

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

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

**Councilmember excused**

Kody Winkel

**Staff Members Present:**

Town Clerk: Emma Jo Cadwalader

Maintenance: Joey Luna

**Public Present:**

Micklane Farmer, Kaden Finlinson, Kade Snow, Paul Damron, Robyn Ames, Teri Sorenson, Krista Snow, Brad Eyre, Cameron Gay, Nonie Gay, Jason Ogden, Kacey Nielson, Hailey Nielson, Ray Hunt, Terry Spencer, Larrin Larsen, Suz Larsen, Lance Snow, Lora Jones, Ray Jones, Chad Johnson, Brooke Johnson, Steven Olsen

**1. Meeting Called to Order:**

Mayor Barney welcomed everyone to the November 21, 2024, town council meeting at 7:01 PM. He led the Pledge of Allegiance and gave the invocation.

**2. Review & Approve: Minutes October 16, 2024**

Susan Outzen made a motion to approve the minutes as written. Seconded by Charles Evans. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans voted yes; Motion carried. Minutes from October 16, 2024, town council meeting was approved.

**3. Review & Approve: Monthly Expenditures August 2024**

Susan Outzen asked what the check in the amount of \$31,480.88 written to the Utah Department of Government Operations on October 1, 2024 was for. Town Clerk Emma Jo Cadwalader said it represented the annual payment on the Road Loan. Susan also noted that \$2600.00 and \$2250.00 monthly transfers were not shown on the PTIF account statement. Emma Jo explained that they were not made in a timely enough manner to reflect on the PTIF statement, but supporting documentation was included in Town Council packets from iPas and from the General Ledger showing that both transfers were made. David Nielson made a motion to approve the monthly expenditures for October 2024. Charles Evans seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted

yes; Charles Evans voted yes. Motion carried. Monthly expenditures from October 2024 were approved.

**4. Department and Council Member Reports:**

Councilmember Charles Evans said that the water samples were good. The water system is getting back up and running as normal. He said Joey has been working hard. He reported that in order to complete it, an antenna needs to be installed on the water tank, He was given a bid for \$2,300 from Kmeco which was presented to the council. Mayor Barney said he had a question about that. He asked if the power line was worn out, or what had caused the problem. Charlie said he thought it had been cut when they put the water line on Landslide Road. Mayor Barney said we need to determine responsibility. Charlie said he would look at it tomorrow and see if it was done during construction or worn out.

Councilmember Susan Outzen reported the Subdivision Ordinance has been updated as approved October 16, 2024. She also noted that the Planning & Zoning meetings for the next two months will be held on Tuesdays - December 10 and January 7.

Councilmember David Nielson asked that his report be deferred until #13 with Micklane Farmer's report.

Mayor Barney said he and David had met with Micklane and Kaden of Jones & DeMille on some road projects that will be addressed in this meeting. He also said there are some issues with one of the water tanks. It is not a bad sample, but it is natural-occurring organisms which show up in the pre-chlorination tests. Periodically tanks need to be cleaned. We are currently looking for someone to come in and clean the tank.

**5. Review, Discuss and Approve:** Larrin and Suz Larsen property line variance.

Larrin requested a property line adjustment on the west side of their property. In September he built a fence and placed it 8 feet past the boundary of the adjoining lot (that he also owns). He asked for a variance allowing a lot with 101-foot frontage for that other lot. Mayor Barney noted the fact that the fence was not built in compliance with the building permit that was obtained from the county. David Neilson explained that these actions have resulted in a lot that would not be legal to build on. Mayor Barney said we are not able to do anything until the county decides whether they are going to make you take your wall out. He said they have created a non-compliant lot. David asked Larrin what his plan is long-term with the lot to the west of his. Larrin said it would be compliant under the old ordinance. He also said when he talked with the county building department, he was told that it was Central Valley's decision whether they would grant the lot line movement or not. Mayor Barney said that is not what he was told. Larrin also said that Jason Monroe had told him that he may be required to re-do his subdivision. Susan Outzen reiterated that he had not complied with the building permit that was signed by the town. She said prior to putting in the fence he should have come in to the town and not violated the building permit.

