

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL
CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH
JANUARY 17, 2024**

A regular meeting of the mayor and town council of Central Valley Town was held on Wednesday, January 17, 2024, at the Central Valley Town Hall, 50 West Center Street, Central Valley, Utah at the hour of 7:00 pm after due and timely notice had been provided pursuant to Section 52-4-2, UCA, 1953 as amended.

Mayor & Councilmembers Present:

Mayor: Gary Barney

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

Staff Members Present:

Clerk: Sheyenne Tenney

Maintenance: Joey Luna

Public Present:

Tyler Timmons

Robyn Ames

Max White

Donavan Allen

Deputy Moosman

Terri Sorenson

1. Meeting Called to Order

Mayor Barney opened by welcoming everyone. Mayor Barney led the pledge of allegiance. Charles Evans gave the invocation.

2. White's Sanitation Visit and Year Review

Max White came to address any issues the town may have and say his thanks for White's Sanitation to the council. The council didn't have any issues or comments. Mr. White went on to discuss town cleanup delivering 2nd of May and pick up May 13th. Mayor Barney stated we would like to go earlier in the year, in April preferably. Mr. White will get with Chet White to have that changed if he can make it work. Updated to add: Chet White was able to find an earlier date for Central Valley's Town Cleanup. The new dates are April 19-29th.

3. **Consider Approval:** Conditional Use Permit for Sierra REI Solutions LLC: Short Term Rental: 146 E Landslide Rd.

David Nielson asked about regular inspections or checkups being done. Susan Outzen stated that is part of the mitigation list Mr. Allen with Sierra REI Solutions LLC must follow. The Sevier County Building Inspector has also been out there and approved for them to move forward. A motion was made by Susan Outzen to approve the Conditional Use Permit subject to full compliance on the mitigation list. The permit will be revoked if full compliance isn't followed. David Nielson second the motion. Voting: David Nielson

voted aye; Susan Outzen voted aye; Charles Evans voted aye, Kody Winkel, absent. The permit is approved and will be issued to Mr. Allen.

4. Tyler Timmons: Updated from Six County

Tuesday May 21st at the SVC. Growth Summit. Dinner and Breakout sessions. Will be sending out registration links via email. Subdivision ordinance update being worked on, and the P&Z has reached out to Mike Hansen with Hansen Planning Group. That is the plan for now. The subdivision ordinance update is required by the state and help is given to do so. The ordinance won't change per se, the procedure will change itself. CivclinQ transition. Question by Sheyenne Tenney

5. Department & Councilmember Reports

David Nielson reported the last time the council met in November they decided and agreed to get with Jones & Demille to apply for possible funding. Mr. Nielson has not heard back on whether the grant was approved or not, but the application deadline was extended. The final decision for project selections will be made on February 4, 2024. Mr. Nielson has also talked with McClane, who works for Jones & Demille and he believes there may be possible issues with road construction on Sevier River Road coming in 2025. They both have concerns about the money quoted for the project originally, thinking it won't hold up with inflation. McClane wants to get together and discuss options for the road if it looks like we will be short on money to complete that project. Options include asking CIB for money to finish if you could co mingle the funds from each source. If that must happen and can happen, at that time, we could ask for the money for Nebeker Lane also. The Road requires 7-8 inches of asphalt, 5 inches of engineered base, and has several inches of Central Valley dirt. The plan is to get together with them to discuss options soon. The council will meet with the project manager early in the summer. David Neilson also reported the county continues insisting on the bike lane being put in on the same road. That will have to be worked out with the county financial wise because he doesn't believe Central Valley should pay for that, but it could benefit Central Valley if costs were shared for mobilization, etc. He reported he has made a list of what needs to be done as far as crack seals on all the roads and says that will need to be done soon. He will contact Rodger Brazell to get that going.

Lastly, he reported he was contacted at a meeting over the eclipse by Bobby Watts about roads that are maintained by the town but it's still under the county technically. The boundary was drawn on the wrong side of the road making it look like it's the county when it's not. Also, the road to the cemetery isn't Central Valley's Road and it's technically an easement owned by the county. It needs to be maintained and he talked to Bobby Watts with the road department and mentioned it to them. When they start to grade this spring, he is hoping that will happen. If not, we can just fix it ourselves. Susan Outzen reported property rights ombudsman will be coming in the next couple months for training for planning and zoning members; Section 5b of the land use ordinance called signing ordinance is done and set for public hearing in February; Planning meeting in February has been moved to Monday, February 12, 2024, instead of

Wednesday February 14, 2024; Susan was contacted by the Hansen Group for Subdivision Ordinance updates and they will get with her in the next couple months to update that ordinance.

