

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL
CENTRAL VALLEY TOWN COUNCIL MEETING
JANUARY 14, 2026**

A regular meeting of the mayor and town council of Central Valley Town was held on Wednesday, January 14, 2026, 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, Joe Reynolds

Councilmembers excused: Ron Cropper

Staff Members:

Clerk: Emma Jo Cadwalader

Maintenance: Brandon Barney

Public present: Diana Brian, Matthew Lenhart (Jones & DeMille)

1. **Meeting Called to Order:** Mayor Barney welcomed everyone to the January 14, 2026, Town Council Meeting. The mayor led the Pledge of Allegiance and gave the invocation.
2. **Review & Discuss & Approve:** Town Council Meeting Minutes – November 18 and December 29, 2025. Susan Outzen made a motion to approve the minutes from November 18 and December 29, 2025. Seconded by Joe Reynolds. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes. Motion carried. Minutes from November 18 and December 29, 2025 town council meetings were approved.
3. **Review & Discuss & Approve:** Monthly Financials – November and December 2025
Financial reports and expenditures were reviewed by the council. Susan Outzen questioned the \$704 outstanding check on the November bank reconciliation to Environmental Systems Research Institute (ESRI). This is the annual membership fee for geological access. The mayor is currently planning to inquire with Jones & DeMille to see if this is something the town needs to continue or if the need is being met with our association with Jones & DeMille. She also asked about Line item 51-44681 USDA RD Loan on the Monthly Operational Budget Analysis. This is the loan payments (interest and principal) that are auto drafted monthly for the water project loan that began in 2018 and 2019. The monthly payments of \$1645 and \$228 are shown monthly in the bank reconciliation. The loans will be paid off in 2058 and 2059. Joe Reynolds made a motion to approve the November and December monthly financial reports. Seconded by David Nielson. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes. Motion carried. The monthly financial reports for November and December 2025 reports were approved.

4. Department and Council Member Reports:

David Nielson (Roads) David said he had been out checking the roads to determine if crack seal would be needed in the spring. He has checked 2nd West and 2nd South and they could use a little work. He said he still needs to check Landslide Road and a couple of other areas and will try to get a better feel for it and will make a decision next month. There is a bad spot needing repair on 1st West and also on the upper road. He said slurry seal was done on Landslide road and that part should be fine. He said there one area Brandon needs to be aware of just the other side of Carl Nielson's house where 1st West is breaking up. It is a pretty small area right now but by spring or summer repairs will be needed. The repairs made on Nebeker Lane seem to be holding up well. The mayor reported a complaint by Jazmin Hatch had been received in the office about a big pothole in the cul-de-sac. Brandon said they will make a temporary fix with backfill now and when the weather warms up complete the needed repairs.

Susan Outzen (Planning & Zoning) Susan said Planning & Zoning is seeing a light at the end of the tunnel with the coding project. Last night they went through the subdivision and land use design and construction sections. She said they anticipate setting a Public Hearing in February and if passed by Town Council the next week, they will be through with that section. Joe asked if it was just that section or the whole project. Susan said it was that section that Planning & Zoning is doing, the Town Council is looking at different ordinances than they are.

Joe Reynolds (Water) Joe reported three good water samples last month. Brandon said that with not running the Downtown well daily, they are just doing a sample on the days it is run, just for added protection.

Mayor Barney: The mayor asked if there was any additional input. He reported that a streetlight south of town that was thought to being charged to Central Valley is not owned by the town and the town has not been charged for it. The light that is out by the stockyards near Elsinore is owned by Monroe City. The light has not worked since September. The three town-owned lights are accounted for correctly. He also reported that we have sold the backhoe but have not yet received the money. He said Ron Cropper was excused from tonight's meeting due to having booked a cruise on this date.

5. Review & Discuss & Approve: Diana Brian expressed concerns regarding a delineator post in front of her side fence. Diana said she wanted to request that a pole on the bike path on Sevier River be removed from in front of her farmer's gate. The mayor assured her that the pole would be removed.

