

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL
CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH
April 16, 2025**

A public hearing and regular meeting of the mayor and town council of Central Valley Town was held on Wednesday, April 16, 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:

Terri Sorensen, Connie Hare, Jim Hare, Tyson Hare, Parker Vercimak, Robyn Ames, Margo Evans, Kaden Finlinson, Matthew Lenhart.

1. **Public Hearing Call to Order:** Mayor Barney opened the Public Hearing for the Transportation Master Plan completed by Jones & DeMille. Kaden Finlinson reported there had been no comments submitted from the public following the open house. Robyn Ames said she had some comments. She said the roads in the southeast area are in a floodplain. She wondered if the town should ever consider allowing housing development in a floodplain. Kaden Finlinson explained that it is all private land at this time and the Transportation Plan is a proposed plan and does not dictate exactly where roads would go. It is a recommendation. The determination to develop is made by the landowner, as it is private land. She cited FEMA guidelines, and the mayor noted that some of that data is not up to date, as the town is currently working on another issue concerning this. She stated that some proposed roads cross through subdivisions (Cove View and JJ Lund) and some subdivisions were not shown on the Master Plan (Hawley, Chisholm and one other). Matthew Lenhart said they would investigate that. Her final concern was how it was possible to build "half a road" where roads were two different properties meet. Developers sometimes split the cost when putting in a road. Again, it was explained that the Transportation Master Plan outlines generalized, not absolute proposals.
2. **Close Public Hearing**
3. **Meeting Called to Order:** Mayor Barney welcomed everyone to the April 16, 2025, Town Council Meeting. He led the Pledge of Allegiance and Charles Evans gave the invocation.

4. **Review & Approve:** Minutes – March 19, 2025

Susan Outzen noted that some of the data was missing from the minutes in the copies distributed to the council. Items 10 – 16 were missing content. Town clerk, Emma Jo Cadwalader acknowledged that she had distributed the wrong pages and retrieved the correct copies for the council. Susan Outzen made a motion to approve the minutes with the corrected content. Seconded by David Nielson. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans voted yes; Kody Winkel voted yes. Motion carried. Minutes from March 19, 2025, the Town Council meeting was approved with the correct pages.

5. **Review & Approve:** Monthly Expenditures – March 2025

David Nielson said the list of checks written was missing from the bank reconciliation and Emma Jo said they will be included in the future. Susan Outzen noted that we were over budget in the Monthly Operational Budget Analysis and those areas should be evaluated when proposing the upcoming budget. Kody Winkle moved to approve the monthly expenditures as presented. Seconded by Susan Outzen. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans voted yes; Kody Winkel voted yes. Motion carried. Monthly expenditures from March 19, 2025, were approved.

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

Charles Evans (Water) reported good water reports. He said they had looked for the waterline off the highway and were unable to locate it. It appears it is under the highway. Therefore, they put a bleed-off line to flush the water line. Lines will require being flushed a couple of times each year. David wanted to know if it was UDOT's responsibility. Brandon Barney said it was - and that permits are required. He said that all future developers must be tied in with state involvement. There is no loop, just a bleeder valve. Brandon reported that there are 5 dead ends in town currently, each should have a bleeder valve. Charlie said that the work at 200 South is nearing completion.

Kody Winkle (Parks) said there were a few broken sprinkler lines this spring because of not being drained correctly. Brandon said the sprinklers should be up and working tomorrow.

There was some vandalism in the restrooms by local neighborhood kids at the park and Brandon asked if maybe there should be hours for when the restrooms would be open.

Kody said they have basically been open until dark. He agreed to keep a closer eye on it.

Susan Outzen (Planning & Zoning) reported that the Planning Commission has been working with Tyler Timmons concerning coding updates. As this proposal would be covered in an upcoming agenda item, she said she would address it further at that time.

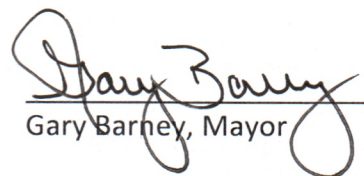
David Nielson (Roads) said bids were taken for the Sevier River Road Reconstruction Project. The low bid (\$994,562) was submitted by Sunroc Corporation. The contract will be awarded to them. There is an additional \$250,000 left that the town will utilize for other road projects.

Mayor Gary Barney reported that Landslide will be completed in May. He also stated that the 56,000 *must* be used for road improvements in the town. A bill for \$9,331.81 was received from Peterson Plumbing. This was not completed through the town council as required. Our town Procurement Policy allows a department head to purchase up to \$3,000. Anything above **MUST** be cleared with the town council. He said he felt that we had just wasted \$15,000.

