

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

A regular meeting of the mayor and town council of Central Valley Town was held on Wednesday, July 19, 2023, at the Central Valley Town Hall, 50 West Center Street, Central Valley, Utah at the hour of 7:30 pm after due and timely notice had been provided pursuant to Section 52-4-2, UCA, 1953 as amended.

MAYOR & COUNCIL MEMBERS PRESENT:

Mayor: Gary Barney

Councilmembers: David Nielson, Susan Outzen, Charles Evans, Kody Winkel

STAFF MEMBERS PRESENT:

Clerk: Sheyenne Tenney

Maintenance: Joey Luna

PUBLIC PRESENT:

Tyler Timmons, Robyn Ames, Tan & Judy Sitthichai

AGENDA

1. Meeting Called to Order; Welcome; Pledge of Allegiance; Invocation

Gary Barney welcomed everyone and led the Pledge of Allegiance. Judy Sitthichai gave the invocation.

2. Department and Council Member Reports

Susan Outzen reported that Planning & Zoning has worked hard the last few months. The General Plan is ready for Town Council review and approval, as well as the Short-Term Rental Ordinance. They are now working on the Land Use and subdivision ordinance and updating other ordinances and codes.

David Nielson reported there are two problems with a couple roads in town. Landslide Road and Nebeker lane. Him and Joey scoped them out to see what is needed to fix them as well as marked and measured them. He spoke to Kade Burr with Hales Sand & Gravel/Staker Parsons. Mr. Burr estimated we would need 8 tons of asphalt to fix both issues. The problem is we don't have the equipment or manpower to handle that much asphalt at once. David stated we might be able to do Landslide Road which requires 2 tons of asphalt, and it could be hauled in with the snowplow; but trying to work the 6 tons of asphalt on Nebeker Lane will be problematic. Grading needs to be done as well on Nebeker Lane. David stated he spoke with Gary about it a little bit and on Friday, Dave will meet with Rodger Brazell, who did work on the Community Center parking lot; He will try to get an idea from Mr. Brazell what it will cost to get them both done by him. Another option is to let Nebeker Lane go another year or two until Sevier River

Road gets redone in 2025 and tie it in then to that project. David stated he would have more information in the August meeting.

Kody Winkel reported his appreciated and thanked everyone for helping with the 4th of July celebration; He doesn't think there will be any more games or practices on the town ballfield. Mayor Barney stated Richfield might be doing another tournament and may use our field.

Charles Evans reported that Chlorine was delivered today; Due to a low-level alert warning Charles and Joey upped the run time on the downtown well by an hour and a difference has been seen in chlorine. May need to up the chlorine now that it's running more; 160 W Center has their water meter installed. 400 N water meter is pending for installation. Owners want to put power in across all lots first on the properties underground. Charlie reported he told them the power lines could not be run in the water line trenches.

Mayor Barney thanked everyone for the 4th of July Celebration help; Rodger Brazell with Brazell Contracting LLC did seal and paint the blacktop like David mentioned. Mr. Brazell contracted with other towns and cities to seal cracks. When it gets cold, he will come mark what needs to be sealed; Splash pad is running and everything is fine. Sensors did have to be ordered and will be installed in the spring; Backhoe is running after being fixed. Needs emergency brake pads put on it though; Ordered unleaded fuel. If diesel is ordered, we won't fill it full so we can order winter blend; Need to work on organizing books for maintenance on vehicles so we don't spend on things that aren't necessary; Sign was donated to Central Valley Town by the Camp Cove View Daughters of Utah Pioneers (DUP). Monument across the street will be moved to the front of the Community Center. We want to try to keep bricks intact and then the sign that was donated will be put in between the brick columns like it is currently; Mr. and Mrs. Snow were unable to finish their home in the period allotted to them a year ago. An agreement was made with them and the council to have 365 days to build their home while they reside in their shop. They need and are asking for an extension on the time to build their home. Mayor Barney asked the council if they were okay with this, and the council agreed they could have another 365 days to finish. The clerk will draft a new letter stating this.

3. Approve: Minutes: June 21, 2023

A motion was made to approve the minutes of June 21, 2023, by Susan Outzen. Charles Evans second the motion. The voting was unanimous. Voting: David Nielson voted aye; Susan Outzen voted aye; Kody Winkel voted aye; Charles Evans voted aye. Motion carried. The minutes from the June 21, 2023, town council meeting was approved.

4. Approve: Monthly Expenditures: June 2023

David Nielson questioned a couple of charges in a resident's name. Sheyenne, Clerk, responded they are returned check fees and the actual amount of the check that was returned, and that the incidence happened twice.