6. Review & Discuss & Approve: Council and employee wage evaluation. He said it is time to look at getting raises. Brandon has been here nearly one year, and Emma has been here almost two years. Susan asked the mayor what we had typically done. He said the previous clerk had set up a step program, but he didn't know where it was. David said that typically what was done was like a cost-of-living percentage increase. He also asked where the step program was. He said he had a question to Brandon. David said that two of the main requirements for his job included getting a CDL and getting certified on the water system and wanted to know where Brandon was on those two items. The mayor corrected him, a CDL is *not* a requirement. Brandon stated that he will be testing for the certification the week of

February 23. Susan said she felt that both Brandon and Emma had done a good job this year. She stated that Emma dove right in, did a lot of studying and extra work and had really done a good job in her position. Susan said she feels Emma is always here and does a good job with the public. She said she also felt that Brandon is doing a great job. He is always more than willing to help when asked. She thinks he is trying hard to get his water certification. She has seen him out working in the town, trying to help make the town look better. She said she thought he deserved a raise and that Emma does too. David made the suggestion of taking the scale the previous clerk had presented and look at it to determine the amount of increase. This information is not in the employee handbook. Joe said the thing that bothered him is if you set a rate, as done by the state for a cost of living – it never, ever actually reflects the true increase. He said his opinion has always been that good help is very, very hard to find and the town should do everything possible to ensure that people want to come here and want to stay. He thought they were both doing a great job and we need to take care of them. He said when someone says cost of living or a percent – that, to him doesn't cut it because that's pennies on the dollar compared to what stuff really, truly costs. David said that on the other side of the coin, this town is never going to have the finances to be able to make the job attract somebody to stay here. He said we have recognized that forever. He said he had been here about 16 years, and we have had about 5 people. He feels it is just the nature of the job. He said the reality is - that if you're trying to make it so this is a job that people take and want to stay, the next issue you would need to start looking at is benefits and health stuff, which we can't afford either. He said you've got to look at it from the budget standpoint too. Joe said he agreed, but that there is more to compensating an employee than saying we're going to give you a fifty-cent an hour raise. He said he just would like to make sure the employees are happy - so six months from now we're not looking for a new employee. He suggested we should do whatever we can, with boundaries of the budget and whatever, to make sure they want to stay. Susan stated that looking at the budget, we are well-within the budgeted amounts. She said there is room to accommodate the increase in the budget if we wanted to. The mayor asked for any other comments or discussions. He asked if the council wanted to give a raise or table it and think about it for a month. He said we could figure out a step and look at it that way. Susan said she thought we could probably find the step system. David said he still thought it was in the office. Joe clarified that Brandon is full time and Emma Jo is part time. David said the reason the budget only shows 14% in the water fund for employee compensation is because Charlie left in the middle of the year. We now only have one full-time person filling the position that was previously done by two people. The mayor pointed out that Brandon is almost more valuable than Dave or himself because all you need to do is hint that something needs to be done and Brandon takes care of it. He steps up whenever there is a need. David again said he wanted to find the scale, as he felt it would generate more than a 2.5% cost of living increase. He said we need to find that and then make the decision. The mayor said that employee wage evaluations will be tabled. The next part was council salary evaluations. They mayor asked if anyone felt the council and mayor should receive an increase in compensation. David felt it should be looked at. He said the council has received one raise in the last 20 years. Joe said that he felt that if the town has funds available, the council should be compensated for what they do. The mayor said council and mayor increase in compensation would be tabled until the February Town Council meeting.

7. **Review & Discuss & Approve:** FY 2025-2026 Budget Adjustments. Town clerk, Emma Jo Cadwalader reviewed the following recommended budget adjustments.

- Increase Auditor (Line item 10-44350) \$1650 to \$4650 from \$3500
- Increase Sevier County Election (Line item 10-44360) \$250 to \$1450 from \$1200
- Increase Parks 4th of July (Line item 10-68230) \$2000 to \$5000 from \$3000
- Increase Water Sample Fees (Line item 51-44280) \$3500 to \$8500 from \$5000
- Increase Water Miscellaneous (Line item 51-44290) \$2000 to \$7000 from \$5000
- Increase Water Verizon iPad & ESRI Fees (Line item 51-44320) \$600 to \$1400.00 from \$800
- It was also proposed to move the purchase of the Walker lawn mower from Line item 10-68211 to the Capital Projects Fund.

