

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL  
CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH**  
**March 19, 2025**

A regular meeting of the mayor and town council of Central Valley Town was held on Wednesday, March 19, 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 Present:**

Mayor: Gary Barney

Councilmembers: David Nielson, Susan Outzen, Charles Evans, Kody Winkel

**Staff Members Present:**

Clerk: Emma Jo Cadwalader

Maintenance: Brandon Barney

**Town Attorney Present:**

Josh Christner

**Public Present:**

Tyler Timmons, Wayne Lee, Terri Sorensen, Brad Eyre, Connie Hare, Jim Hare, Tyson Hare, Darin Robinson, Robyn Ames, Margo Evans, Ryan Savage, Thad Troseth

**1. Meeting Called to Order:** Mayor Barney opened by welcoming everyone, led the Pledge of Allegiance, and gave the invocation.

**1. Review & Approve:** Minutes – February 19, 2025: Minutes were reviewed by the council for the February 19, 2024, meeting. A motion was made by Kody Winkel to approve the minutes as written. Charles Evans seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans voted yes; Kody Winkel voted yes. Motion carried. Minutes from February 19, 2024, town council meeting was approved.

**2. Review & Approve:** Monthly Expenditures – February 2025: Expenditures were reviewed by the council. Susan Outzen made a motion to approve February 2025 expenditures. David Nielson seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans voted yes; Kody Winkel voted yes. Motion carried. The expenditures for February 2025 were approved.

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

David Nielson (Roads) David reported that he, the mayor, and Charlie Evans had recently met with Jones & DeMille on the Sevier River Road project. They have it ready to go. On March 25 the pre-bid meeting will be held in the town hall at 10:00 am, and bids will be taken beginning April 3. The work should begin in May or June, depending on the contractor. He said they

anticipate about 60 days to complete the project. He was not able to attend the Transportation Open House and looks forward to hearing from those who were there.

Susan Outzen (Planning & Zoning) Susan said the Open House went well. Comments are still being received, and the comment box will be returned to Jones & DeMille tomorrow. She, along with another of the planning commission recently attended an R6 mini summit meeting which was informative. She is hoping to get the whole planning commission to the R6 summit meeting in May. Planning and Zoning are currently working on an update to Land Use and is hopeful Tyler Timmins will assist them, as construction standards are needed.

Kody Winkle (Parks) Kody noted that baseball season will be starting soon. Nets, bases, and pitching cage have been put in place. There are openings twice daily for reservations and there have only been three coaches that have reserved time so there are still seven openings available. He anticipates restrooms to be opened approximately April 1, and the Splash Pad is questionable due to the moratorium.

Charles Evans (Water) Charlie reported good water samples this month. The downtown well has had issues this week. The sending unit in the #2 tank went bad, so Moore's were fixing that. Brandon said it was fixed today. Brandon said it would be 7 days for parts at a cost of \$1710. Brandon said he had discussed signs with Kody and asked if posting "Use at your Own Risk" signs at the ball field would lessen the likelihood of liability issues. Town legal counsel, Josh Christner, said it would be a good idea.

Mayor Gary Barney The mayor distributed Sevier River Road bike path information to the council for review. On Monday April 7, R6 will host the Sevier County Mayors and Commissioners Meeting. They are introducing a new format that includes training sessions, roundtable discussions and a dinner. They will accommodate three people from the town. He invited any council members who are interested in attending to let him know.