**6. Review and Approve:** Kade Snow – Road speed concerns

Kade addressed the town council stating that he lives on Main Street and has found the speed of vehicles on that street increasing. He said he felt that it was most likely out-of-towners and visitors to the area, like the ATV jamboree. He noted the high number of children in the area between 100 North and 100 South and voiced his desire to have the town reduce the speed in that area. He asked if the speed on Main street could be reduced to lower than 35 miles per



hour. He also addressed the possibility of completion of the bike path. Mayor Barney explained that the bike path is a joint venture with both the county and the town and would be addressed later in tonight's meeting. Kade presented a petition he had circulated to the Mayor. Mayor Barney shared information from a road speed study conducted recently that showed speeds to be about 4 miles over the posted speed. David Nielson said there was not enough data to justify lowering the speed limit at this time. Kade then expressed his desire to have stop signs installed at 100 North and 100 South, making both intersections 4-way stops. Mayor Barney suggested that we could possibly post "Children at Play" signs in the area and that he felt there was a way to come to a resolution to this situation. He said the town council will take it under consideration and come-up with a solution. The issue was tabled – to be put on the agenda in December.

**7. Review, Discuss and Approve: Transfer of excess Fund Balance monies (12K)**

Town Clerk, Emma Jo Cadwalader explained that as part of the Agreed-Upon Procedures, the office of the State Auditor stipulates General Fund Balance Limitations. According to these guidelines, the town's general fund balance cannot exceed 100% of the town's total revenue. Currently Central Valley's

- Total General Fund Revenues for 2024      \$396,089
- Present Unreserved Fund Balance            \$407,225

Resulting in an excess fund balance of \$11,136. The auditor's recommendation is that the town reduce its excess fund balance by including the excess in next year's budget or by transferring the excess to a capital projects fund for the planned capital projects.

David said the council had discussed generators for the town hall and water tank previously. Susan Outzen made a motion to move the \$11,136 to a capital Fund Project. Seconded by David Nielson. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans voted yes; Motion carried. The \$11,136 will be moved to a capital Fund Project.

**8. Review, Discuss and Sign: Central Valley Town Ethics Compliance Agreement.**

Emma Jo explained that as part of the Agreed-Upon Procedures, the office of the State Auditor has provided a guide for compliance. In section 25 it states: "Ensure that the entity requires and maintains conflict of interest disclosures for all officials and employees with decision-making or management responsibilities that is updated annually." The disclosure was distributed to all town council members and employees to be signed and added to their employment record.

**9. Designation and Approval of Town Engineer:**

In accordance with the Subdivision Ordinance adopted by the town October 16, 2024, the town needs to have a designated Engineer. Mayor Barney cited several firms in the area. Susan Outzen made a motion to designate Jones & DeMille as the designated engineer to keep us in compliance with Bill 174 and the new subdivision ordinance. Seconded by David Nielson. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans voted No. Motion carried. Jones & DeMille will be the designated engineer for Central Valley Town.

**10. Review and Discuss: Micklane Farmer, of Jones & DeMille review and update Central Valley Town's Master Plan**



Micklane was joined by Kaden Finlinson in presenting a review and Transportation Master Plan for Central Valley. He explained that during the planning process they will have a public open house in the future where residents of the community will be welcome to express comments and ask questions, although the update tonight is for the town council. They specifically focus on connectivity and designating which roads should be classified as collectors. Center Street and Sevier River Road are collector roads. They wanted to ensure the council was up to date about what was happening. Down the road, it will be the council's decision for adoption of the plan. They have been meeting with the mayor and Dave over the last few months. Kaden did a power point presentation of the roadway networks. Layout of "proposed roads" are not set in stone at this time and are easily changed and revised. Using the existing roadway infrastructure, they are basically just expanding the town's current grid system. The plan allows the town to have more control over how the town develops over the years. Susan asked about the proposed change along south Main Street and Micklane explained it is based on there being less traffic on south main and on contingent growth. He stated that the cross collector on south Main represents an existing right-of-way. Pedestrian facilities were addressed for Main, Center and Sevier River Road and future sidewalks, bike paths, etc. were noted. The public will have an opportunity to express their desires for these developments at a future date. Vehicle crash data was demonstrated and Micklane said they would be making a heat map of that information. The proposed update with public engagement is anticipated to begin in January, February and March.

