

**MINUTES OF THE PUBLIC HEARING AND THE
REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL
CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH
August 19, 2026**

A public hearing and a regular meeting of the mayor and town council of Central Valley Town were held on Wednesday, August 19, 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 present: David Nielson, Susan Outzen, Joe Reynolds

Councilmember absent: Ron Cropper

Staff Members Present:

Town Clerk: Emma Jo Cadwalader

Water/Maintenance: Brandon Barney (absent)

Town Attorney Present:

Josh Christner

Public Present: Cory Scott, Larry Wiley, Miranda Wiley, Dylan Wiley, Robyn Ames, Terri Sorenson, Dan Bruse, Stephanie Bruse, Kae Bean, Rex Bean

Public Hearing – Water Rate Structure

Mayor Gary Barney welcomed everyone to the public hearing concerning the Water Rate Structure. He noted that there were parts of the water system that were worn-out and the need for updating the water system. The mayor then introduced Parker Vercimek, of Jones & DeMille Engineering, who provided the presentation with visual guides to enable the public to see the proposed plans being considered. After the presentation, members of the public were given 3-minutes to state any opinions, observations and ask questions.

Parker addressed some of the reasons why the rate structure adjustment is needed for Central Valley Town. The base rate for water service has been at \$40 since 2018. With the current rate of inflation, the needed improvements (such as replacing a 6" line that has been in place since the 1970's, repairing the lid on one of the tanks, and connecting dead-end lines), as well as new growth to the town the adjustment is necessary. The plan for the proposed cost of the repairs and improvements would be covered partially by a grant the town is seeking. The town has applied for an 80% grant, with the town paying the other 20%. Based on current information regarding the availability of funds and the number of applications being submitted, Parker chose to base his calculations on a 70/30 split to err on the side of caution. The proposed 2026-2027 budget for the town reflects a deficit in the water fund of \$40,000, mostly as a result of depreciation. Water usage during 2025 showed most residents used under 10,000 gallons per month, with increased usage in the hotter summer months. Water rates are tied to usage. The proposed water rate adjustment addresses the need for updating and improving the water system; making up the deficit in the budget and financing through CIB. The goal is to balance

the budget and keep water affordable. He stated the town council is trying to conserve the system.

The proposed rate tier shared with the public:

Base Rate Increase Plus Tiered Water Usage

	Lower Limit:	Upper Limit:	Cost/Thousand:
Base Rate:	0	20,000	\$58.00
Tier 1:	20,000	30,000	\$1.00
Tier 2:	30,000	40,000	\$1.25
Tier 3:	40,000	50,000	\$1.50
Tier 4:	50,000	80,000	\$1.75
Tier 5:	80,000	150,000	\$2.00
Tier 6:	150,000	250,000	\$2.50
Tier 7:	250,000	99,999,999	\$3.50

Avg.
Monthly
Water Bill
= \$76.54

Tiers would probably begin with a base rate of \$58- \$60. Parker also added that the state encourages the use of a tier structure and CIB *requires* this type of structure to qualify for financing.

Public Comments:

Dan Bruse: Dan wanted to know if the town had looked at tax increases to fund the project. The mayor stated that the county mandates property tax and there isn't a basis for the town to tax.

Rex Bean: He asked Parker go back to the screen with the graph and explain it. He said he was having trouble reading it. He stated that he would like to see the whole plan to justify the rate increase.

Stephanie Bruse: She asked if we were currently capturing all the water at the tanks. The mayor said we were.

Robyn Ames: Robyn said she would like to see more specifics than were represented on the graph. She wanted to know if there was a finer breakdown of how many residents were in the 40,000 – 50,000 gallons usage rather than showing 30,000 - 100,000 gallons as shown on the graph presented by Parker. She then asked if the \$30,000 allocated on the 2026-2027 budget for engineering was a one-time expense. It was explained to her that this figure changes from year-to-year, based upon the plans and objectives the council is considering for that year. It could more or it could be less, depending on what the town is working on. She said she felt the meters of those using higher amounts should use the current rate structure so as to not penalize those who use less. Parker explained that the percentage increase does not target any specific group. At the conclusion of her time, she gave each member of the council her other comments to consider on paper.

