

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL
CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH
February 21, 2024**

A regular meeting of the mayor and town council of Central Valley Town was held on Wednesday, February 21, 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

Staff Members Present:

Clerk: Sheyenne Tenney

Maintenance: Joey Luna

Public Present:

JJ Lund, Frieda Kiesel, Terri Sorenson, Robyn Ames

1. Meeting Called to Order

Mayor Barney opened by welcoming everyone, led the Pledge of Allegiance, and gave the invocation.

2. Department & Councilmember Reports

Dave Nielson: Brazell coating finished up crack sealing around town. No progress on the application submitted with Jones & Demille for the Transportation alternative program.
Susan Outzen: Planning Commission had a public hearing on section 5b- Land Use Ordinance on February 12, 2024. This section will be discussed and looked at tonight for the council to consider approval. They are looking at the subdivision ordinance as well but are realizing it will take longer than planned to work through it and update everything needed.

Kody Winkel: Ordered the baseball net cage from sport keeper. He was given two quotes, and they went with the cheaper one for \$1800; The new net may need new ropes; Kody has plans to get the field rolled this year since we weren't able to last year. He will start getting that put together. The high school rolls their fields every year and Kody will try to get with one of them to borrow it one afternoon. If not, Mayor Barney suggested renting one from Ahern Rental (United Rentals now) that we could run ourselves.

Charles Evans: good water samples last month; Joey has stayed consistent on how much chlorine is put in the water. It is being tracked well, however if there is a complaint on the water they want to know where the complaint is coming from in town so they can

track where the problems are; Will discuss the pump and more on the chlorine later in the meeting.

3. **Approve:** Minutes: January 17, 2024

Minutes were reviewed by the council for the January 17, 2024, meeting. Mayor Barney questioned in paragraph #2 about the new town cleanup dates, whether we were given a new one and to add it to the minutes. The clerk also mentioned the date of approval noted in the minutes wasn't correct and that would be updated also.

A motion was made to approve the minutes by Kody Winkel, with changes mentioned. Charles Evans second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Charles Evans voted aye; Kody Winkel voted aye. Motion carried. The minutes from the January 17, 2024, town council meeting was approved.

4. **Approve:** Monthly Expenditures: January 2024

Expenditures were reviewed by the council. David Nielson asked if the current balances of the loans we carry could be incorporated into the finance updates each month. The clerk will start adding that to the town council packets.

David Nielson made a motion to approve January 2024 expenditures. Susan Outzen second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Charles Evans voted aye; Kody Winkel voted aye. Motion carried. The expenditures for January 2024 were approved.

5. **Discussion to Approve** Sevier & Central Valley Town Road Maintenance Interlocal Agreement.

This agreement came about because the county noticed they owned a part of Main that they were not maintaining and it showed they owned on record, as well as, a small amount of a dirt road they were maintaining on 200 E that they didn't own on record. The boundary was on the wrong side of Main Street north of 840 North to the north town boundary. The town will take that over because the town has been maintaining it and it shows in town boundaries. The bike path is not maintained by Central Valley Town. It's now in the agreement as well so there is no further question by the residents. David Nielson made a motion to approve the Sevier County & Central Valley Town Road Maintenance Interlocal Agreement. Kody Winkel second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Charles Evans voted aye; Kody Winkel voted aye. Motion carried. The agreement on road maintenance between Sevier County and Central Valley Town was approved.

6. **Consider Adopting Resolution #2024-01** accepting the annexation petition filed by JJ Lund with Classic Jack Real Estate Holdings LLC for property located at approximately 630 N 150 E (Nebeker Lane)

Jonathan Lund attended the meeting and explained to the council, after being asked by Mayor Barney, how this annexation would benefit the town and why they should consider approving it. Mr. Lund would like to divide that parcel to build 5 separate single family living homes that are nice quality. All homes will be landscaped by his own

company before they are sold. He stated his hope would be to bring more locals to the town, those that want to move back or younger couples who can't find homes to buy. The parcel size and the frontage requirement of 100ft would allow 6 lots. However, that would make each lot .75 acres. If the parcel is only divided into 5 lots, they would be 1 acre each. Mr. Lund stated through this annexation process he would be asking for zoning whether R1 or R2. Mr. Lund is also asking for advice on what the council would like to see and what they think would be appropriate for the town. He also wanted to add that he isn't looking for a piece of land to annex that doesn't make sense. He is looking for smaller ones to add a few homes to that brings a small amount of growth without hindering the town which is why he chose the piece of land that he chose; it's close to main street, sits between land already annexed into town, and fronts a road that is already a town road.

Susan Outzen stated they are seriously considering making the frontage requirement larger; from 100 to 110. Susan also stated that the survey sent out to residents that was received back, when the general plan was being updated, had the majority of the residents in town wanting very little growth and no annexations.

David Nielson stated every year since he's been on the council they have had steady growth which brings income that we wouldn't see otherwise. Slow growth is okay to maintain the water system. He stated the other part of that is if you run into a situation where there isn't enough water those who were here before the annexation must deal with the situation.

Mayor Barney read a letter from Bruce Hendrickson during the discussion. A copy of the letter can be obtained from the town office clerk. Mayor Barney stated the new homeowner must be aware of the situations around them with Bruce Hendrickson's feed lot. They will also need to be aware of the ditch running across the front of the properties and that it will need to be maintained by each owner.

David Nielson made a motion to approve the resolution to approve the annexation.

