

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND
TOWN COUNCIL
CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH
August 20, 2025**

A regular meeting of the mayor and town council of Central Valley Town was held on Wednesday, August 20, 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 was excused for family responsibilities

Councilmembers: Susan Outzen, mayor pro tem, David Nielson, Kody Winkel, Joe Reynolds

Staff Members Present:

Clerk: Emma Jo Cadwalader

Maintenance: Brandon Barney

Town Attorney Present:

Josh Christner

Public Present: Teri Sorenson, Robyn Ames, Micklane Farmer, Connie Hare, Cassie Bateman, Jim Hare, Kaden Finlinson

1. **Public Hearing:** Central Valley Transportation Master Plan A presentation of the Transportation Master Plan was not given, as this had been given three times in previous town council meetings.

Public comments: Susan Outzen, acting mayor pro tem, opened the floor for public comments, allowing the public an opportunity to express comments (with a time limit of 3 minutes each). Robyn Ames said the map with zones was outdated. She indicated the bridge on south Main, annexations, and sections accessed only by Highway 118 were not designated on the map. Susan Outzen acknowledged that the map was from 2012, but this is the zoning map used by Central Valley Town. Micklane Farmer referenced her to the road map in the appendix of the plan, which is the map of roads rather than just zoning. Robyn was also concerned that the population of the town was not presented as a consistent number. There were no other comments from the public.

2. **Close Public Hearing:** Public hearing was closed at 7:15 PM

3. Open Town Council Meeting

4. **Meeting Called to Order:** Susan Outzen, mayor pro tem, opened the meeting by welcoming everyone and acknowledged Joe Reynolds who will be filling the interim vacancy created on the town council by the resignation of Charles Evans. David Nielson led the Pledge of Allegiance. Kody Winkel gave the invocation.

5. **Review & Approve:** Minutes – July 16, 2025, July 21, 2025 and August 1, 2025

- Minutes were reviewed by the council for the July 16, 2025, town council meeting. A motion was made by Kody Winkel to approve the minutes as written. David Nielson seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. Minutes from July 16, 2025, town council meeting was approved.
- Minutes were reviewed by the council for the July 21, 2025, special meeting of the town council. A motion was made by Kody Winkel to approve the minutes as written. David Nielson seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. Minutes from July 21, 2025, special town council meeting was approved.
- Minutes were reviewed by the council for the August 1, 2025, special meeting of the town council. A motion was made by David Nielson to approve the minutes as written. Joe Reynolds seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. Minutes from August 1, 2025, special town council meeting was approved.

6. **Review & Approve:** Monthly Expenditures – July 2025: Expenditures were reviewed by the council. Kody Winkel made a motion to approve July 2025 expenditures. David Nielson seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. The expenditures for July 2025 were approved.

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

David Nielson (Roads) David referred to item #5 from the July 16, 2025, town council meeting minutes (Micro seal on town roads) and explained that \$100,000 of the money received for the Sevier River Road Reconstruction was from UDOT and that money must be spent only on that specific project. He said therefore, the \$330,000 resulting from the project coming in underbid was really \$230,000. He said that in the past, when there are unexpended funds, CIB has allowed us to use the small amounts for other projects. The amounts have never been this large. He has been unable to get a commitment from CIB that they would allow us to use these funds for the micro seal on other roads. Considering the upcoming major water projects we will

soon be faced with, he and the mayor have determined that the best action at this point is to turn the funds back to CIB. Therefore, the micro seal previously discussed will not be completed at this time. Sunroc still has some work to finish on the project and this will be completed soon. Kody asked if there would be any work done on the triangle area. He said he had some public comments that there were areas where machinery had leaked oil. David said if that was the case, Sunroc would complete the cleanup. He indicated the property was owned by the Church of Jesus Christ of Latter-Day Saints. Micklane also commented that Sunroc still has some clean up to be done.

Kody Winkle (Parks) Kody reported that Brandon said the park lunch program participants left a lot of mess when they used the pavilion this summer. Although the pavilion is the church's property, clean-up has been done by the town in exchange for the town's use. Kody said baseball season is winding down and he will check and see if the field is not being used, then they will take down the net and store the bases for the winter.

Joe Reynolds (Water) Joe and Brandon said the state requires us to report at least one routine sample per month, but we usually do 2-3 each month. We follow the state regulations for source testing monthly. Of the 4 sources, we had one come back contaminated, but this was remedied, and all distribution samples were clean.

