

**MINUTES OF THE PUBLIC HEARINGS AND THE  
REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL  
CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH  
May 20, 2026**

Public hearings and a regular meeting of the mayor and town council of Central Valley Town were held on Wednesday, May 20, 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 Present:**

Mayor: Gary Barney

Councilmembers: David Nielson, Susan Outzen, Joe Reynolds, Ron Cropper

**Staff Members Present:**

Town Clerk: Emma Jo Cadwalader

Water/Maintenance: Brandon Barney

**Town Attorney Present:**

Josh Christner

**Public Present:**

Jed Maxwell, Tyler Timmons, Parker Vercimek, Tracy Knight, Robyn Ames, Teri Sorensen, Pam Snedeger, Trevor Peterson, Susanna Drake, Cory Drake

**Open Public Hearing: Drake Conditional Use Permit**

The Conditional Use Permit for the Drake's was passed by Planning & Zoning and now goes to Town Council.

**Public Comments:** Robyn Ames asked what this was about. Mayor Barney told her it was for a Conditional Use Permit for the Drake's, authorizing them to build the second house behind their primary residence. It is a detached accessory dwelling. Pam Snedeger asked if this would allow all the houses in the subdivision to build a second house. It does not.

**Close Public Hearing**

**Open Public Hearing: Central Valley Town FY2026-2027 Budget**

**Public Comments:** Robyn Ames had a question about the culinary water sampling fee (line item 44280) It was \$8,500 in 2026 and increased to \$10,000 for 2027. Town Clerk, Emma Jo Cadwalader, stated that there is a new test required by the state. Brandon Barney explained the state is requiring towns to run a new test that is \$400 per water source, which comes up to \$1,600. He said they are testing for plastics and the number of tests required will vary the costs. Terri Sorensen wanted to know where to find the information on items that will be on a public hearing. It is usually available at the town hall a week before. She wants it to be on the website. Robyn wanted to know why the Admin salaries show such a large increase from last year. (line item 44110). The budget last year was \$75,000 last year and has not changed on the 2027

budget – it is still \$75,000. She wanted to know what caused the increase in 2025. Susan Outzen explained that when the evaluation of the current budget was reviewed earlier this year, 77% of the budget had been used - so it was left at the same amount as 2026.

### **Close Public Hearing**

#### **Open Public Hearing: CIB Funding for Water Improvements:**

**Public Comments:** Pam Snedeger wanted to know what water system improvements are needed. Mayor Barney said we have a lot of dead-end lines that need to be tied into the system. He said we were also looking to put in a new water line on 100 East to facilitate water being brought to the north end of town. New pumps are needed at the pumphouse. One of the water tanks is in need of repair. Pam Snedeger wanted to know if CIB was more of a grant or a loan. Mayor Barney explained it was more grant. Robyn Ames said the water study done by Jones & DeMille had nothing whatsoever listed for repairs in the study. Brandon explained long term planning to her using repair and replacement.

### **Close Public Hearing**

#### **1. Open Town Council Meeting**

**2. Meeting Called to Order:** Mayor Barney opened the meeting at 7:16 pm. He welcomed everyone and led the Pledge of Allegiance. Brandon Barney gave the invocation.

**3. Review, Discuss & Approve:** Minutes – April 15, 2026. Minutes were reviewed by the council for the April 15, 2026, town council meeting. A motion was made by Joe Reynolds to approve the minutes from April 15, 2026, town council meeting as written. Susan Outzen seconded the motion. Voting: Susan Outzen voted yes; David Nielson voted yes; Joe Reynolds voted yes; Motion carried. Minutes from April 15, 2026, town council meeting was approved.

**4. Review, Discuss & Approve:** Monthly Financial Report – David Nielson asked what the \$11,007.35 deposit made into PTIF 4320 on April 1, 2026, was. It was explained this represented the direct deposit road fund allotment received monthly. Utah Class B and C road funds are distributed quarterly by UDOT based on a statutory formula. Susan Outzen made a motion to approve April 2026 Monthly Financial Reports as written. Dave Nielson seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. The financial reports for April 2026 were approved.