Kody Winkel second the motion. Voting: David Nielson voted aye, Susan Outzen voted nay, Kody Winkel voted aye, Charles Evans voted nay, Mayor Barney voted aye due to the fact he wanted to save the town money by not getting the town into a lawsuit over it being denied. The majority vote carried the motion in favor. Resolution 2024-001 was approved and adopted, accepting the annexation petition. Which petition was certified by the clerk at the same time. A notice of the proposed annexation was posted on February 22, 2024, in all the required areas such as the Public Notice Website, Town's Website and the Reaper for three weeks starting February 26, 2024.

7. **Discussion** on Chlorination in the town's water

Mayor Barney explained this topic has come up because of multiple complaints about the water from their home faucets coming out smelling like chlorine, mostly in the month of December. Charles Evans explained that he isn't sure why sometimes it does and sometimes it doesn't. There are several factors that would contribute but he suggested turning down the chlorine to .2 from .4 with the drip system.

Charlie gave the council two pages; the first one is samples taken from around town in the past two weeks, the second is the amount of chlorine being pumped into the

system. The number is high originally and by the time it reaches the homes its being eaten up and it ends up being around .4 depending on the home and time of year. They have been trying to maintain .4 because that is the state standard maximum and CDC recommended maximum. Typically, they have chlorine enter the system through a drip system and they don't batch the chlorine unless they must clean out the tanks. The Council would like to understand the way it works because the chlorine in the water doesn't seem consistent. Mayor Barney asked why the second page showing how much chlorine they are tracking isn't consistent; it shows they are checking it randomly and sometimes have a two-week gap. Charlie responded saying it is being checked but if there is no change they don't write it down. The other factor is that some of the pumps do not pump all the time so you must turn the pump on manually to get the number of what is being put into the system's water sources and they don't do that unless needed. All the water from the water sources goes to the tank which then gets treated. Water must be going into the tank for the chlorine pump to turn on for them to adjust the chlorine levels. It is all a balancing act.

8. **Discussion to consider approval** to purchase a backup motor for the pump at the pumphouse.

Charlie and Joey asked the mayor and council for their approval to purchase a motor for the pumps in case one goes out. Charles Evans stated the motor backup pump quoted was about six thousand dollars. The purpose of the pump is to have a backup in case one goes out, so we aren't waiting days to weeks for a new one. It will be ready and available and if that happens it can be put in the day the old one stops working. There was no argument about whether this was a good idea or not; the council agreed they needed to be prepared for something like that happening.

Kody Winkel made a motion to approve a purchase of a new motor for the pumps. Susan Outzen second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Charles Evans voted aye; Kody Winkel voted aye. Motion carried. A new motor for the pump will be purchased.

9. **Discussion to consider approval** for new signing regulations: Section 5b of the Land Use Ordinance

Susan Outzen explained the section was added to get ahead of a future issue because the town currently doesn't have any code/ordinance regarding this. There were two public comments which were positive.

Susan Outzen made a motion to approve the new signing regulations. Charles Evans second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Charles Evans voted aye; Kody Winkel voted aye. Motion carried.

10. **Discussion** to change Community Center Rental Fee to be able to hire a rental manager/cleaner.

Mayor Barney brought the topic up again from last month with reasoning that the issue hasn't gotten better. Susan Outzen stated she came in to clean before a DUP meeting

and found the last party left dirty diapers in the trash and didn't take the trash out of the building. The toilets always need to be cleaned and should be cleaned after each party. Mayor Barney stated this was originally taken care of at least once a week by the ex-treasurer, Shelley Brown, and that when Sheyenne Tenney took over her position, in addition to her current position, it stopped getting done.

The bathrooms specifically are not on the cleaning checklist so this would need to be done by someone who checks the building after the party. The council discussed the issues of not having someone check the building after each party. It's been leaving the back-to-back parties having to clean up after the party before them before they can set up. There have been several parties lately not completing the entire cleaning checklist and leaving one or multiple things undone. After more discussion on this topic from the council and taking into consideration all the different approaches and ideas, the council agreed to bring on a cleaning person to come after each party without raising rates as a trial for a few months to see if it helps the situation. Susan Outzen will oversee this and report back on its effectiveness.

- 11. **Amend & Approve:** Consolidated Fee Schedule: Community Center Rental Fees
No changes were made because of the decision to hire someone without raising the fee to rent the building.

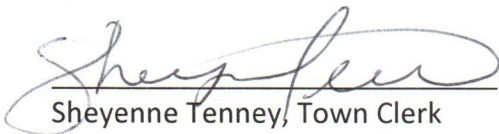
12. **Adjournment**

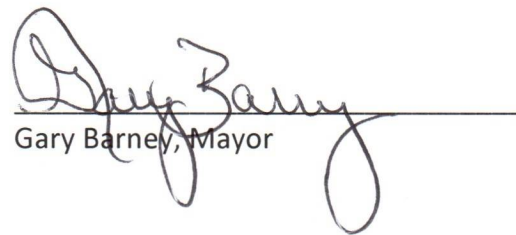
David Nielson made a motion to adjourn the meeting. Charles Evans second the motion. The next town council meeting will be held on Wednesday, March 20, 2024, starting at 7:00pm.

Minutes prepared by the Town Clerk, Sheyenne Tenney.

Minutes Approved by the Town Council Wednesday, March 20, 2024.

Attest:


Sheyenne Tenney, Town Clerk


Gary Barney, Mayor

seal

VOTING: (circle one)

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