

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND
TOWN COUNCIL
CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH
September 17, 2025**

A regular meeting of the mayor and town council of Central Valley Town was held on Wednesday, September 17, 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: Susan Outzen, David Nielson, Kody Winkel, Joe Reynolds

Staff Members Present:

Clerk: Emma Jo Cadwalader

Water: Scott Thomsen

Town Attorney Present:

Josh Christner

Public Present: Dan Bruse, Matthew Lenhart, Robyn Ames, Connie Hare, Cassie Bateman

1. **Meeting Called to Order:** Mayor Gary Barney called the meeting to order at 7:04 pm. He welcomed everyone, led the Pledge of Allegiance and gave the invocation
2. **Review & Discuss & Approve:** Town Council Meeting Minutes – August 20, 2025
Minutes were reviewed by the council for the August 20, 2025, town council meeting. A motion was made by Susan Outzen to approve the minutes as written. David Nielson seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. Minutes from August 20, 2025, town council meeting was approved.
3. **Review & Approve:** Monthly Financials – August 2025
Financial reports were reviewed by the council for August 2025. Kody Winkel had a question about the \$9,500 payment to Baldorf Excavating. Mayor Barney explained the expense was incurred in April at the Hare subdivision where they were trying to locate the main line to tie into. Susan Outzen wondered why the reinvestment for PTIF account 5439 did not show on the Monthly Operational Budget. Clerk Emma Jo Cadwalader noted it was in the revenue section at 38110. David Nielson made a motion to approve August 2025 financial reports. Kody Winkel seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. The financial reports for August 2025 were approved.

4. Department and Council Member Reports:

David Nielson (Roads) David explained where we are currently funding the Sevier River Road project. The total cost (\$817,366.95) is paid between UDOT and CIB. The micro-sealing cost will be paid through CIB at 287,394 - leaving the town the responsibility of paying the balance of \$2,213.96. We have received the first reimbursement (269,633.37) and are still awaiting the second reimbursement. Mayor Barney said the things still on the list to be completed by SunRoc include:

- Concrete on bike path
- Approaches for bike path
- Signs
- Painting
- Clean-up on Dan Bruse's vinyl fence.

Susan Outzen (Planning & Zoning) Susan reported Planning & Zoning have completed the Bylaws and they are currently on the agenda for tonight's council meeting. Coding updates are still in the works and will also be addressed at tonight's meeting.

Kody Winkle (Parks) The nets and bases at the park should be taken down and put in storage this week. Brandon fixed a sprinkler last night and is doing a great job.

Joe Reynolds (Water) Joe reported good water samples last month. Everything is within the normal limits. He also reported that the generators have been ordered and are about 6 months out, probably by the first of the year.

Mayor Gary Barney thanked Susan for covering the town council meeting last month. He also asked if there were any public comments and Dan Bruse said he has not been able to remove the cement power on his fence and is waiting for SunRoc to come back and do it. Scott Thomsen has completed his CEU's and papers have been processed for him to be the DRC for Central Valley Town.

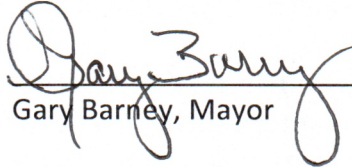
5. Review & Discuss & Approve: Hare subdivision variance

Susan Outzen presented a document Planning & Zoning created to grant a variance to the Central Valley Water Ordinance, Section 1-100 for the Drake's home on lot #2 in Cove Peak subdivision. Their intent is to build an accessory dwelling concurrently while constructing their own primary residence to accommodate their 23-year-old son. David Nielson asked who would monitor the construction to ascertain it is in compliance with the letter. Mayor Barney said he felt the primary residence needs to be completed prior to the accessory building. Susan Outzen stated that is what our ordinance currently stipulates. Kody Winkel questioned bullet point #3 – and wondered if it would even be legally enforceable? Town attorney, Josh Christner, said that we could issue a conditional building permit so it would be. David Nielson asked why the son couldn't just live in the main house while the second one is constructed and was told he wanted independence. The Drake's are their own contractor, but Connie Hare is their "project manager". After a lengthy discussion Susan Outzen suggested the letter be sent back to Planning & Zoning to have the stipulations discussed added to the letter. Kody Winkel made a motion to table the variance at this