Susan Outzen (Planning & Zoning) Susan said Planning and Zoning are currently working on two projects at this time. They are drafting new by-laws that should be ready for public hearing in September and the coding update to be presented later in this meeting.

8. **Review & Discuss & Approve:** Backup generator at Meacham pump house - Brandon presented two bids. He said Moore's do not purchase the generator. It is more cost effective for us to purchase the generator and have them do the installation. The bids received were KEMCO (Moore) for a total cost of \$70,365 (which includes Central Valley Town's cost for the generator) and Blake for \$69,130. Bids were for the same size generator and comparable installation. David Nielson expressed his feeling that we have had a good working relationship and history with Moore's. After a discussion of services, warranties and brands, a motion was made by Kody Winkel to purchase the Cummings generator ourselves and have KEMCO do the installation for a total of \$70,365. Seconded by Joe Reynolds. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. The town will purchase the Cummings generator and KEMCO will do the installation once the generator is received. Brandon will follow through on this.

9. **Review & Discuss & Approve:** Transportation Master Plan - Jones and DeMille brought 5 copies of the Transportation Master Plan for the town. David said he felt they had done a really good job and that there was some very valuable information in the book. He felt the plan should work for another 20 years. David Nielson made a motion to approve the Transportation Master Plan. Joe Reynolds seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. The Transportation Master Plan completed by Jones and DeMille was approved.

10. **Review & Discuss & Approve:** Building Permit Application Process – Town attorney, Josh Christner stated there were several issues found in the recently completed water study.

- A 6-month moratorium expired yesterday but there is still quite a bit of work that needs to be done.
- State Code 10-9a-509 allows the rejection of building permits in some cases.
- Subdivisions included in the water study should be able to move forward at this time.
- A public notice is being drafted that will address conditions that need to be resolved for any new permits.
- At this time, other than those included in the water study, any new permits for primary structures requiring water would likely be denied.
- Permits for structures not requiring water should be approved.

Kody Winkel asked for clarification of what work needed to be done. It was indicated that new pumps, generators, extending tank capacity and other improvements (as per the water study completed by Jones and DeMille) were needed.

Susan Outzen stated that any annexed land requires 1 acre foot of underground water for each lot. She stated we should not accept any new subdivision applications until the water issues identified by the water study were resolved.

Joe Reynolds asked if lots included in the water study completed by Jones and DeMille were approved and he was told that they were.

Josh explained that efforts are being made to try to alleviate some of the pressure on the current system while improvements are in the process of being made.

Josh said once the building permit has been issued, the homeowner can proceed with building.

- Permits will need to be addressed on a case-by-case basis at this time because we cannot legally continue the moratorium.

Joe asked if this would stop the Hare's from going forward. He was told no.

David said we currently have 29 lots approved, but it could possibly take 15-20 years to develop all of them.

Susan clarified that the town attorney, Josh Christner, is drafting the public notice and that any new subdivision applications will be addressed in the notice.

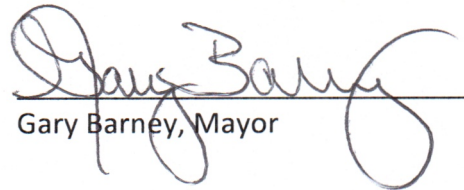
David Nielson made a motion to approve the letter drafted by town attorney, Josh Christner without a specific date for resolution. Kody Winkel seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. The public notice letter drafted by town attorney, Josh Christner without a specific date for resolution was approved.

11. **Review & Discuss & Approve:** Jones & DeMille – Current coding updates – Kendall Welch from Jones and DeMille did an online presentation of the current status of the coding update project. She said the kickoff was the first of August. She agreed to send the documents to the town email so copies could be printed for council review. Projected completion of the project should be by the first quarter of 2026.

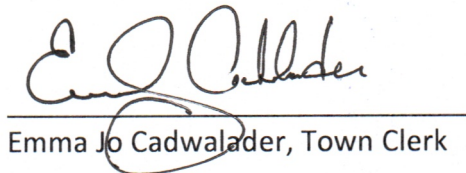
12. **Adjournment:** A motion was made by Kody Winkel to adjourn the meeting at 8:38 PM. Joe Reynolds seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. The Central Valley Town Council will meet on September 17, 2025.

Minutes approved by the Town Council Wednesday, September 17, 2025.




Gary Barney, Mayor

Attest:


Emma Jo Cadwalader, Town Clerk

VOTING: (circle one)

DAVID NIELSON		SUSAN OUTZEN		KODY WINKEL		JOE REYNOLDS	
YES	NO	YES	NO	YES	NO	YES	NO