David Nielson made a motion to approve June 2023 expenditures. Susan Outzen second the motion. The voting was unanimous. Voting: David Nielson voted aye; Susan Outzen voted aye; Kody Winkel voted aye; Charles Evans voted aye. Motion carried. The expenditures from the June 21, 2023, town council meeting was approved.

5. Review, Approve & Adopt: Ordinance 2023-001: Short-Term Rentals

Council Member Susan Outzen who is over Planning and Zoning (P&Z) explained P&Z worked on this for several months. A public hearing was held in June, and it passed to go to the council. Kody Winkel mentioned the ordinance seems very extensive. Susan Outzen agreed and stated P&Z used what other towns have in place and what they are doing to create what they see before them. Resident Judy Sitthichai asked to make a comment. Mayor Barney allowed it. Mrs. Sitthichai asked if Susan could explain what the ordinance is, further. Susan explained the ordinance is getting ahead of the short-term rentals that the county is seeing already and she wanted to get Central Valley ready for it by allowing it but making everyone interested in doing short term rental, go through the proper channels to make sure it is regulated and controlled so there are no problems for current Central Valley Town residents.

Kody Winkel made a motion to approve the Short-Term Rental Ordinance. Susan Outzen second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Kody Winkel voted aye; Charles Evans voted aye. Voting was unanimous, Motion carried. The new Short- Term Rental Ordinance (2023-007) was approved and adopted.

6. Review & Approve: Central Valley Town's Amended General Plan Update

Council member Susan Outzen oversaw this General plan Update and worked alongside Tyler Timmons with Six County AOG and the Planning and Zoning commission to accomplish it. She explained the General Plan is a blueprint for the town in how things are run and handled. There should be updated about every 5 years, and it had been longer than that for ours. A survey was sent out months ago for all residents to respond to. On page 8 the responses of the survey helped to bring forth the guiding principles. They are to maintain rural atmosphere, improve infrastructure condition and access, empower residents to make catalyst changes in their community and improve the quality of life for residents. Page 25 was read to the public as well. It talks about critical land which encompasses the Water Source Protection Zones for Meacham Springs. Survey questions sent out and responses start on page 27. Overall maintains rural atmosphere but to allow for a little growth. Susan also added she is happy with the maps we were able to get out of it.

Robyn Ames asked what was meant by page 8 where it says residents can make catalyst changes. Susan Outzen responded that if residents wanted to see any changes made to the General Plan, they would need to come to a town council meeting and suggest changes.

Susan Outzen made a motion to approve the General Plan Update. Kody Winkel second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Kody Winkel

voted aye; Charles Evans voted aye. Motion carried. The General Plan Update was approved.

7. Review, Approve & Adopt: Resolution 2023-007 General Plan Update: July 2023

Susan Outzen made a motion to adopt the resolution. David Nielson second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Kody Winkel voted aye; Charles Evans voted aye. Motion carried. Resolution 2023-007 General Plan Update: July 2023 was approved and adopted.

8. Discussion: Tyler Timmons, Six County: Central Valley Town's Needs Assessment

Tyler Timmons spoke to the council and mayor about his duties with Six County AOG and explained he is the one over our town as well as a few others south of us. He stated he would like to set up a meeting time with the council and mayor to discuss what the town needs and to find ways to obtain those needs through funding. Mr. Timmons will set a date with the clerk for this work meeting.

9. Adjournment

Kody Winkel made a motion to adjourn the meeting. Charles Evans second the motion.

The next town council meeting will be held August 16, 2023, starting at 7:30pm.


Minutes prepared by the Town Clerk, Sheyenne Tenney.

Minutes Approved by the Town Council Wednesday, August 16, 2023.

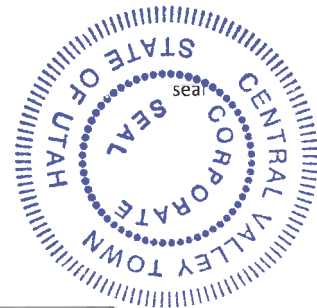


Gary Barney, Mayor

Attest:



Sheyenne Tenney, Town Clerk



VOTING: (circle one)

DAVID NIELSON	SUSAN OUTZEN	CHARLES EVANS	KODY WINKEL
<input checked="" type="radio"/> AYE <input type="radio"/> NAY	<input checked="" type="radio"/> AYE <input type="radio"/> NAY	<input checked="" type="radio"/> AYE <input type="radio"/> NAY	<input checked="" type="radio"/> AYE <input type="radio"/> NAY