

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL  
CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH  
July 16, 2025**

A regular meeting of the mayor and town council of Central Valley Town was held on Wednesday, July 16, 2025, 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, Kody Winkel

**Councilmembers Absent:**

Charles Evans

**Staff Members Present:**

Clerk: Emma Jo Cadwalader

Maintenance: Brandon Barney

**Town Attorney Present:**

Josh Christner

**Public Present:**

Connie Hare, Jim Hare, Robyn Ames, Parker Vercimak, Micklane Farmer, Joe Reynolds, Scott Thomsen, Matthew Lenhart, Kyler Nielsen

1. **Meeting Called to Order:** Mayor Barney opened the meeting at 7:02 pm. He welcomed everyone and led the Pledge of Allegiance. Kody Winkel gave the invocation.
2. **Review & Approve:** Minutes – June 18, 2025: Minutes were reviewed by the council for the meeting held on June 18, 2025. David asked if Tytan security completed the repairs on the security system and was told they had. A motion was made by Susan Outzen to approve the minutes as written. David Nielson seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans - absent; Kody Winkel voted yes. Motion carried. Minutes from June 18, 2025, town council meeting was approved.
3. **Review & Approve:** Monthly Expenditures – June 2025: Expenditures were reviewed by the council. Kody Winkel made a motion to approve June 2025 expenditures. David Nielson seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans - absent; Kody Winkel voted yes. Motion carried. The expenditures for June 2025 were approved.
4. **Department and Council Member Reports:**



David Nielson (Roads) David said he would defer his report to Micklane Farmer of Jones & DeMille later in the agenda.

Susan Outzen (Planning & Zoning) Susan reported that the Planning & Zoning Commission is currently working on two projects. 1) Coding update with Jones & DeMille. They have had one meeting and copies of the current information have been delivered to them. Their next meeting is scheduled for July 31, 2025. 2) They are also drafting by-laws for coding. They hope to have it ready for a public hearing in September.

Kody Winkle (Parks) Kody said the 4<sup>th</sup> of July celebration was a success. He noted there were a few less than last year's event and thanked the council and all the other individuals that helped to make it successful. He reported the lawn mower has been repaired; sprinklers have been repaired and the damage to 3<sup>rd</sup> base has been taken care of.

Brandon Barney (Water) Brandon presented the report due to Charlie's absence. He reported good water samples for the month. They had to complete investigative procedures on one source that came back bad, but the issue has since been resolved and now it is good. The State Water Audit started today with John Chartier and is progressing.

Mayor Gary Barney The mayor read a resignation letter which was submitted today by Charles Evans today. The letter listed his resignation date as June 30, 2025. The council will follow the state mandated procedures to work through the situation. Scott Thomson offered his services and certification status to enable the town to hopefully move seamlessly through the process of designating a new Water Master. Brandon said he needs 1 years' experience prior to sitting for the exams.

**5. Review & Discuss & Approve:** Micro seal on roads - Micklane Farmer of Jones & DeMille deferred to Matthew Lenhart to present the details of the project. Citing the \$330K funds resulting from Sevier River Road coming in underbid, they have compiled a cost analysis for addressing the needed micro seal project for the roads. He distributed a priority list based on their evaluation and Central Valley Town's needs. After discussion, the conclusion was reached to prioritize 1) North Main Street 2) Central Boulevard and 3) 100 North for 3 blocks west and 1 block east. The cost was \$6.50 per square yard. No motion was made to approve.

**6. Review & Discuss & Approve:** Adopting Sevier County building inspectors as building inspectors for Central Valley Town (Resolution 2025-002) Kody asked for clarification whether this is something we have already been doing, but have never had a written, documented agreement in place. He was told it was. A motion was made by David Nielson to adopt Sevier County building inspectors as building inspectors for Central Valley Town. The motion was seconded by Kody Winkel. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes. Motion carried. Sevier County building inspectors were adopted as building inspectors for Central Valley Town.

