

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL
CENTRAL VALLEY TOWN COUNCIL MEETING
February 18, 2026**

A regular meeting of the mayor and town council of Central Valley Town was held on Wednesday, February 18, 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

Council members: David Nielson, Susan Outzen, Joe Reynolds, Ron Cropper

Staff Members:

Clerk: Emma Jo Cadwalader

Maintenance/Water: Brandon Barney

Town attorney: Josh Christner

Public present: Scott Thomsen, Cory Scott, Cassie Bateman, Newell Hales, Tammy Hales, Max White, Doug Gardner, Matthew Lenhart

1. **Meeting Called to Order:** Mayor Barney welcomed everyone to the February 18, 2026, Town Council Meeting. The mayor led the Pledge of Allegiance and Ron Cropper gave the invocation.

2. **Review & Discuss & Approve:** Town Council Meeting Minutes – January 14, 2026
Joe Reynolds made a motion to approve the minutes from January 14, 2026. Seconded by Ron Cropper. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. Minutes from January 14, 2026, town council meeting was approved.

3. **Review & Discuss & Approve:** Monthly Financials – January 2026
Financial reports and expenditures were reviewed by the council. David Nielson stated he felt the town ought to be getting monthly updates from the Compliance Officer indicating what he has been working on and the status of such. Emma Jo said he does provide this information verbally, but she will document it for the council's review in the future. Susan Outzen noted the reinvestment of \$505.29 for PTIF account 4628 reconciliation was not showing on the statement and she could not see it on the Monthly Operational Budget Analysis report. This error occurred due to not having marked PTIF 4628 reconciliation "complete" in Pelorus. This will be corrected at the end of this meeting. Susan Outzen made a motion to approve the January monthly financial reports with the above correction. Seconded by David Nielson. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. The monthly financial reports for January 2026 reports were approved with the corrected PTIF 4628 reconciliation showing the \$505.29 reinvestment.

4. Department and Council Member Reports:

David Nielson (Roads) David said he has completed the process of checking the roads to determine if the crack seal would be needed in the spring. Brandon secured a bid from Brazell Contracting which will be presented to the council in a following agenda item.

Susan Outzen (Planning & Zoning) Susan said the Planning & Zoning commission has now completed their work on Construction Standards, Title 16 Subdivisions, and Title 17 Land Use. These ordinances will be addressed further as items on this agenda.

Joe Reynolds (Water) Joe reported clean water samples last month. Brandon had a meeting with Jones & DeMille to address the possibility of incorporating the chlorinator from the Splash pad into the water system. The findings of the meeting revealed that the components were low pressure and would not be usable in the way they had anticipated

Ron Cropper (Parks) Ron said he has begun to get calls to schedule the ball field. He presented a tentative tournament schedule for the Don Lay Invitational. Austin Somers and Sapheria O'Brian, of Backyard Baseball, are actively scheduling parks around the area for these tournaments. David commented that our field would accommodate only younger ages due to its size. Ron said these were for participants under 9 years in age. He also reported that Richfield does not charge for the use of their fields. Mayor Barney said he had taken a few calls recently asking when the batting cages would be set up and that he told them probably around the first of March. Ron agreed that it would be a good time to start.

Mayor Barney: The mayor had a meeting with Parker Vercimek of Jones & DeMille to discuss the application for a grant to make improvements to the water system. He said it should be ready for submission by May. He also encouraged members of the town council to work together as we incorporate the new council members into the team. He recommended working together to discuss and resolve issues as they come up.

5. County Commissioner candidates: Newell Hales and his wife Tammy attended council meeting, and he was given an opportunity to discuss his campaign goals and objectives.

6. Review & Discuss & Approve: White's Sanitation

Max White, with White's Sanitation, addressed the council. He encouraged the town to let them know if there are any issues. He reported that town clean-up is scheduled for April. They will deliver the roll-off on Friday, April 17th and pick it up on Monday, April 27th. David wondered about tire issues like we have had in the past. As in previous years - no tires are allowed. These rules are set by the county. Sevier County is actually more lenient than Sanpete County is, where the town could be charged for tire disposal in the roll-off if it occurs. Joe asked about the disposal of a metal and who does the sorting of these items. It was explained that appliances and the like should not go into the dumpster, but Whites will pick them up if they are set out. Mayor Barney expressed appreciation for the fine job and service White's Sanitation provides to the town and the monetary support they have provided to local schools.