**4. Review & Discuss & Approve:** Jones & DeMille Town code update, organize ordinances. Darin Robinson of Jones & DeMille said they had submitted a proposal to the town for updating codes. There are two possibilities: total code updates or if budget is a concern, they have identified what they think are more important codes. Codes related to the subdivision so they can better serve the town with actual standards to build any infrastructure. Also land use code and building construction code. He asked if there were any questions and said they could also talk about potential funding. He said Tyler and he have coordinated with CIB. The mayor wanted clarification about the cost on the proposal. To do all the codes and update everything is \$22,550. They have estimated the hours as an "up to" cost so they would track all the hours – if it goes quicker, you pay whatever it costs for them to get it updated. If the town would rather phase it and just focus on the more time-sensitive code then those four would be \$11,210. He said they would also coordinate with R6 and Tyler would either help provide a review and also help with any questions the town may have. Tyler said he talked with Candace at CIB today and this is an eligible expense so in his opinion he would recommend that if you are going to do it, do the whole thing at once. Application to CIB needs to be in by June 1. They do it over the phone so it could be July or August. Another item considered was that if the town council felt it would be useful to update the culinary water master plan, that could be combined in the CIB application. David said he felt we should consider if the town has the capability to

in the CIB application. David said he felt we should consider if the town has the capability to finance the \$22,550 itself and not go to CIB for the money. Perhaps Impact Fees could be used. CIB likes it when you plan ahead and updating our master plan would put the town in a better light. Mayor Barney said the topic could be tabled at this time, giving the town to look at the possibility of financing it. Susan Outzen made a motion to table it until the town looks at self-funding options. David Nielson seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans voted yes; Kody Winkel voted yes. Motion carried. The town code update and organize ordinances will be tabled until the town looks at financing the work itself.

**6. Review & Discuss & Approve:** Eyre Estates Subdivision – A Public Hearing was held tonight and Brandon reported that it was moved to Town Council for approval. Robyn Ames brought up the well on the property. Jones & DeMille had previously researched it, and the adjoining property is not affected. The well will continue being used as it has in the past. A motion was made by Kody Winkel to approve the Eyre Estates Subdivision. Charles Evans seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans voted yes; Kody Winkel voted yes. Motion carried. Eyre Estates Subdivision was approved.

**7. Review & Discuss & Approve:** Extension of water line on 200 South – Mayor Barney said that this was brought up at this time is because when they do the water line for Eyre Estates, it is going to go almost to the Boulevard and then stub-off and we would prefer to keep a loop in the water system to avoid dead end lines. The approval part cannot be done at this time because we don't have a cost yet. Harwood & Rees are the ones doing the water line and they were asked for a bid to continue it. They have not yet responded with the bid. David asked if there were any significant obstructions to the line. It would need to go under the road and would require repairs to the bike path. David suggested the town do it themselves. Charlie said the town would not likely be unable to do it due to the 8" water line. The mayor said we need to investigate it more deeply and consider it once the bid is received.

**8. Review & Discuss & Approve:** Charlie Evans Subdivision – Mayor Barney explained that they have run into some problems with Charlie's subdivision. The two main problems encountered with the plan submitted for the subdivision are: 1. The agreement Charlie obtained from Anabella Canal Company does not designate whether it is for a walking bridge or a vehicle bridge. Now the canal company wants to know what the bridges are for. The plat and the signed agreement need to match. On the bonding agreement it says the bridge is approved for Charlie Evans and in the "notes" section of the plat, it says the new landowners would be responsible to go to the canal company and get their approval for their own bridge. Also, the President of the Annabella Canal Company has expressed his desire to be involved in the process of any agreements. 2. The entrances for the two west lots appear to be on a blind turn. If it's possible, the town would like to have a sight triangle completed prior to moving forward. David asked how many accesses there were coming out onto Landslide road and was told there were 3 total. It was tabled and agreed the above items would be addressed and the subdivision included on Town Council's April agenda.

