

**MINUTES OF THE SPECIAL WORK MEETING OF THE MAYOR AND  
TOWN COUNCIL  
CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH  
July 21, 2025**

A special work meeting of the mayor and town council of Central Valley Town was held on Monday, July 21, 2025, at the Central Valley Town Hall, 50 West Center Street, Central Valley, Utah at the hour of 6:30 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, Kody Winkel

**Staff Members Present:**

Clerk: Emma Jo Cadwalader

1. **Meeting Called to Order:** Mayor Barney opened the meeting at 6:33 pm and welcomed everyone.

2. **Review & Discuss & Approve:** Amendment of Resolution 2008-02 amending the current Consolidated Fee Schedule. Based upon the information received in the 2025 water study completed by the town engineers, Jones & DeMille, it was recommended that the conveyance fee on the Consolidated Fee Schedule be amended. Susan Outzen identified the fact that we are currently charging a conveyance fee for subdivision lots only, it is a developer fee. However, private owners of lots (not subdivision lots) are not required to pay a conveyance fee. She recommended that **both** subdivision developers and private lot owners be required to pay the conveyance fee to ensure adequate water service for now and in the future. Dave Nielson stated that it would be the fairest way to do it. Dave made a motion to amend the current Consolidated Fee Schedule to read: (1) Subdivision developers are required to surrender to Central Valley Town 1.0 acre foot of underground water rights per subdivision lot **OR** in lieu of water, pay a conveyance fee of \$25,000 per subdivision lot hookup. (2) Any new hook up to the system by a private landowner (not subdivision) is required to surrender to Central Valley Town 1 acre foot of underground water right **OR** in lieu of water, pay a conveyance fee of \$25,000 per new hook up. All new hook ups going forward will be required to surrender to Central Valley Town 1 acre foot of underground water right per hook up or pay the \$25,000 conveyance fee for every new hook up. A motion was made by David Nielson to amend the Consolidated Fee Schedule as stated above. Kody Winkel seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes. Motion carried.

3. **Review & Discuss & Approve:** Hiring of Scott Thomsen and wage. With the resignation of Water Operator, Charles Evans, the council deemed it necessary to replace him. Scott Thomsen has had his water certification associated with Central Valley Town for several years and is agreeable to provide his services to the town. Kody expressed his agreement with this

arrangement. Central Valley Town will pay for the renewal of his water certifications. The pay decided upon was \$25.00 per hour and he will be put on as an employee. A motion was made by Kody Winkel to hire Scott Thomsen as water operator for Central Valley Town Seconded by Susan Outzen. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes. Motion carried. Scott Thomsen will be hired as a water operator for Central Valley Town at \$25.00 per hour.

4. **Other Business:** The question was raised about the about the possibility of extending the term of the current moratorium. Mayor Barney said it would not be feasible because the moratorium was put in place to enable the water study to be completed. The town attorney, Josh Christner was contacted via telephone call and the possibility of a separate moratorium was discussed due to the fire safety issues with inadequacy of water available at the north end of town.

5. **Adjournment:** A motion was made by Kody Winkel to adjourn the meeting. David Nielson seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes. Motion carried. The meeting adjourned at 8:49 pm.

The town council will meet with the town attorney, Josh Christner, the first of next week, August 1, 2025, to fill the interim vacancy on the town council.

Minutes approved by the Town Council Wednesday, August 20, 2025.



Attest:

Emma Jo Cadwalader, Town Clerk

Susan Outzen, mayor pro tem  
Acting for Gary Barney, Mayor

VOTING: (circle one)

DAVID NIELSON		SUSAN OUTZEN		KODY WINKEL		JOE REYNOLDS	
<u>YES</u>	NO	<u>YES</u>	NO	<u>YES</u>	NO	<u>YES</u>	NO