7. Review & Discuss & Approve: Doug Gardner – building variance request

Doug Gardner appealed to the council to grant him permission to live in his RV on his lot in Cove Peak Estates subdivision while he builds his home. He wants to place 1 or 2 Conex containers on the lot to store his tools during construction. Joe asked if he would remove the storage containers once the house was completed and he said he would. Ron asked if he planned to install a septic system for the RV and he said he did. The mayor explained that the sewer system could not be completed until all permits were in place and Mr. Gardner said he wouldn't do that until the footings were in place. Joe wondered what Central Valley Town would do in the event of someone wanting to live in a Conex. David Nielson said Central Valley Town would not allow that. Ron Cropper made a motion to approve, and Susan Outzen modified the motion to say Mr. Gardner would be allowed to live in his RV, bring in 1 or 2 Conex storage units for use during the construction with a time limit of one year and no utilities. Seconded by Joe Reynolds. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. Doug Gardner will be allowed to live in his RV, bring in 1 or 2 Conex storage units for use during the construction, with a time limit of one year with no utilities.

8. Review & Discuss & Approve: Council & employee wage evaluation

David Nielson said he thought the employees should get a cost-of-living adjustment in the amount of 2.5%. Ron stated that he believed they should be paid as much as possible, a 2.5% doesn't cut it. Susan said Brandon should get a raise to \$24 to \$25 and Emma should get a \$2 to \$3 increase. The mayor said he felt both employees were underpaid. Susan reminded the council that Brandon also receives retirement benefits from the town through URS. David said his main concern was that if the wages were increased, it would cause problems down the road. Joe proposed bringing the wages up to "par" and then, in the future just do a cost-of-living adjustment annually. Susan questioned if it would be effective immediately or at the beginning of the next fiscal year. A motion was made by Joe Reynolds to increase Brandon's wage to \$25 per hour including URS benefits, and increase Emma Jo's wage to \$24, both effective immediately. Seconded by Ron Cropper. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. Brandon's wage increased to \$25 per hour including URS benefits, and Emma Jo's wage increased to \$24 effective immediately.

The most recent increase in town council and mayor's wages was 14 years ago. Susan Outzen recommended a 2.5% yearly increase. A motion was made by Susan Outzen to approve a yearly 2.5% increase to the town council and mayor's wages beginning at the first of the next fiscal year, July 1, 2026. Seconded by Joe Reynolds. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. A yearly increase of 2.5% will be added to the town council and mayor's wages beginning the first of the next fiscal year, July 1, 2026.

9. Review & Discuss & Approve: Crack seal estimate – Brazell Contracting

A bid to complete crack seal on all the roads in Central Valley requiring work was obtained by Brandon from Brazell Contracting in the amount of \$14,250. After a discussion about how it adds to the longevity of the roads and the quality of work they have done in the past, the mayor recommended moving the money into the roads budget to accomplish it all at once rather than a piecemeal approach. A motion was made by David Nielson to have Brazell Contracting complete crack seal on all the roads in Central Valley that need it for \$14,250.

Seconded by Ron Cropper. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. Brazell Contracting will be contracted to complete crack seal on all the roads in Central Valley needing it for \$14,250.

10. Review & Discuss & Approve: Installation of light at the pump house

Susan Outzen clarified that this was for Meacham Springs. Ron Cropper asked who would install the lighting, Rocky Mountain Power, or would we do it ourselves. The mayor said it would have to be reviewed to figure out the best approach. Ron asked if the need was a safety issue and was told it was. David Nielson wanted to know if it would be on a timer or light sensitive. The mayor said it would be a night light. Susan Outzen made a motion to have a light installed at the Meacham Springs pump house. Seconded by Joe Reynolds. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. A light will be installed at the Meacham Springs pump house.

11. Review & Discuss & Approve: Consolidated Fee schedule – underground water fee adjustment

It was proposed to adjust the Consolidated Fee Schedule by moving the “Conveyance Fee per lot (Developer Fee)” from the Section LAND USE: NON-REFUNDABLE FEES to the WATER SERVICE FEES section on page 2 and remove the “OR \$25,000 in lieu of water rights” option. Also in the WATER SERVICE FEES section, it was proposed to remove the “OR \$25,000 in lieu of water rights” option under the New Service section. Thus, all new hook ups, going forward will be required to surrender to Central Valley Town 1 acre foot of underground water rights per hook up. Susan Outzen made a motion to move the “Conveyance Fee per lot (Developer Fee)” from the Section LAND USE: NON-REFUNDABLE FEES to the WATER SERVICE FEES section on page 2 and to remove the “\$25,000 in lieu of water rights” from the Conveyance Fee per lot (Developer Fee) and to remove the “OR \$25,000 in lieu of water rights” option under the New Service section. Seconded by Joe Reynolds. Voting: David Nielson abstained from voting; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. Changes to the Consolidated Fee Schedule were made to move the “Conveyance Fee per lot (Developer Fee)” from the Section LAND USE: NON-REFUNDABLE FEES to the WATER SERVICE FEES section on page 2 and to remove the “\$25,000 in lieu of water rights” from the Conveyance Fee per lot (Developer Fee) and to remove the “OR \$25,000 in lieu of water rights” option under the New Service section.

