

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

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

**Staff Members Present:**

Clerk: Sheyenne Tenney- absent

Terri Sorenson

Maintenance: Joey Luna

**Public Present:**

Brad Duffin, Robyn Taylor, Jeff Albrecht, Matthew Lenhart, Micklane Farmer, Robyn Ames

1. Meeting Called to Order

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

2. Open Public Hearing for Public Comments on 630 N 150 E Annexation

3. Accepting Public Comments:

Robyn Ames: Will there be right of way dedicated to the town? Will water shares be surrendered for each lot? Mr. Albrecht responded to Ms. Ames, there has already been 66ft dedicated on the current plat. The town has stated they will accept water shares or money for the conveyance fees. It hasn't been decided which will be given in exchange for culinary water.

4. Close Public Hearing

5. Open Town Council Meeting

6. Discussion on Public Hearing:

Susan Outzen: Planning & Zoning perspective. It is vital to align with the General Plan the town has in place. When the plan was updated a couple years ago a survey was sent out asking about several things including annexations. 66.7% responded saying they do not want any more annexations.

Charles Evans: Will the owners buying the land/homes be made aware of the feed lot to the East? Mayor Barney responded to him explaining that JJ Lund, the

owner, explained in the previous meeting, they will have a letter that will be given to potential buyers about that exact thing.

7. Consider Approval & Adoption of Ordinance 2024-001: Annexing Specific Property to Central Valley, Utah

Voting went as follows: David Nielson, Kody Winkel & Charles Evans voted aye. Susan Outzen voted nay. Motion was carried 3:1.

8. Department & Councilmember Reports

Mayor Barney gave Brad Duffin time to talk to the council and public about the reasons why he is running for county commissioner and what he plans to do if elected. He stated he's been asked to run for almost a decade and finally decided now is the time. He would like to see more industrial companies here. Something major needs to come here to help soften property taxes. The last major thing was Home Depot in 2007. He also thinks the county needs more affordable housing. Places people can live while working for the new companies that come here. These are the things that need fixed. The county can't afford to train employees and then have them leave because they aren't able to pay them. The county has lost multiple employees recently. He stated he has a plan to find a business that would want to be here and that would get the ball rolling to not have to raise taxes anymore and possibly lower them in the future. That is the goal.

David Nielson: This last month a spring developed on landslide road. After further research and investigation, it was discovered that there isn't an actual spring they think but that water is coming up from one of the other springs possibly. There is no record of another spring in that area. It has since dried up and since it wasn't tracked back to its origin before drying up and it's not causing an issue for anyone now, they will just let it be and see what happens.

Susan Outzen: Planning and Zoning is working on fine tuning the subdivision ordinance. SB 174 will come into play and the Mike Hansen Group will be helping them incorporate it into the town's ordinance. All the members of Planning have signed up to go to the Regional Summit A6 puts on annually.

Kody Winkel: Baseball season has started. The net is up. Gary, Joey, and Kody cut the baseline on the field. The field has been rolled and should be flatter than it has been. Water has been turned on for the grass. All the later times on the field have been taken by coaches for practice. There is a tournament at the field on a Saturday, exact dates couldn't be recalled but Kody would get back to Joey so he can take an extra garbage can over there.

Charles Evans: Good water samples. Low on chlorine but that was fixed by Joey. Charlie would like to get something going to capture the other springs that are up by Meacham spring and get them going into our system.

Joey: Started mowing the lawn and he will start spraying weeds next week. Sprinkler by bathrooms and splash pad repaired. Sink in bathrooms replaced and everything is good now. State likes to see .04 residual in the water with chlorine which is why it was turned up a bit.

Mayor Barney: Before baseball tournament let make sure the drinking fountain is turned on. Town cleanup starts this weekend. Regional Growth Summit put on by Six County, known as A6 now, will be May 21, 2024, starting at 5pm.

9. Minutes: March 20, 2024

Minutes were reviewed by the council for the March 20, 2024, meeting. David Nielson made a motion to approve the minutes. 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 March 20, 2024, town council meeting was approved.

10. Approve: Monthly Expenditures: February & March 2024

Susan Outzen made a comment stating it looked like a big loan payment was taken out in March. Mayor Barney confirmed. He also stated, the next one for the other loan will be taken out in October. David Nielson made a motion to approve the financials for February and March 2024. Susan Outzen second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Charles Evans voted aye; Kody Winkel voted aye. Motion carried.

11. Micklane Farmer with Jones & Demille: UDOT TPA 2024 Award Information & Discussion

Micklane Farmer with Jones & Demille was contacted by David Nielson several months ago about funding available through UDOT. However, to apply for the funding, the town needs to have a plan in place for improvements they want to see made. Several things were discussed such as streetlights, sidewalks, etc. A transportation plan is needed, and they are willing to help us with that. The town has one, but it needs updating. They decided to apply for funding to have one put together that covers all the developmental needs. Approval from the council was granted to apply for funding. It's called the Transportation Planning Assistance Grant. It was awarded at 55 thousand and a match to that 55 thousand is 3 thousand 8 hundred, Matching 5% of the cost. Micklane & Matt with Jones & Demille will go through the town's planning commission, the residents (public hearing) and the council to get information and to have discussions on what could be done with the funding. Once the project has been decided upon, they will go after funding to get the project completed. This whole process will take a while and take a lot of input. The process will start in July and take 8-12 months to finish when the funding becomes available. The form emailed will be submitted by Micklane tomorrow.

12. Discussion to Consider Approval for Conditional Use permit for Ropin' Robyn Hat Co.: Robyn Taylor

Susan stated Robyn has been to Planning and Zoning already and they saw no issues with approving the conditional use permit, subject to full compliance with the mitigation list. It was approved and passed on to the town council for final approval.

Susan Outzen made a motion to approve the conditional use permit if full compliance with the mitigation list is agreed upon and signed. Kody Winkel second the motion.

Voting: David Nielson voted aye (declaring conflict of interest); Susan Outzen voted aye;

Charles Evans voted aye; Kody Winkel voted aye. Motion carried. The permit was signed, and a business license was issued to Robyn at that time.

13. Adjournment

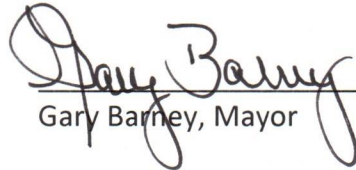
Susan Outzen made a motion to adjourn the meeting. Kody Winkel second the motion. Voting: David Nielson voted aye, Susan Outzen voted aye, Kody Winkel voted aye, Charles Evans voted aye. The meeting was adjourned at 7:53pm.

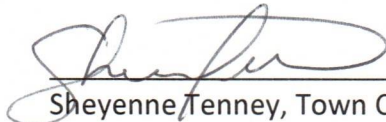
The next town council meeting will be held on Wednesday, May 15, 2024, starting at 7:00pm.

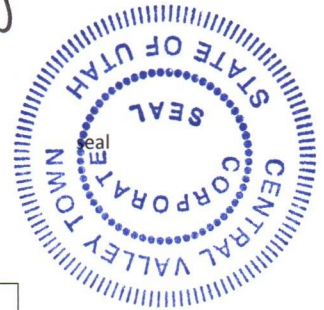
Minutes prepared by the Town Clerk, Sheyenne Tenney.

**Minutes Approved by the Town Council Wednesday, May 15, 2024.**

Attest:

  
\_\_\_\_\_  
Gary Barney, Mayor

  
\_\_\_\_\_  
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