Charles reported two new water meters were installed this past month. Water bypass was also done this past month; Roads have been fixed on 700 North; Chlorine regulation has been giving him problems lately. Two months ago, it was being overdosed and the pumps needed to be dialed down. There was a leak in the chlorinator. The chlorine levels last time they were checked were at about 4, which is a good place to be to reduce complaints in town.

Kody Winkel is absent but reported to the mayor that he will get with Joey next week to measure the baseball net so one can get ordered.

Mayor Barney reported Sheriff Nate Curtis contacted him about any work being done on the side of the road that requires signs for traffic. If there are complaints again about them not following this requirement, anyone involved will be fined.

6. **Approve:** Minutes: November 30, 2023

Minutes were reviewed by the council for the November 30, 2023, meeting. A motion was made to approve the minutes by Susan Outzen. Charles Evans second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Charles Evans voted aye; Kody Winkel, absent. Motion carried. The minutes from the November 30, 2023, town council meeting was approved.

7. **Approve:** Monthly Expenditures: November 2023 & December 2023

Expenditures were reviewed by the council. David Nielson questioned if the Peterson Plumbing invoices were for the meter hookups done recently. Charles Evans and the Clerk verified that it was for those plus stock parts for 2-3 extra meters. Susan Outzen questioned why in November there is a reinvestment in the PTIF accounts but not in December. Sheyenne responded that sometimes it gets deposited with the next month and that is when it's reconciled. David Nielson made a motion to approve November & December 2023 expenditures. Susan Outzen second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Charles Evans voted aye; Kody Winkel, absent. Motion carried. The expenditures for November & December 2023 were approved.

8. **Appoint and Approve:** Mayor Pro Tem 2024

David Nielson made a motion that Kody Winkel be Mayor Pro Tem 2024. Susan Outzen second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Charles Evans voted aye, Kody Winkel, absent.

9. **Discussion** to Change Community Center Rental Fee & Possibly Hire Cleaner

Mayor Barney explained the situations that have been happening, where we have multiple parties over the weekend, those parties aren't being held responsible for leaving the building dirty for the next party and so the party coming in must touch up or clean up what wasn't done before they can have their party. There isn't anyone to hold them accountable because it's not being checked after each party. David Nielson stated

he doesn't think we could find someone who would be willing to do that. Susan Outzen stated her idea would be to try to find someone who would be willing to and then raise the fee to rent the building 10-15 dollars, which would cover the cost for that person to check the building and clean up what needs to be done. No solution was presented that could be agreed upon, at that moment, so the topic was tabled.

10. **Amend & Approve:** Consolidated Fee Schedule: Community Center Fees
 Tabled for now because a solution wasn't presented that could be agreed upon at that time. No amendments made.

11. **Discussion to Consider Approval:** Business License Fee Refund for 2023 & 2024 for Ms. Robyn Ames.
 A motion was made by Charles Evans to not refund Ms. Ames her Money. David Nielson second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Charles Evans voted aye, Kody Winkel, absent. The request was denied.

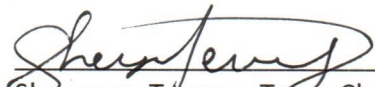
12. Annual Training for Council Members: Open & Public Meetings Act
 Sheyenne Tenney supplied a video made by the Utah Office of the State Auditor, Local Government Division. It was titled Open & Public Meetings Act 2023. This training, however delivered, is required each year for public officials.

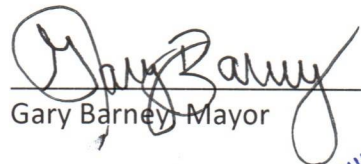
13. **Adjournment**
 Susan Outzen made a motion to adjourn the meeting. Charles Evans second the motion. The next town council meeting will be held on Wednesday, February 21, 2023, starting at 7:00pm.

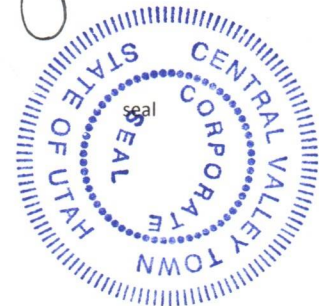
Minutes prepared by the Town Clerk, Sheyenne Tenney.

Minutes Approved by the Town Council Wednesday, February 21, 2024.

Attest:


 Sheyenne Tenney, Town Clerk


 Gary Barney Mayor



VOTING: (circle one)

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