- 11. Review, Discuss and Approve:** Central Valley Town's purchase of water shares  
Mayor Barney stated he had been approached with an opportunity Central Valley Town to purchase 48 shares of Elsinore water at \$5,000 per share. David asked Charlie how much water Elsinore issue average per year and he said about 3 ft. This is similar to the Richfield shares which go for \$5,000 to \$7,000 per share. Charlie said with a culinary right, a concrete ditch would be required. Susan wondered if it would be cost-effective to just rent it out – if we would break even? Charlie stated that if it was put into the water system (not culinary, but secondary), it would make the culinary water go further. He said it depends largely on what you do with the culinary water. Susan said she wondered if we would want to pay that amount of money for just surface water with the only return on it - being if somebody rents it from us it would be a wash. She stated that if we went pressurized irrigation, it would be a big expense. Charlie agreed, saying you would have to put pipes in and you would have to pump it into the irrigation system. He explained that that is what Annabella does. They pump the water into ponds. It depends on what the plan is. There are ways to put it underground. Mayor Barney noted that we are currently trying to get the 39 shares that we have underground. This Item was tabled, to be addressed at the work meeting scheduled for Monday, November 25.
- 12. Review, Discuss and Approve:** Central Valley Town purchase of backhoe  
Mayor Barney reported that the town has been offered first option to purchase a used backhoe. It is a CAT 420F2, 2018, with 1,400 hours on it for \$65,000. A new backhoe is \$130,000. Charlie said it didn't seem like a bad price, but he would prefer to see the money spent to put a cap on one tank and do some other upgrades. Susan asked what the condition was of the current backhoe. David said it was bad. Mayor Barney said that they are always having to fix it. He said every time they fire it up they have to fix something. Charlie said the old one was an 80's model.

The mayor asked Joey for his input. He said that Cat is a good brand and parts are easily obtained. He said ours is falling apart and although the old one needs lots of fixing, Charlie seems capable of the numerous repairs. David suggested the old one could probably be sold to a farmer, although it probably wouldn't sell for too much. David wondered if the budget could accommodate the purchase. Mayor Barney said he thought it should be tabled at this time and addressed in the work meeting.

- 13. Review, Discuss and Approve:** Brad Eyre – Eyre Estates Subdivision  
**This was a misprint and should not have appeared on the agenda.**

**14. Adjournment:**

Susan Outzen made a motion to adjourn at 8:15 PM. Seconded by David Nielson.

Minutes approved 12/19/2024

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Gary Barney, Mayor

Attest:

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Emma Jo Cadwalader, Town Clerk

VOTING: (circle one)

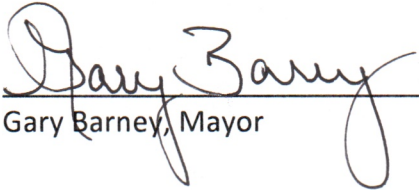
DAVID NIELSON		SUSAN OUTZEN		CHARLES EVANS		KODY WINKEL	
YES	NO	YES	NO	YES	NO	YES	NO

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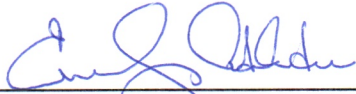
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Gary Barney, Mayor

Attest:

  
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Emma Jo Cadwalader, Town Clerk

VOTING: (circle one)

DAVID NIELSON		SUSAN OUTZEN		CHARLES EVANS		KODY WINKEL	
<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input checked="" type="radio"/> YES	<input type="radio"/> NO