

**MINUTES OF THE SPECIAL MEETING OF THE MAYOR AND TOWN COUNCIL  
CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH  
December 29, 2025**

A special meeting of the mayor and town council of Central Valley Town to discuss the purchase of underground water was held on Monday, December 29, 2025 at the Central Valley Town Hall, 50 West Center Street, Central Valley, Utah at the hour of 9:00 am 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, Kody Winkel, Joe Reynolds

**Staff Members Present:**

Town Clerk: Emma Jo Cadwalader

Water/Maintenance: Brandon Barney

**1. Meeting Called to Order:**

Mayor Barney welcomed everyone to the December 29, 2025, Special town council meeting.

**2. Roll call:** Town clerk completed a roll call of councilmembers present. Kody Winkel, Susan Outzen, David Nielson and Joe Reynolds were present.

**3. Review, Discuss and Approve:** Acquisition of underground water. Mayor Barney explained that the purpose of the meeting was to discuss and approve the purchase of underground water. He informed the council that the town has been given first right of refusal to purchase between 12 – 15 feet of water. David Nielson has been discussing the water with Jason Rasmussen who has transferred the water out of Venice to this area. He said Jason told him that he currently had another party who was interested, but it was uncertain if this may be a private individual or possibly Glenwood Town. The water has not yet been listed publicly. He reported that currently water is going for \$25,000 to \$30,000 per foot on the market. David said he didn't know if Jason would parcel it off at this time. The questions for the council include:

- a. Do we want to pursue the purchase.
- b. How much do we want?

Mayor Barney reported that the town needs to make repairs on the water system. The town is looking to CIB to fund the repairs. Without CIB funding, the town would be responsible for the repairs needed at Tunnel Springs. This will be applied for in June 2026. Kody Winkel recommended that we purchase as much as we can. David's recommendation was to figure out how much we need and make an offer of:

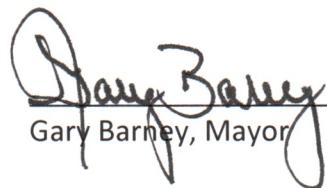
- a. Five feet at \$25,000 per foot  
(OR) -
- b. Three feet at \$30,000 per foot

Susan Outzen noted that we will need a complete title search prior to the purchase. The seller pays for title insurance. She also recommended we verify the conveyance fee balance in the

budget, as these funds could be used for the purchase. A motion was made by Joe Reynolds to submit an offer to purchase five water feet at \$25,000 (\$125,000) or four water feet at \$27,500 (\$110,000). Kody Winkel seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Kody Winkel voted yes; Joe Reynolds voted yes. Motion carried. David Nielson will contact Jason Rasmussen to present the offer.

**4. Adjournment:**

Susan Outzen made a motion to adjourn at 9:37 am. Seconded by Joe Reynolds. All approved.



Gary Barney, Mayor

Attest:



Emma Jo Cadwalader, Town Clerk

VOTING: (circle one)

DAVID NIELSON	SUSAN OUTZEN	KODY WINKEL	JOE REYNOLDS
<input checked="" type="radio"/> YES			