

TOWN COUNCIL
CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH
November 18, 2025

A regular meeting of the mayor and town council of Central Valley Town was held on Tuesday, November 18, 2025, at the Central Valley Town Hall, 50 West Center Street, Central Valley, Utah at the hour of 7:01 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: Brandon Barney

Town Attorney Present:

Josh Christner

Public Present: Jessica Hutchings, Cassie Bateman, Ron Cropper, Robyn Ames, Matthew Lenhart

Meeting Called to Order: Mayor Barney welcomed everyone to the November 18, 2025, town council meeting. The mayor led the Pledge of Allegiance and Emma Jo Cadwalader gave the invocation.

Review & Discuss & Approve: Town Council Meeting Minutes – October 15, 2025

David Nielson asked if we had proceeded with the purchase of the new lawn mower as approved last month. The mayor said the purchase had been made. It came in a little below the amount we had anticipated. Susan Outzen made a motion to approve the minutes from October 15, 2025. Seconded by Kody Winkel. Voting: David Nielson votes yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. Minutes from October 15, 2025, town council meeting was approved.

Review & Approve: Monthly Financials – October 2025

Financial reports and expenditures were reviewed by the council. Susan Outzen noted the interest earnings from PTIF were not reflected in the budget print-out. Nor was the income from taxes. Susan also stated that the land use fees will need to be adjusted due to unanticipated fees that were collected. It will be necessary to make a budget adjustment to reflect the corrected amounts. This will be scheduled with the next town council meeting. The areas to be adjusted will be the Land Use Fees; Ballpark – for the lawn mower purchase; water sample fees and miscellaneous expenses in the Water Fund. Susan Outzen made a motion to approve the October monthly financial reports with the changes as indicated. Seconded by David Nielson. Voting: David Nielson votes yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. The October monthly financial reports were approved with the changes indicated.

Department and Council Member Reports:

Kody Winkle (Parks) The sprinklers were turned off and then back on again to do some watering. They have now been shut down for the season. Kody also reported that it was necessary to purchase a new leaf blower.

Joe Reynolds (Water) Joe reported that the water samples all came back good.

David Nielson (Roads) Duke, with Baldouf excavating has been hauling some of the roto-till off from the tanks. David said they should be finished on Thursday and they will pay when they finish.

Susan Outzen (Planning & Zoning) Susan said Planning and Zoning are still working on the Coding Update project. They are now working on Land Use, which is the biggest area. They are planning to meet in December.

Mayor Barney reported that he has been working with Mason Machinery to facilitate the sale of the backhoe. He said they have two potential buyers but are still establishing the price. He also addressed the issue of keys to the community center being given out without the required paperwork and payment of fees being completed. He said if anyone needs access to the community center, they must be referred to either the mayor or the town clerk so we are able to monitor usage and avoid unnecessary liability. Each person accessing the facility needs to have a key fob so we are able to track usage.

Canvass of the 2025 General Election

Town clerk, Emma Jo Cadwalader reported the findings of the Sevier County's 2025 Canvass Audit Certification Report and the Official Results of the Central Valley Town's election. The official summary results of the municipal general election, November 4, 2025.

Sevier County:

- Registered voters - 9,840;
- Ballots Cast – 4,908;
- Voter Turnout – 49.88%.

Central Valley Town:

- Registered voters – 443;
- Ballots Cast – 188 (42.44%)
 - Mayor – Gary D Barney – 142 votes.
 - Central Valley Councilmembers – Gary R Zeluff - 66; Ronald P Cropper – 118; Joe Reynolds – 134 votes.

Election certificates were prepared for the successful candidates.

Approve: Canvass Results of the 2025 General Election

Susan Outzen made a motion to approve the Canvass Results of the 2025 Central Valley Town General Election. Seconded by Kody Winkel. Voting: David Nielson votes yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. The Canvass Results of the 2025 Central Valley Town General Election were approved.

Discuss & Approve: Town Council Meeting Schedule for 2026

Mayor Barney invited input for scheduling the town council meetings for the upcoming new year. After discussing the issue, David Nielson made a motion to schedule the town council meetings for the third Wednesday of each month at 7:00 pm. Seconded by Joe Reynolds. Voting: David Nielson votes yes;

Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. Town council meetings will be held on the third Wednesday of each month at 7:00 pm.

Review & Discuss: Council meeting in December

Traditionally town council meetings have not been held in December. If needed, an emergency meeting could be called. David Nielson made a motion to cancel the town council meeting of December 2025. Seconded by Joe Reynolds. Voting: David Nielson votes yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. Town council meeting will be not held in December.

Review & Discuss: January schedule—

The annual holiday celebration was discussed. Joe Reynolds suggested having Boren's Smokehouse cater the event and agreed to follow up with them. It was decided to have the party on Monday evening, January 5th. Gary had already ordered hats when he remembered his commitment to another party to do them. It was decided that the order could be held until the following year and he will contact the vendor for the hats. After further discussion, it was decided to hold the January town council meeting on Wednesday, January 14th where the swearing-in of the elected officials will take place.

Review & Discuss: Fall community party - 2026

Mayor Barney noted that several of the surrounding communities host a fall social for citizens in their towns. This was discussed and it was the consensus of the council conceded that our annual 4th of July celebration was sufficient.

Review & Discuss & Approve: New tables in community center

A discussion was held concerning the purchase of new tables to replace the 14 rectangle tables in the community center. Our tables are now over 20 years old and lots of the corners and edges are cracked and splitting. We could purchase new Lifetime 8-foot tables for approximately \$200 each (delivered). The supplier is in St. George and if we wanted to pick them up, they would be \$99 each. David suggested we could sell the old tables to defer some of the cost. Discussion was tabled for further discussion at a later date.

Review & Discuss: Issues with overflow water from the tank to Annabella Canal

Brandon Barney reported that they are currently working on this issue. It appears Annabella Canal Company feels that Central Valley runoff water is destroying the ditch. They have turned the water out of the canal and are looking for resolutions. Brandon said the north side of the canal is currently concrete, but he got the impression that the canal company wants to enclose it. It was Brandon's suggestion that the water be pushed to the river's edge. A big question was whether there was any right- of- way. This was referred to the town's attorney, Josh Christner, for further research. Mayor Barney tabled the issue for further discussion at a later date.

Review & Discuss: Jones & DeMille – Current coding updates

Kendal Welch and Matthew Lenhart of Jones & DeMille presented the current coding updates. They addressed Title 8 – Health and Safety, Title 9 – Public Peace and Welfare, and Title 10 – Vehicles and Traffic. It was felt that the times for noise and nuisance should be the same (10 pm – 6 am).

Public Comment: Jessica Hutchings – Sevier County

Jessica presented the Utah 250 program wherein a town could receive a \$1500 grant. The paperwork for this must be submitted by 12/31/2025. She will visit the office on 12/9/25 at 1:00 pm to facilitate the completion of the paperwork with the town clerk.

Adjournment:

A motion was made by David Nielson to adjourn the meeting at 8:50 pm. Kody Winkel seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Kody Winkel voted yes. Motion carried. The Central Valley Town Council will meet next on January 14, 2026.



Attest:

A handwritten signature in black ink.

Emma Jo Cadwalader, Town Clerk

A handwritten signature in black ink.

Gary Barney, Mayor

VOTING: (circle one)

DAVID NIELSON	SUSAN OUTZEN	CHARLES EVANS	KODY WINKEL
YES	NO	YES	NO