

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL  
CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH  
APRIL 19, 2023**

A regular meeting the Mayor and Town Council of Central Valley Town was held Wednesday, April 19, 2023 at 7:30 pm at the Central Valley Town Hall, Central Valley Utah after due and timely notice had been provided pursuant to Section 52-4-6 UCA 1953, as amended to date.

**Mayor & Council Members Present:** Mayor Barney was excused; David Nielson, Susan Outzen, Kody Winkel and Charles Evans

**Staff Members Present:** Sheyenne Tenney, Clerk, was excused; Joey Luna, Maintenance

**Public Present:** Terri Sorenson, Marilyn Ross, Nathyn Luna, Robin Ames

**AGENDA:**

1. **Welcome:** David Nielson – acting as *Mayor-Pro-Tem* - led Pledge of Allegiance. Charles Evans offered invocation.

2. **Department Concern and Council Member Reports:**

Charles Evans, Water Department: Water samples are in the process of being completed; someone is now living in the house on 11 South Main; he is waiting instruction to complete the hookup process for that residence; sanders have been removed from the trucks; it now time to get ready to spray weeds; both he and Joey have been working at the cemetery to get it ready for Memorial Day.

Kody Winkel, Park Department: Ballfield has not been rolled yet; still waiting for the company to come do that; sprinklers have been marked; between 500-700 sand bags were filled between the 2 wards; he wants to get some shrink wrap to protect them if they do not get used; people have been using ballfield; no decision yet on when the splash pad can be put into use – maybe the week of Memorial Day. Joey stated there needs to be a new safety device on the chlorine system at the splash pad (State requirement); he has a bid of \$1,500 from KMECO for the device; he would like to stay with KMECO as they are familiar with the mechanics of the splash pad. David Nielson told him he would not have to get other bids as \$1,500 falls within the purchasing guidelines of the town rules.

David Nielson, Road Department: He reported he attended a meeting comprised of mayors and county commissioners at the request of Mayor Barney. One of the items discussed was the upcoming solar eclipse which will happen October 14, 2023. The astronomers have predicted the best place to view the eclipse will be Richfield, Utah; the commissioners are concerned with the large amount of people expected to flow into and impact the county for services; when this

happened a few years ago, Rexberg, Idaho was inundated with large groups of tourists which required services from the city and county; county is making plans to alleviate problems with trash, porta potties, food services, camping areas etc.

He also stated the Utah State Legislature increased B&C funds; do not know how much more the towns will receive at this point.

Public Health Services handout – will give to Town Clerk to give the public information on how to access health services in the area.

CIB is out of funding at present but David wants the council to keep in the mind the Nebeker and Land Slide Roads for possible improvement when funding becomes available again.

Susan Outzen, Planning and Zoning: General Plan is in final stages of completion; SB 174 requires a section in general plan which outlines goals and practices to conserve water resources; the new ordinance – Short Term Rentals – has been set for public hearing on May 10, 2023; SB 174 has defined new steps to process subdivision requests which will change our current subdivision ordinance – this will be the next project for the planning commission.

### **3. Minutes, Review and Approval:**

March 15, 2023 minutes were reviewed; changes made (1) Agenda item 7 – ~~Statement “A trailer was moved out of the property”~~ is stricken; should read *“The water department removed meter at the property when there was a problem with leaking at the trailer.”* (2) Same item – “Charles Evans believes whatever is decided it should be reduced ~~because~~ if there is evidence of ~~what~~ *water equipment* there already.” (3) Same item – 2<sup>nd</sup> to last paragraph – sentence should read: *Motion passed 3 to 1.*

Motion to approve minutes as amended above was made by Kody Winkel; Charles Evans 2<sup>nd</sup> the motion. David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes and Charles Evans voted yes. Motion was carried. Amended Minutes approved.

### **4. Monthly Expenditures - March 2023: Review and Approval**

The finances for March 2023 were reviewed by the council; Charles Evans made a motion to approve March 2023 monthly expenditures; Kody Winkel 2<sup>nd</sup> the motion. David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes and Charles Evans voted yes. Motion was carried. March 2023 monthly expenditures were approved.

### **5. Jeremy Johnson: Permitted and non-permitted used in Central Valley Town Land Use Zones, R1 and R2; Road Requirements.**

The matter was tabled as Mr. Johnson had previously met with the planning commission last week and found out the information he needed to know. He elected not to appear at this council meeting.

**6. Culinary Water System Ordinance 2014-001; Section 5 – Other Water System Requirements: Discuss Amendments and Approve for Public Hearing in May.**

The council reviewed the proposed amendments to this ordinance; one suggestion was made as to Old Water Hookups section:

Any meter installed, with the previous water system, “Central Waterworks Company”, where only the pipes and meter yolk are still in place, is subject to pay the Hookup Fee ~~and Impact Fees~~ as listed on the current Central Valley Consolidated Fee Schedule. If the remaining equipment is serviceable, ~~a discount of \$300.00 will be applied against the hookup fee~~ the water department shall determine any discount to be given and the town shall deduct said amount from the hookup fee. . .

