

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL  
CENTRAL VALLEY TOWN COUNCIL MEETING  
OCTOBER 15, 2025**

A public hearing and a regular meeting of the mayor and town council of Central Valley Town was held on Wednesday, October 15, 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:**

Mayor: Gary Barney

Councilmembers: David Nielson, Susan Outzen, Kody Winkel, Joe Reynolds

**Staff Members:**

Clerk: Emma Jo Cadwalader

Maintenance: Brandon Barney (excused)

Water: Scott Thomson

**Town Attorney Present:**

Josh Christner

**Public Present:**

Teresa Reynolds, Cassie Bateman, Robyn Ames, Kaden Finlinson

1. **Public Hearing Call to Order:** Mayor Barney opened Public Hearing for Amendment of the FY2025-2026 Budget. It was proposed to amend by resolution the following line items to accommodate the grant from CIB/UDOT for the Sevier River Road Reconstruction Project that was not reflected in the budget previously.
  - Increase Revenue State Grant (Line item #10-33110) to \$718,9792.00
  - Increase Expenditures Roads improvement (Line item #10-60692) to \$723,792.00
2. **Public Comments:** Robyn Ames asked if these were the only changes to be made to the budget at this time. She was informed that they were.
3. **Close Public Hearing**
4. **Open Town Council Meeting**
5. **Meeting Called to Order:** Mayor Barney welcomed everyone to the October 15, 2025, town council meeting. The mayor led the Pledge of Allegiance and Joe Reynolds gave the invocation.
6. **Review & Discuss & Approve:** Town Council Meeting Minutes – September 17, 2025  
David Nielson made a motion to approve the minutes from September 17, 2025. Seconded By Joe Reynolds. Voting: David Nielson votes yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. Minutes from September 17, 2025, town council meeting was approved.



7. **Review & Approve:** Monthly Financials – September 2025 – Financial reports and expenditures were reviewed by the council. Susan Outzen said she didn't see the interest received in the PTIF accounts 4320 and 4628 in budget 10 on the front page. She also wondered if, since the loan was paid off for 4628, if that account should be closed and the funds transferred to PTIF account 4320 (the main savings account). Emma Jo said she would check with the State Treasurer and verify the correct procedure to handle this. Susan also stated that the land use fees will need to be adjusted due to unanticipated fees that were collected. Kody Winkel made a motion to approve the September monthly financial reports with the changes as indicated. Seconded by Susan Outzen. Voting: David Nielson votes yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. The September monthly financial reports were approved with the changes as indicated.

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

Kody Winkle (Parks) Kody reported that the bases and mound were put away into storage last week. They plan to fertilize the lawns next week, water that in, and then shut the water down.

Joe Reynolds (Water) Joe reported good water samples last month. A leak was fixed on Nebeker Land and a valve repaired at Tunnel Springs. The mayor noted that they were still having trouble with the valve, and the repairman was supposed to come today. Joe said that Brandon had indicated it was successfully taken care of.

David Nielson (Roads) David said SunRoc was back this week finishing up. They have been working on the list of items to be completed. The cleaning work on the Bruse's fence has been completed and they should be about done.

Susan Outzen (Planning & Zoning) Susan said Planning & Zoning continues to work on the coding project currently. She said next month the next area of focus will be land use. She requested a joint work meeting with the town council to address some areas of concern prior to proceeding with changes. The commission's main concerns include detached accessory building units that are not attached to the home but built behind the home. She stated that our ordinance states we are Single Family Dwellings, and we would be putting 2 families on one lot. Her main concern is additional water hookups and utilities. These items need to be addressed prior to their next Planning & Zoning meeting. It was agreed that the joint meeting would take place at 7:00 pm on Tuesday, October 28, 2025, at the town hall.