#### **5. Department and Council Member Reports:**

Emma Jo Cadwalader (Town Clerk) She contacted PTIF to verify we can use an account that is already in existence, but not being used, to accommodate our Water Reserves. In order to change the account name of PTIF account **8857**, authorization from Council is required to add her as an authorized individual to administer the accounts. All agreed.

David Nielson (Roads) David had nothing new to report

Susan Outzen (Planning & Zoning) Susan reported that Planning & Zoning had approved the Conditional use permit for the Drakes and it was on the agenda tonight for the town council's review. She also reported that Tyler Timmons had given the Planning & Zoning commission excellent training and shared several updates with them.

Ron Cropper (Parks) Ron said he planned to be busy with the upcoming 4<sup>th</sup> of July celebration. He also reported that the new artificial turf complete home plate area that was installed at the ball field had been well received by those using it.

Joe Reynolds (Water) Joe reported good water samples for the month. He said Brandon submitted the first state required PFAS samples on 5-18-2026. The first submission was free but following samples could cost upwards of \$1600 depending on how the sample comes back.

Mayor Barney – The mayor met with the County Commissioners on Monday. Plans were being discussed for putting a bike path on the back road between Central Valley and Monroe with plans to continue to Joseph at a later date.

He asked if there were any comments from the public. No comments were made.

#### **6. County Commissioner Candidates:**

Jed Maxwell who is running for County Commissioner, presented his platform and shared with the Council a bit about his extensive experience and background.

#### **7. Review, Discuss & Approve: 2026-2027 Budget**

David Nielson made a motion to approve the FY2026-2027 Budget as presented. Seconded by Ron Cropper. Voting: David Nielson votes yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. The Central Valley Town FY2026-2027 Budget was approved and adopted as presented.

#### **8. Review & Discuss & Approve: CIB funding for water improvements– Parker Vercimak of Jones & DeMille**

Parker distributed an exhibit update of a preliminary opinion of probable costs/priorities of the proposed culinary water improvements needed for Central Valley Town and mapping details to the Council. Key components detailed in the plan include a new 10" line replacing the old 6" line from Meacham into the town along the river rather than working down Main Street; this creates a new 10" line down the future 100 East all the way to the north end of town; loops on several existing dead-end lines; upgrade the booster pumps to two 750 gallon/minute pumps to go directly into the system or to fill the upper tanks; backup generator to run all the Meacham area to run wells and boosters. The plan is to redo parts of the Tunnel Springs. The project also includes a drain station. Total project cost was projected at \$4,125,000.00, which includes \$450,000 in contingencies. Tyler Timmons of R-6 provided information to the Council regarding proposed funding with grant/loan. Ideally, the town would get an 80% grant and 20% loan, but in probability it would be 70% grant and 30% loan. There were no other questions raised at that time. Joe Reynolds made a motion to move forward with CIB funding for the culinary water improvement project. Seconded by Ron Cropper. Voting: David Nielson votes yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. Central Valley Town will proceed seeking CIB funding for the culinary water improvement project.

#### **9. Review & Discuss & Approve: Drake Conditional Use Permit**

Susan Outzen said the mitigating factors have been reviewed with the Drakes concerning their application for a Conditional Use Permit, it has been approved by the Planning & Zoning Commission, and they have asked her to bring it to the Town Council for approval. The decision allowing them to follow the ordinances that were in place when they initially applied was made. The ordinance that was changed after their application was received affected the lot size and number of meters. It was proposed to allow the DAUD even though the lot is not quite a full acre and allow one water meter. Ron Cropper said his review of the site revealed no

obstruction. David Nielson said his concern was that where he has 6 acres and was now on this 3<sup>rd</sup> septic drain line. Parker Vercimak commented that the conditional use permit meets state guidelines and looks good to him. A question was raised whether this would allow possible future owners to rent out the DAUD. Susan explained that the current ordinance for short term rentals requires that it must be a single-family dwelling on one parcel – so they would not be able to rent it out. Ron Cropper made a motion to approve the Conditional Use Permit. Seconded by Joe Reynolds. Voting: David Nielson votes yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. The Drake’s Conditional Use Permit was approved.