After this discussion it was determined to continue the agenda item to May 17, 2023 Town Council for further study and determination of any more changes.

**7. Consolidated Fee Schedule: Review, Amend and Approve:**

The council reviewed the current schedule and suggested the following changes:

Land-Use Non-Refundable Fees:

Conditional Use Permit Application: Change fee from \$100 to \$200.

This change was requested by the Planning Commission due to the time spent by the planning commission processing, determining a mitigation list and monitoring of a conditional use permit.

Water Service Fees:

New Service Fee – Discount for equipment in ground prior to 2005: Amount to be determined by water department for equipment still serviceable.

Interrupted Water Service:

New Interrupted Service Fee: Vacation (Interim Fee) - \$10 per month

Motion to approve the amended Consolidated Fee Schedule was made by Kody Winkel. David Nielson 2<sup>nd</sup> the motion. David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes and Charles Evans voted yes. Motion was carried. Amended Resolution 2008-002 -Exhibit A is Amended as of April 19, 2023.

**8. Central Valley Town Employee Handbook: Discuss, Approve and Adopt:**

David Nielson stated he felt this item should be continued until the Mayor and Town Clerk could be here to enter their ideas and comments. Matter was continued to May 17, 2023 meeting.

**9. Compensation Step Plan for Central Valley Town: Discuss, Approve and Adopt:**

David Nielson stated he has read the plan but thinks no increase in wage should be automatic without a personnel evaluation each year; the council agreed. He recommended the matter be

continued to May meeting for further examination and discussion. Matter was continued to May 17, 2023 meeting.

**10. Resolution 2023-003: Public Town Council Meeting Rules of Order and Procedure: Review, Approve and Adopt:**

The resolution was discussed and a motion to approve was made by Charles Evans. Kody Winkel 2<sup>nd</sup> the motion. David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes and Charles Evans voted yes. Motion carried. Resolution 2023-003 was approved.

**11. Adjournment:**

Motion to adjourn was made by Kody Winkel. Charles Evans 2<sup>nd</sup> the motion. David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes, and Charles Evans voted yes. Motion carried. Meeting adjourned.

The next town council meeting will be May 17, 2023 @ 7:30pm.

**Items carried over to next agenda:**

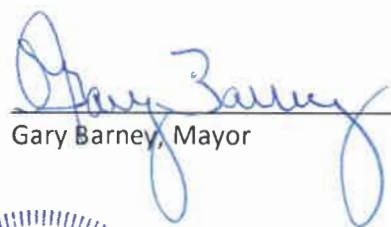
Culinary Water System amendments

Central Valley Town Employee Handbook

Compensation Plan for Central Valley Town

Minutes prepared by Susan Outzen/for Clerk Sheyenne Tenney

**Approved: May 17, 2023.**

  
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Gary Barney, Mayor

Attest:

  
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Sheyenne Tenney, Town Clerk



**NOTICE AND AGENDA**  
**CENTRAL VALLEY TOWN COUNCIL MEETING**  
**April 19, 2023**

Notice is hereby given that the Central Valley Town Council will meet on, Wednesday, April 19, 2023, at the Central Valley Community Center, 50 West Center Street, which meeting shall begin promptly at 7:30 p.m. The agenda shall be as follows. The order of business may be changed as time permits.

1. Meeting Called to Order; Pledge of Allegiance; Invocation.
2. Department Concerns and Council Member Reports.
3. Minutes: March 15, 2023: Approve.
4. Monthly Expenditures: March 2023: Approve.
5. Jeramy Johnson: Permitted and Non-Permitted Uses in Central Valley Town Land Use Zones, R1 and R2; Road Requirements.
6. Culinary Water System Ordinance 2014-001: Section 5 Other Water System Requirements: Discuss Amendments & Approve for Public Hearing in May.
7. Consolidated Fee Schedule: Review, Amend & Approve.
8. Central Valley Town Employee Handbook: Discuss, Approve & Adopt.
9. Compensation Step Plan for Central Valley Town: Discuss, Approve & Adopt.
10. Resolution 2023-003: Public Town Council Meetings Rules of Order and Procedure: Review, Approve & Adopt.
11. Adjournment.

**Posted April 12<sup>th</sup>, 2023.**

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS POSTED ON THE UTAH STATE PUBLIC NOTICE WEBSITE, POSTED AT THE CENTRAL VALLEY COMMUNITY CENTER, TOWN OFFICE AND DELIVERED TO EACH MEMBER OF THE CENTRAL VALLEY TOWN COUNCIL; DAVID NIELSON, SUSAN OUTZEN, KODY WINKEL, CHARLES EVANS.

SHEYENNE TENNEY  
CENTRAL VALLEY TOWN CLERK

In compliance with the Americans with disabilities act, individuals needing special accommodations during this meeting should contact Sheyenne Tenney at 435-896-7411 at least 24 hours prior to this meeting. In accordance with Ordinance Number 2015-003 this meeting may be conducted as an electronic meeting according to the procedures outlined in the ordinance. A telephone conference call or other computer electronic connections will be used.