Terri Sorenson: Terri asked why the new rate reflects a payment of \$76.54 rather than \$58.00. The number represented on the screen was an *average* for yearly use.

Close Public Hearing:

- 1. Meeting Called to Order:** Mayor Gary Barney welcomed everyone to the Meeting at 7:42 pm. He thanked those contributing to the Public Hearing and assured them their comments would be taken into consideration. The mayor asked for a Moment of Silence in recognition of the firefighters who recently lost their lives fighting the fires. He then led the Pledge of Allegiance and offered the invocation.
- 2. Review, Discuss & Approve:** Minutes – July 15, 2026 Minutes from previous meeting were reviewed by the council. A motion to approve the minutes as written was made by Susan Outzen. Joe Reynolds seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper was absent. Motion carried. Minutes from July 15, 2026, town council meeting was approved.
- 3. Review, Discuss & Approve:** Monthly Financials – July 2026 Joe Reynolds made a comment about the cost of insurance. The figure is cumulative for all types of insurance and is an annual figure. It was anticipated to be that high in the budget. David Nielson made a motion to approve July 2026 Monthly Financial Reports as written. Susan Outzen seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper was absent. Motion carried. The financial reports for July 2026 were approved.
- 4. Department and Council Member Reports:**

David Nielson (Roads) David reported that he has been getting inquiries from companies providing crack-seal services. He said he plans to evaluate the Rogers Subdivision with Brandon soon- but will need to wait until it gets cold for the cracks to be visible and will proceed at that time. He also commented that the services of local companies are usually used.

Joe Reynolds (Water) The monthly water reports had not yet been received. Joe also thanked all those who provided comments in the Public Hearing.

Susan Outzen (Planning & Zoning) Susan reported that Planning & Zoning had tabled a Conditional Use Permit application until next month because the people who submitted the application were not there. She also said the Brian Subdivision had been passed on to the Town Council for approval.

Ron Cropper (Parks) Ron was not at the meeting but Mayor Barney reported that a water box at the park had recently been used as a “spring board” by some kids resulting in damage to the sprinkler system. Repairs have already been made.

Mayor Gary Barney – The mayor again thanked all those who provided comments during the Public Hearing.
- 5. Review & Discuss:** Water meters - A discussion was held concerning the wording of the ordinance regarding New Meter Hookups. Josh Christner reviewed the legal description of what constitutes “old” meters. His recommendation was just deleting the reference to farm meters in section 2.a of 13.1.8, as the town is not issuing new farm meters. The mayor asked Susan Outzen and Joe Reynolds to work out wording needed for changing the ordinance to provide more clarity.
- 6. Review, Discuss & Approve:** Brian subdivision – Susan Outzen said the Planning & Zoning requirements have been met, however in accordance with 16.5.5, the \$5,000 water conveyance fee has not been paid. Dan Bruse said he didn’t know about that. Susan said she had told him multiple times. Stephanie Bruse said they didn’t need a building permit

because they were not building. When asked if they were leasing the property or if was a downpayment, Dan said both. Mayor Barney stated that what they had was a non-compliant subdivision which was done illegally. He said they should have come to the council prior to doing it. A motion was made by Joe Reynolds that the \$5,000 conveyance fee be made prior to approving the Brian subdivision. David Nielson seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper was absent. Motion carried.

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

- Canal conversion – status – Josh said none of the conversions have been received. He stated the town is in the 3-month period. They have 120 days to respond.
- Honus Busk – status - Josh informed the council that the court needs to update the County charges that have been filed. He will file in September.

8. Adjournment: A motion to adjourn was made by Joe Reynolds. Seconded by David Nielson. All voted yes. The meeting adjourned at 8:16 pm.



Attest:

Emma Jo Cadwalader, Town Clerk

Gary Barney, Mayor

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