**10. Review & Discuss:** Water rates

Mayor Barney said Central Valley Town has not raised water rates since 2012. Parker Vercimak explained that when going to CIB for funding, they will ask what the current water rate structure is and if the town uses a tiered overage system. The CIB would want assurance that the town has a way to have increasing rates for higher water usage. The town desires to comply with what CIB wants. The fact that the \$40 rate (established fourteen years ago) would be equivalent to \$58 in today’s market shows how far off the current structure is. Parker said the increase wouldn’t necessarily need to happen all at once and suggested increasing incrementally, perhaps a certain percentage each year until we reach the market price. He also suggested that the rate be evaluated after the CIB application has been submitted. He noted that water rates in Central Valley are well below that of neighboring towns. He suggested that once the evaluation is completed, consider raising rates 50% of the amount needed this year, and then incrementally increase rates 3-5% annually over the five years.

**Review, Discuss & Address:** Address citizen water delinquencies

Mayor Barney had previously asked Council members to consider options to address the situation where some citizens do not pay their water bills in a timely manner, do not pay the \$5 late fee when it is incurred, or just pay a portion of their bill. Public comments were made and suggestions given.

**11. Review, Discuss & Approve:** Abatement for code violation – Rocks on Landslide Road  
Trevor Peterson, Central Valley Town’s ordinance enforcement officer reported the boulders on the right of way on Landslide Road. He has sent multiple notices to the residents involved. He said there was still one property that was not in compliance. During the discussion Tracy Knight said he would move his rocks back behind the water meter. It was agreed that Brandon Barney will assist him to move the rocks back. No vote was taken.

**12. Review, Discuss & Approve:** Updates with Josh Christner, Town Attorney

a. Canal conversions

Josh Christner, town attorney brought two of the applications (Brooklyn Canal and Sevier Valley) to be signed by the mayor and they will be filed to start the 120-day period. He said the third (Richfield Canal) is unwilling to disclose their information to the Division of Water Rights. He said he was trying to see if there was a way to get them to comply.

b. Honus Busk status

Josh said Central Valley Town has their own ordinance concerning the code violation so it may be difficult getting into court. He said he was working with the court to see if he can file it with county ordinances and is considering drafting a “Master Offense Table” to be completed by the

end of the month. Mayor Barney reported that this week they have moved in more items, including a camp trailer (without any septic service). Pam Snedeger said she had not seen them spend the night there yet, but it is a concern to her, as a neighbor, that he is operating commercial in a residential area, and she wondered if it would ever be resolved.

c. Drake Variance Agreement

The Variance Agreement has previously been approved, and the documents will be signed tonight.

13. **Review, Discuss & Approve:** Bond release – Conner Rees

Susan Outzen asked what the procedures are for the bond to be released. Josh Christner said he wasn't familiar with the exact process. The Insurance company will be contacted to see if we can get the paperwork to release the bond. David Nielson made a motion to release the bond. Seconded by Joe Reynolds. Voting: David Nielson votes yes; Susan Outzen abstained; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. The bond for Harward and Rees will be released.

14. **Review & Discuss:** 4<sup>th</sup> of July

The 4<sup>th</sup> of July is on Saturday – the mayor asked for council thoughts if it would be a larger turnout or smaller. South Sanpete Pack is no longer available to do hamburger patties. Alternate vendors were discussed for obtaining the food for the celebration and we will follow up with them. Menu will be the same as in has been in the past.

15. **Review, Discuss & Approve:** Park equipment

The teeter-totter is broken again. David Nielson made a motion to find a replacement or get a repair part for it. Seconded by Ron Cropper. Voting: David Nielson votes yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. The broken teeter-totter will be repaired or replaced.

16. **Adjournment:**

A motion to adjourn was made by Joe Reynolds. Seconded by Susan Outzen. Meeting adjourned at 8:42 pm.



*Gary Barney*  
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 Gary Barney, Mayor

Attest:

*Emma Jo Cadwalader*  
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 Emma Jo Cadwalader, Town Clerk

VOTING: (circle one)

DAVID NIELSON		SUSAN OUTZEN		JOE REYNOLDS		RON CROPPER	
<u>YES</u>	NO	<u>YES</u>	NO	<u>YES</u>	NO	<u>YES</u>	NO