7. **Review & Discuss & Approve:** Award Sevier River Road Contract – Matthew Lenhart of Jones & DeMille presented the bid for the construction on the Sevier River Road Reconstruction Project from with Sunroc Construction Company at \$994,652. Funding has been secured from UDOT - \$860,606; CIB – \$287,394. Probable construction costs total \$898,474.50 (Construction - \$753,474.50; Engineering - \$145,000) David said Sevier County will pay \$241,000 for the bike path. Start date is anticipated to be July with completion in approximately 60 days. David Nielson moved to approve awarding the Sevier River Road Reconstruction Project to Sunroc Corporation as presented. Seconded by Kody Winkel. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans voted yes; Kody Winkel voted yes. Motion carried. Awarding of the Sevier River Road Reconstruction Project to Sunroc Corporation was approved.
8. **Review & Discuss & Approve:** Transportation Master Plan – Impact study David stated that he is anxious to have the book and maps which are being prepared. David Nielson moved to approve the Transportation Master Plan as presented. Seconded by Susan Outzen. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans voted yes; Kody Winkel voted yes. Motion carried. The Transportation Master Plan was approved.
9. **Review & Discuss: Water Study** – Parker Vercimak, Jones & DeMille – Parker said he would like to have a discussion with the town council to clarify what is needed/wanted for the water. David Nielson expressed his opinion that he does not believe we need an additional 750K water tank. He said he felt we had sufficient water for any fire we would have here. Charlie asked what size the new tank would be and Parker said it would need to be evaluated to determine the size. He said they looked at the water usage for the years 2021 – 2023 (2024 was not yet available) and stated the water requirement is determined by how capacity is counted (existing meters in use or including those already approved to be put in). Using the currently active meters only, we are in line with the 2018 Master Plan. However, Parker said he recommended having a work meeting to figure out the details. Mayor Barney said he felt the need to get the downtown well going first. Kody asked, for clarification, if he was correct in understanding that the state wouldn't allow us to count the downtown well because if the power went out, we wouldn't be able to pump. He asked if we were to install a backup generator, would that accommodate that problem. Parker said it would. Kody asked where we are now. Are we over? Parker said we need to evaluate prior to answering the question. Parker distributed "Guiding Principles to Consider for Growth/Development" listing two options for the town to consider water system capacities. He asked for town council thoughts on the options. Kody said he favored A, the more proactive option – or building a new tank with increased impact fees. Parker stated that the town will eventually need a new water tank and should consider an amendment to the 2018 Master Plan. He said a Master Plan Update would be in the range of 10-15K. He asked what direction the town wants to consider going in. Mayor Barney asked what the time frame would be for the update and Parker said with work meetings and public involvement, it could be done in a month or two. David agreed with Parker that the town council needs a work meeting to discuss and decide. Mayor Barney suggested setting up a work meeting at Jones & DeMille. The meeting was scheduled for Wednesday, April 23 at 2:00 pm at the Jones & DeMille offices. The items to be discussed include both ways to look at how the town plans to handle growth and the Master Plan. Parker suggested inviting Tyler Timmons to the meeting as well.

10. **Review & Discuss & Approve:** Coding Update Project with Jones & DeMille Susan Outzen said Planning & Zoning have been discussing the coding updates. Ordinances need design and construction standard. Brandon said that Tyler Timmons has been working as a mediator with Jones & DeMille so we can have our own structure, and not just copy another town's. Mayor Barney mentioned that Kendall Welsch had recommended having a mediator. Susan said the Planning Commission is all in favor of the more complete plan and getting up to date. The topic was tabled at this time - to be reviewed with the costs of each proposed plan.
11. **Review & Discuss & Approve:** Bike Path agreement – Jones & DeMille completed the letter of agreement with the County. Both Kody and David felt it was properly done. Kody Winkel made a motion to approve the bike path agreement. Seconded by David Nielson. Voting: David Nielson voted yes; Susan Outzen voted yes; Charles Evans voted yes; Kody Winkel voted yes. Motion carried. The bike path agreement with the county was approved.
12. **Review & Discuss:** 200 South Waterline completion – Eyre Subdivision
David questioned why it couldn't just be stubbed off. Charlie said he guessed it could be. He hasn't seen a bid yet. Brandon assured the council that he would have 3-4 bids to present at the next council meeting in May. Item was tabled.
13. **Review & Discuss & Approve:** Charlie Evans Subdivision – Tabled until May council meeting
14. **Review & Discuss:** Non-compliance zoning business on North Main – Mayor Barney said it had come to his attention that there is a second violation in addition to the one on North Main. Razor Construction uses a residential lot as a construction equipment storage area. He is now working with the town's legal counsel, Josh Christner, on both issues.
15. **Review & Discuss:** Relevance of Splash Pad in Central Valley – Community response has been overwhelmingly in favor of discontinuing the Splash Pad. Per Tyler Timmons, apparently there is funding for the removal of it. Voting will take place at the next meeting.
16. **Adjournment:**
David Nielson made a motion to adjourn at 8:40 pm. Susan seconded. All in favor.

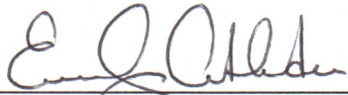
Minutes to be approved by the Town Council Wednesday, May 21, 2025.



Gary Barney, Mayor



Attest:



Emma Jo Cadwalader, Town Clerk

VOTING: (circle one)

DAVID NIELSON		SUSAN OUTZEN		CHARLES EVANS		KODY WINKEL	
<u>YES</u>	NO	<u>YES</u>	NO	<u>YES</u>	NO	<u>YES</u>	NO