12. Discuss: Water shares for rent

Mayor Barney said Central Valley Town has been working on getting their water shares underground. Currently Central Valley Town has Twenty-nine (29) shares of Brooklyn Canal water, three (4) shares of Richfield Irrigation Canal water, and six (6) shares of Sevier Valley Canal water. Although town attorney, Josh Christner has been working on getting them changed, Mayor Barney said we aren't going to let them sit right now. He asked if everyone on the council was agreeable to rent them out. Josh gave a brief update. He said he had already sent letters requesting information as far as the conversion goes. In those letters he asked the water companies to let us know what their stance is on conversions and whether they would approve it or deny it, or if they would approve it with conditions. If there are conditions, what would those conditions be so the town can decide if they can accommodate those. He reported that he had also learned that since the changing of the administration at Brooklyn Canal Company, they are in the process of or may be in the process of lifting a

conversion moratorium that has been in place since early 2024. He is hoping they will get back with him in the next 2 ½ weeks. As that develops, he will keep council updated with his progress. Josh said he heard that Brooklyn may be changing their stance on that. It would be a short window before they raise fees for that and that's why he got the letters out to them when he did. Once he has a formal answer from Brooklyn, he will let the town know. Joe Reynolds clarified that the water shares will be rented out, but bidders would only receive the amount the canal company agrees to release. David Nielson said the successful bidder would get whatever the canal company issues. The mayor expressed his feeling that Brooklyn Canal Company will never put it underground. He asked the council to consider if it's something we want to keep or if it's something we may want to sell sometime in the future. Sealed bids will be accepted until 5:00 pm on March 18, 2026. Bids will be opened at the March 18, 2026, Town Council meeting.

INTRODUCTION The mayor introduced Officer Cory Scott of the Richfield Sheriff's Office, who has recently been assigned as the liaison between Central Valley Town and the Sheriff's Office. Officer Scott said he would try to be to all the town council meetings going forward. He asked if the council had any concerns or issues that the Sheriff's Office needs to be aware of. He has given the mayor his contact information, or we can reach him through the Sheriff's Office.

13. Review & Discuss & Approve: Ordinance adopting the Central Valley Town Construction Standards; providing for repealer, severability; and an effective date
Kendall Welch of Jones & DeMille said items 13, 14 and 15 on the agenda would be addressed together. They began working on these items last August to update Title 16 which is the Subdivision Ordinance, Title 17 which is the Land Use Ordinance as well as a separate stand-alone document which is Design and Construction Standards. The goal of this project was to comprehensively review, update and bring into compliance with current statutory requirements and address existing elements or issues within Title 16 and Title 17. With the Design and Construction Standards, the goal was to ensure that the town had a good supplementary document of how required improvements are to be constructed which is to be utilized in conjunction with revisions to Title 16 the Subdivision Ordinance. She said she hoped that what the council had in front of them tonight was the culmination of the past 6 months of work. She noted that the council was given clean copies to facilitate final review because the marked copies were not easily discerned, but she also had the tracked change files that can be referenced back to if needed. Previously, Susan Outzen communicated that the Planning Zoning Commission had held the required Public Meeting last week on the 12th and by their recommendation these documents were moved forward to the town council tonight for consideration and adoption. Kendall noted that they did have Josh review the draft of the ordinances and he had one minor comment. He will explain what he found. Kendall then wanted to show the council where in Title 16 they made a minor adjustment to address Josh's comment. Then, and if the council feels the language looks ok, her recommendation for agenda item 14 is to have the motion and clear the amended language that was added into that document if everything looks ok. Beyond that, she said they would be happy to answer any questions or concerns specifically on each of the agenda items. Josh clarified that Kendall was referring to the revocation item and Kendall agreed and shared her computer screen with the council. Josh referred to Title 16.3.3, where there is a revocation clause that was added to the document where, on behalf of the town, that may