**7. Review & Discuss & Approve:** Installation of Code Enforcement Officer The decision to appoint a Code Enforcement Officer was made at a prior Council meeting. A motion was made by Kody Winkel to appoint Trevor Peterson as Central Valley Town Code Enforcement Officer. The motion was seconded by Susan Outzen. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes. Motion carried. Trevor Peterson will be the new Central Valley Town Code Enforcement Officer.



**8. Review & Discuss & Approve:** Backup generator at Meacham pump house - Brandon present bids – Brandon explained that Blake Electric has not yet completed their bid. It was discussed that it was less expensive to purchase the generator outright and then to have them install it. The majority of those present favored Cummins. The item was tabled until the bids are received.

**9. Review & Discuss & Approve:** Hare subdivision - water shares Connie Hare presented a document outlining their desire to obtain a variance from the Central Valley Town Subdivision Ordinance requiring water shares be transferred to the new buyer. After discussion and input from Jones & DeMille engineer Parker Vercimak regarding the extensive demands that would be placed on the water system, David Nielson made a motion to stay with the current ordinance requiring the shares to stay with the lot. Seconded by Susan Outzen. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes. Motion carried. The ordinance stands as written and shares must remain with the lots (6 & 7) in Cove Peak Estates.

**10. Review & Discuss & Approve:** Water study update - Parker Vercimak  
An extensive study and review of the Central Valley Town water rights, sources and storage has been completed by Jones & DeMille. Several water study meetings have been held with councilmembers and Jones & DeMille recently. Parker’s recommendation is that Central Valley Town needs to purchase more underground water rights. The current price for underground water is between \$20-25K per acre foot. Kody asked if conveyance fees needed to be increased to \$20K per lot and was told it may be one answer. Any new development needs to pay the current market rates. Priority system improvements needed included 1) backup generator at Meacham well, 2) rehab #2 tank and 3) chlorination of the downtown well. It was suggested to go to ClB for funding. Running a new main line east of Main Street was explained. Priority 3 projects included pipe improvements and that the sources in general can be reequipped. A motion was made by Kody Winkle to approve the water master plan update. Seconded by David Nielson. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes. Motion carried.

**11. Review & Discuss:** Setting up a Capital Projects fund for Water project  
Town clerk Emma Jo Cadwalader explained the benefits of using a capital projects fund to increase transparency and better track the expenses and resources used in projects. Prior to setting up a capital projects fund, a written long-range capital plan documenting a list of specific projects and for each project an estimate of the total cost and amounts to be spent each year until the project is complete. Proposals would then be placed on the meeting agenda to adopt the long-range capital plan and create the fund.

**12. Discuss & Review:** 4<sup>th</sup> of July celebration follow-up  
The 4<sup>th</sup> of July celebration was quite successful. Funds included:  
Beginning balance in the cash box was: \$208.45  
We added: \$800.00  
withdrawn from the bank (including 12 rolls of quarters for game prizes)  
For a starting total of: \$1008.45  
Cash box at the end of the day was: \$2,507.45  
After replacing the original amount in the cash box (\$208.45)  
We deposited: \$2,299.00



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After replacing the original amount in the cash box (\$208.45)	
We deposited:	\$2,299.00

back in the bank on July 7, 2025.

We spent:

\$2,915.38

on food and supplies.

**Net loss from the event was:**

**\$634.93**

\*(This **does not** include the canopy purchased from Jorgensen's for \$1,644.65)

**13. Discuss: Diana Brian** – Water pressure issues Diana's concerns were already addressed so she did not attend the meeting.

**14. Adjournment:** A motion was made by David Nielson to adjourn the meeting. Susan Outzen seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes. Motion carried. The Central Valley Town Council adjourned at 8:40 pm. The town council will meet for regular council meeting on August 20, 2025. A special meeting of the council was scheduled for July 21, 2025.

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



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

Attest:

Emma Jo Cadwalader, Town Clerk

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