Brandon also explained the increase in the number of mandatory water samples required by the State Health Department, ChemTech Ford samples (that resulted in the town being over budget this year) and the implementation of the new series - PFAS. He said he was planning to meet with John Chartier to research the possibility of applying for funding to assist with the required testing. He said they were sampling the same things as before but will require more samples to be done. Susan Outzen made a motion to approve the adjustments to the FY2025-2026 Budget as presented. Seconded by Joe Reynolds. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes. Motion carried. Adjustments to the FY2025-2026 Budget were approved.

8. Review & Discuss & Approve: New community center tables. This was previously discussed and approved at the November meeting, but no action was taken to allow time for additional research to be completed on the brand of tables currently being used at the church. The church tables were the same brand - Lifetime with a cost of \$200 each for 14 tables. Susan asked if the existing tables would be sold and the mayor said they would.

9. Review & Discuss: Resolution of Annabella Canal issue. The mayor said previously this was left in the hands of Josh Christner to do some research on it, but he forgot that in November we had changed this meeting to today and ended up scheduling another meeting someplace else. He asked Brandon what he knew about where we were on that. Brandon said just what Josh had figured out on agreements, if there is any, allowing that water to be put in there. As far as the leak is concerned, it has been fixed on Charlie's side. He said Annabella Canal company, (just like they are dealing in Annabella right now), they are not allowing any water in it. He said we need to dig deeper and figure out how to just get it to the river and be done with it. He said we are going to put a new valve in. Dave wanted to know how much water, if that's an overflow and Brandon said it should not have any water coming out of it. When the valve is replaced, it will eliminate the water even going down it, but will we leave the drain in there? If there is a problem with the well, the water needs to go somewhere – either canal permit or to the river. Could we have an easement with them where we can dump the water there? This is what needs to be researched by Josh – if there is an agreement? Dave said we now have a valve that is shut off so it won't run down there, but if we have a problem, it needs to go somewhere. Mayor Barney said if we had an issue and needed to dump the tank, that's the one that does it. Brandon said Annabella Canal Company doesn't want anybody to put water anywhere. They don't even want any of Annabella Town's water. He said he thought the canal company may be suing Annabella Town regarding the water.

10. **Review & Discuss & Approve:** Pro-tem Mayor 2026. Susan served as pro-tem mayor last year. Kody the year before and Dave has served. The mayor pro-tem will need to run the town if anything happens to the mayor. The mayor asked Joe Reynolds if he would be willing to serve. Susan Outzen made a motion to appoint Joe Reynolds as pro-tem mayor for 2026. Seconded by David Nielson. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes. Motion carried. Joe Reynolds will be pro-tem mayor for 2026.

11. **Review & Complete:** Open & Public Meeting training for the council. All council members will meet separately with the clerk to complete the required training.

12. **Review & Discuss:** Jones & DeMille – Current coding updates. Kendall Welch and Matt Lenhart of Jones & DeMille presented the current coding updates. Title 12 – Street, Sidewalks and Public Places; Title 13 – Public Services (water system); and Title 15 Buildings and Construction. Municipal Code Update Initiative.

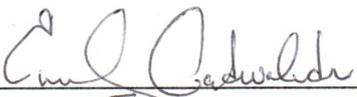
13. **Adjournment:** Joe Reynolds made a motion to adjourn at 8:26 pm. Seconded by David Nielson. Motion carried.

Minutes approved by the Town Council Wednesday, February 18, 2026.


 Gary Barrey, Mayor



Attest:


 Emma Jo Cadwalader, Town Clerk

VOTING: (circle one)

DAVID NIELSON	SUSAN OUTZEN	JOE REYNOLDS	RON CROPPER
<input checked="" type="radio"/> YES NO	<input checked="" type="radio"/> YES NO	<input checked="" type="radio"/> YES NO	YES NO

excused