Review Budget Report (7-1-2024 to 4-30-2025)

Belle Brough moved to approve the claims for 4/1 to 4/30, the budget report from 7/1 to 4/30, the final cash receipts from 3/1 to 3/31, tentative cash receipts 4/1 to 4/30, and payroll from 3/1 to 4/30. Ray Evans seconded the motion. The motion carried unanimously.

Public Comments: None

Convene into Executive Session: N/A

Adjourn

Ray Evans made a motion to adjourn the meeting. Belle Brough seconded the motion. The motion carried unanimously.

Before adjourning, the council presented a gift to Carol, expressing their condolences for the loss of her father and appreciation for her service to the community.

Meeting Adjourned at 8:37 PM

Christine Carrigan, Clerk