**9. Review & Complete:** Water bids - The 2025 Canal Water Share Bids were opened and bids were awarded. Mayor Barney opened each bid while Susan Outzen wrote the name and amount under each water company the bid was for. The following bids were submitted:

Richfield Irrigation Canal Water: (3 shares)

Dan Riddle	65.50/share	\$196.50
David Nielson	105.00/share	\$315.00
Darrell Snedegar	127.00/share	\$381.00
Thad Troseth	61.00/share	\$183.00

Sevier Valley Canal Water: (6 shares)

Dan Riddle	65.50/share	\$393.00
Thad Troseth	61.00/share	\$366.00
Kelly Chappell	125.00/share	\$750.00

Brooklyn Canal Water: (29 shares)

Dan Riddle	33.50/share	\$971.50
Charlie Evans	47.75/share	\$1385.00

Water shares were awarded to the following:

- Richfield Irrigation Canal Water: Darrell Snedeger
- Sevier Valley Canal Water: Kelly Chappell
- Brooklyn Canal Water: Charles Evans

10. **Review & Discuss & Approve:** Shed at Maintenance building – doors for outside shed; Brandon indicated that the bids have not been received. He is looking to fill in one side and he found the louver doors were not cost effective for the project. Brandon will provide the information once it is received.

11. **Review & Discuss:** Building permits during moratorium – What's allowed and what's not. Susan Outzen expressed her opinion that number 1 on the moratorium statement prohibits **all** building permits and that is not the intent of the moratorium. It was her suggestion that number one be nullified, as number 2 covers what the town wants. She stated that it should essentially say "anything that requires a *new* water meter hookup". Josh Christner, the town's legal counsel, agreed to re-word the document for clarification. Kody asked if Jones & DeMille were working on a new water study and Josh said he had spoken with Parker and he said they were getting started on it and were hoping to be done by July or August. He said he would like to have a sit-down and discuss it in further detail to clarify what's going on and have a better understanding. David said he didn't think we need a whole new water study. The mayor has a meeting scheduled with Parker on Friday and will address updating the current water study issue.

12. **Review & Discuss & Approve:** Street signs; Brandon has been doing some investigation into road signs as we are in need of some at this time. The cost for a sign is \$85.00. It is an additional \$35.00 per sign to have the town logo on it. There has been significant fading of the logo and it was suggested to not include it on signs moving forward. A motion was made by Kody Winkel to not include the town logo on street signs in the future. David Nielson seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans voted yes; Kody Winkel voted yes. Motion carried. The Central Valley Town logo will not be on street signs moving in the future.

13. **Review & Discuss:** Relevance of Splash Pad in Central Valley; Further discussion concerning the feasibility and cost effects associated with the splash pad were expressed. It was noted that chlorine checks are required four times each 24 hours period. It is extremely doubtful that we would run the splash pad during the moratorium. David Nielson recommended that due to the expense to service and maintain the splash pad, it be disassembled and something put in that something that would be used, like a pickle ball court. It was agreed to put a notice on Facebook of the town's concerns with the splash pad to get community feedback. This will be implemented. Mayor Barney also noted that Monroe City was interested in purchasing parts of the splash pad.

14. **Review, Discuss & Approve:** Water Tank lid replacement (Tank #2); Mayor Barney said this would be tabled in light of the town's plan to approach funding for both a new tank and plan to replace the lid at the same time.

15. **Review & Complete:** Open & Public Meeting training for the Council – Mayor Barney instructed each council member to plan to complete the training on 3/25 at the town hall. A video made by the Utah Office of the State Auditor, Local Government Division, entitled "Open & Public Meetings Act 2023" will be presented. This training, however delivered, is required each year for public officials.

16. **Adjournment:** A motion was made by David Nielson to adjourn the meeting. Charles Evans seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans voted yes; Kody Winkel voted yes. Motion carried. The Central Valley Town Council will meet April 16, 2025.

Minutes to be approved by the Town Council Wednesday, April 16, 2025.



Attest:

A handwritten signature in black ink that reads "Gary Barney".  
Gary Barney, Mayor

A handwritten signature in blue ink that reads "Emma Jo Cadwalader".  
Emma Jo Cadwalader, Town Clerk

VOTING: (circle one)

DAVID NIELSON	SUSAN OUTZEN	CHARLES EVANS	KODY WINKEL
YES	YES	YES	YES