called them and informed them that the variance was tabled and said they were devastated. She said they didn't want the town council against them. She said she hoped she hadn't pushed beyond what they would have her do. She reported that they said they would just build their main home. She said they don't want the council to think they are troublemakers. The mayor asked Josh Christner if, when he checks into this for Planning & Zoning, to look at what it does, when on their deed it says that says the building can never be rented. Town attorney, Josh Christner, agreed to look into it. He commented that would be a very important issue the way housing issues are going.

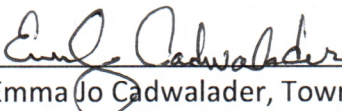
9. **Adjournment:** A motion was made by David Nielson to adjourn the meeting at 8:56 PM. Joe Reynolds seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. The Central Valley Town Council will meet on October 15, 2025.

Minutes approved by the Town Council Wednesday, October 15, 2025.



Gary Barney, Mayor

Attest:



Emma Jo Cadwalader, Town Clerk

VOTING: (circle one)

DAVID NIELSON		SUSAN OUTZEN		KODY WINKEL		JOE REYNOLDS	
☒ YES	NO	☒ YES	NO	☒ YES	NO	☒ YES	NO

time and send it back to the Planning & Zoning. Seconded by Joe Reynolds. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. The letter be sent back to Planning & Zoning to have the stipulations discussed added to the letter.

6. Review & Discuss & Approve: Planning & Zoning Bylaws

Susan Outzen said the Planning & Zoning bylaws are to be included in the coding project. Mayor Barney recommended including minutes of all meetings to be posted as per the state rules. Susan Outzen made a motion to approve the Bylaws with the stipulation that all approved public minutes must be posted within 3 business days. Seconded by David Nielson. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. Planning & Zoning bylaws will include the stipulation that all approved public minutes must be posted within 3 business days.

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

Kendall Welch of Jones & DeMille presented Titles 1, 2 and 3 of the Ordinance Update. It was felt by the council that it would be best to do the approval of the updates all at once rather than in segments as they are completed. (Unless there is something major that needs to be adopted right away. Kendall will keep an eye on that). Clerk, Emma Jo, will distribute links for each council member to enable them to view the documents more readily and be familiar with the content prior to the meeting.

8. Discuss: Purchase of water – Mayor Barney

Mayor Barney said he had been approached with the opportunity to purchase more surface water and wanted to know if the council was interested. Kody Winkel asked how the current conversion is going. Josh Christner reported that he has been working with Marcus Taylor on the shares Central Valley Town currently has (29 shares Brooklyn Canal, 6 shares Sevier Valley Canal and 4 shares of Richfield Irrigation Canal). They are currently filing papers with the state. He does not anticipate much of an issue with the canal companies because they are essentially doing a “transfer on paper”. He said it must pass with the State Engineers’ Office. Josh felt that based on the conversations he has had up to this point he doesn’t anticipate much push-back. He said Mr. Taylor has agreed to kind of help guide him through the process. David Nielson wondered if we would still have the yearly assessment for the shares if they were converted to underground. Josh Christner said that it hasn’t come up at this point. He said it is very similar to a lot of the land use processes, unless they can demonstrate a reason why it shouldn’t go through, it should. He is hopeful it will be completed by the end of the month. Kody Winkel asked the mayor what the price was for the new shares, but it was not disclosed. Kody thought it would be worth looking into. The mayor stated it had already been promised to someone else, and they had 30 days to decide, but he wanted to know if the council was interested. The shares are with Sevier Valley. Susan Outzen said she would recommend looking into the purchase of additional shares.

The mayor allowed Connie Hare to address the council on behalf of the Drakes (See Section 5). She said she hoped she had represented the Drakes in a professional manner. She had