revoke an approved subdivision for 3 reasons. Josh said he felt this was important because in a similar situation in another town where the subdivision has been recorded for almost 15 years and nothing has been done with it. He said it is turning into quite a hassle to be able to revoke it because no reasonable diligence has been taken to implement changes or necessary improvements and he wants to ensure that this issue ends with that town - that Central Valley is not subject to that issue. He acknowledged that we have had problems with single family homes not having reasonable diligence taken on them in they needed, but subdivisions take up a lot more land and can cause far more problems, especially after they have been recorded. He explained that is why he felt that this was significant for the town to have the authority to revoke a subdivision – should nothing be done with it for whatever reason. Susan asked if this was also for Land Use and Josh said it was. Kendall said they defined “reasonable diligence” to mean a period of 3 years from the date of recordation of the final plat. Also in the code, within some of the sections where you get into some of the requirements where they are required to construct improvements there is a 2-year timeline given to them to construct the improvements and a 1-year period for warranty following that. Josh explained to Susan that Title 17.3.16 refers to the Land Use revocation for a site plan. David Nielson referred to the section that states “complies with the Central Valley construction standards” and he wanted to know who is responsible for checking that those standards are being followed. Matthew Lenhart asked David if he was referring to who was going to enforce that. David said most building inspectors work for the county, and he asked if they would have time to run around to all the towns checking up on building standards. He said he was just asking who would enforce it. Matthew told him that it is something that would have to come from the town. Matthew explained that the building standards are being established in these documents. Josh said that with this, the town is basically adopting the American Public Works Association’s Manual of Standards specifications and details with some modifications. David again asked who was looking at that to see that it was being done. Matthew told him that it was up to the town. Josh clarified that we have an agreement with the county wherein the county is the building inspector for all the towns, according to the agreement signed last summer. Susan added that our designated town engineer is Jones & DeMille and they would also be inspectors, as they had been in the development of the Cove Peak Estates. Joe Reynolds wanted to know what our Code Enforcement Officer inspects. The mayor explained that, for example, there is an industrial lot going in with no permits and no permits for a shop and the Code Enforcement Officer is taking care of that. Any of our ordinances that are being broken, he takes care of that. Matthew clarified with Kendal that the Design and Construction Standards are being adopted as an ordinance. She agreed that the plan was to adopt Design and Construction Standards based off the 2025 edition of the HEWA. She said she believed the revisions they have been working on for the county roads department largely match those standards. The mayor asked if there were any additional questions.

Susan Outzen made a motion to approve an Ordinance adopting the Central Valley Town Construction Standards; providing for repealer, severability; and an effective date. Seconded by David Nielson. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. An Ordinance adopting the Central Valley Town Construction Standards; providing for repealer, severability; and an effective date was approved.

14. Review & Discuss & Approve: Title 16 – An ordinance repealing and replacing Title 16 Subdivision of the Central Valley Town code; providing for repealer, severability; and an effective date

Joe Reynolds made a motion to approve Title 16 – an Ordinance repealing and replacing Title 16 Subdivision of the Central Valley Town code; providing for repealer, severability; and an effective date with the additional language as proposed. Seconded by Ron Cropper. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. Title 16 – An ordinance repealing and replacing Title 16 Subdivision of the Central Valley Town code; providing for repealer, severability; and an effective date with the additional language as proposed was approved.

15. Review & Discuss: Title 17 – An ordinance repealing and replacing Title 17 Land Use of the Central Valley Town code; providing for repealer, severability; and an effective date

Susan Outzen made a motion to approve an ordinance repealing and replacing Title 17 Land Use of the Central Valley Town code; providing for repealer, severability; and an effective date. Seconded by David Nielson. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. An ordinance repealing and replacing Title 17 Land Use of the Central Valley Town code; providing for repealer, severability; and an effective date was approved.

16. Review & Discuss: Jones & DeMille – Current coding updates

Kendall Welch stated that she thinks we are at a point where Josh needs to be included on the current drafts of the remaining Titles that we have so if there are any issues that are discovered, we can work through those. Susan asked if those would be done at public hearing level with the town council and Kendal said she didn't know and would have to check on that. She said she would confer with Susan on that once she knew.

17. Adjournment: Joe Reynolds made a motion to adjourn at 9:26 pm. Seconded by David Nielson. All agreed.



Gary Barney

Gary Barney, Mayor

Attest:

Emma Jo Cadwalader

Emma Jo Cadwalader, Town Clerk

VOTING: (circle one) (excused)

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