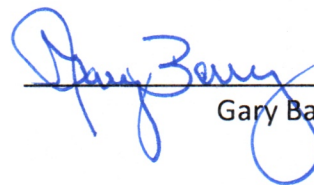
Mayor Barney: The mayor said he will not be available on Wednesday, November 19 and requested we reschedule town council to Tuesday, November 18. That was agreeable to everyone. He also stated that in the past we did not have town council meeting in December, and he invited each council member to think about it prior to the next meeting and make a decision at that time. He asked if members of the council wanted to have a holiday celebration in January again and have town council meeting earlier in the month. He informed the council that there is a meeting at the R-6 building on November 3 from 6-7:30 with County Commissioners and probably building inspectors concerning code enforcement. He asked if anyone would like to go that night to let him know. He is unable to attend and has asked Susan if she would go. On Wednesday, October 29<sup>th</sup> from 2:00-3:00, a flood plan management regulation meeting will be held here.

9. **Review & Discuss & Approve:** FY 2025-2026 Budget Amendment - David Nielson made a motion to approve and adopt Resolution 2025-001 FY2025-2026 Budget Amendment. Kody Winkel made a motion to approve the 2025-001 FY2025-2026 Budget Amendment as discussed in the Public Hearing. Seconded by Susan Outzen. Voting: David Nielson votes yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. Resolution 2025-002 FY2025-2026 Budget Amendment was approved.
10. **Review & Discuss & Approve:** Purchase of new lawn mower – This summer our lawn mower was in for service three times, and we were told it wasn't going to last much longer. The last time Brandon was cutting the lawn, one of the blades flew off it. The mower that Jorgensen's let us use this year



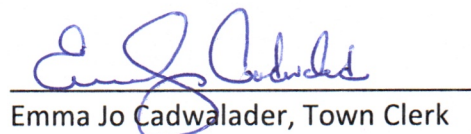
was bigger than what we need. Home Depot, Larsen's and Tractor Supply were all visited, but the mowers they carry are more for residential use. They all carry the Cadet, but the only person who services them is in Kooshare. To replace what we have been using, a Walker at Jorgensen's would be about \$15,800. A Dixie Chopper would be approximately \$16,200. Dave said he felt we needed a commercial and Kody agreed, stating that a residential would take twice as long to complete the mowing. It was decided that we needed a 54" deck. David Nielson made a motion to approve the purchase of a new commercial mower to replace one wearing out. Seconded by Joe Reynolds. Voting: David Nielson votes yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried.

11. **Review & Discuss & Approve:** Fraud Risk Assessment – Emma Jo explained the State's program for fraud risk prevention. She covered the guidelines and procedures for implementing them. David asked for clarification of the mitigating processes we employ and they were explained. Susan Outzen made a motion to approve our current Fraud Use Assessment. Seconded by David Nielson. Voting: David Nielson votes yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. The current Fraud Risk Assessment for Central Valley Town was approved.
12. **Review & Discuss & Approve:** Annual Conflict of Interest – The Conflict of Interest Policy of Central Valley Town was distributed to the council for review and each council member was given a document to be signed and posted on the website. Kody Winkel made a motion to approve the Conflict of Interest Policy for Central Valley Town. Seconded by David Nielson. Voting: David Nielson votes yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. The Conflict of Interest Policy for Central Valley Town was approved.
13. **Review & Discuss:** Jones & DeMille – Current coding updates were presented by Kendall Welch. She covered Title 5 – Business License Regulations and Title 6 – Animal Regulations. Efforts are being made to have the animal regulations coincide with the county, as they are the ones that enforce them.
14. **Adjournment:** A motion was made by David Nielson to adjourn the meeting at 8:19 pm. Kody Winkel seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Kody Winkel voted yes. Motion carried. The Central Valley Town Council will meet next on November 18, 2025.



Gary Barney, Mayor

Attest:



Emma Jo Cadwalader, Town Clerk

VOTING: (circle one)

DAVID NIELSON		SUSAN OUTZEN		CHARLES EVANS		KODY WINKEL	
<u>YES</u>	NO	<u>YES</u>	NO	<u>YES</u>	NO	<u>YES</u>	NO