

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL**  
**CENTRAL VALLEY TOWN COUNCIL MEETING**  
**April 15, 2026**

A regular meeting of the mayor and town council of Central Valley Town was held on Wednesday, April 15, 2026, 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:**

Mayor: Gary Barney

Council members: David Nielson, Susan Outzen, Joe Reynolds

**Councilmembers excused:**

Ron Cropper

**Staff Members:**

Clerk: Emma Jo Cadwalader

Maintenance/Water: Brandon Barney

**Town attorney:** Josh Christner

**Public present:** Teri Sorenson, Robin Ames, Trevor Peterson, Shane Kinney, Cory Scott

1. **Meeting Called to Order:** Mayor Barney called the meeting to order and welcomed everyone to the April 15, 2026, Town Council Meeting at 7:00 pm. The mayor led the Pledge of Allegiance and Emma Jo Cadwalader gave the invocation. The mayor excused Ron Cropper, who is out of town.

2. **Review & Discuss & Approve:** Town Council Meeting Minutes – March 18, 2026  
Joe Reynolds made a motion to approve the minutes from March 18, 2026. Seconded by David Nielson. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes. Motion carried. Minutes from March 18, 2026, town council meeting was approved.

3. **Review & Discuss & Approve:** Monthly Financials – March 2026  
Financial reports and expenditures were reviewed by the council. Susan Outzen made a motion to approve the March 2026 monthly financial reports. Seconded by Joe Reynolds. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes. Motion carried. The monthly financial reports for March 2026 reports were approved.

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

David Nielson (Roads) David said he attended a County Convention. Jim Maxwell and Newell Hales are running for office. Brandon and he attended a UDOT meeting where transportation planning for long-range projects was discussed, some dating up to 2050. They were informed that there are no guarantees of funding for any of the projects. Among projects discussed was the proposed widening of the road from Richfield to Elsinore to 4 lanes. He noted that Central

Valley had a water line issue should that happen. That has now been put on UDOT's project list for some time in the next couple of years. He said he thought the road from the intersection on that road to Monroe needs to be addressed also. Changes to the bike path going on to Marysville were discussed at the meeting. Possible extension of the road on the south side of Walmart to Annabella Road was addressed, traffic between Salina and Centerfield, as well as plans for a major 3-phase subdivision south of Salina.

Susan Outzen (Planning & Zoning) Susan said the codification project has been completed. Planning & Zoning has received one new subdivision application. The land use variance for Drakes is now at the Town Council level for approval.

Joe Reynolds (Water) Joe reported clean water samples last month. He said the Downtown well is now running on the weekends and Brandon Barney noted that this helps keep the tanks full.

Ron Cropper (Parks) Excused. Brandon reported they were planning to purchase a mat for home plate. High winds interfered with weed spraying at the park this week.

Mayor Barney: The mayor had a meeting with County Commissioners about transferring the strip of land to Central Valley Town at 100 East. He said they were currently getting the engineering and survey completed and we will need to wait and see what their decision is. David wanted to know who objected to the transfer and the mayor stated it was not put to a formal vote. Mayor Barney reported that Susan Outzen and Emma Jo Cadwalader had been working on the budget for 2026-2027 and it is nearing completion. He invited all council members to look at the proposed figures for their departments. He commented that the widening of 118, as David reported, would interfere with the town's water line. He reported that the state-owned light at the auction intersection has finally been fixed at the state's expense. He then addressed the situation where some town residents have become delinquent in paying their water bills and refuse to pay late fees. The fees accrue and further add to this delinquency. He asked members of the council to consider this prior to the next meeting and see if we can come up with ideas on how to best handle this situation. He said he met with Parker Vercimak and Tyler Timmons on water tiers. Parker was planning to be at the meeting tonight but was unable to attend having just had twin babies. Agenda item #6 was moved to next month's agenda. He announced that we will be able to use the pavilion and park as in the past for the 4<sup>th</sup> of July celebration and said we would begin planning, ordering the meat tomorrow.

5. **Review & Discuss:** Tracy and Jenneka Knight code violation appeal The Knights were unable to attend the meeting. Their neighbor, Shane Kinney, who had received the same letter from Code Enforcement, was present. Code Enforcement Officer, Trevor Peterson, reviewed the complaint that was sent to four residents on Landslide Road. Water meters *should* be located on the property line. The mayor noted that if any repairs were needed to the water lines, the town would not be responsible for putting things back the way they were. He recommended rocks be moved back to the water meter. Susan Outzen said she viewed the area and felt that it was not safe. Joe Reynolds said he also felt the rocks should be moved. He cited how DOT simply removes items in violation immediately. Trevor explained that the first letter sent to the homeowners gave them until May 2 to comply. If they don't, a

second letter would be sent May 3, giving them 16 days before abatement, wherein the town would have the rocks removed at the expense of the homeowner. Shane Kinney clarified that in his situation, it is only the one big rock that needed to be moved. That was confirmed. He stated he had no problem moving that rock. Town attorney Josh Christner said it was his opinion that the town council should approve the abatement at the next meeting.

**6. Review & Discuss:** Updates with Josh Christner, Town Attorney

- Canal conversions - Josh reported that he has an appointment with the Division of Water Rights on Friday April 17, to file the applications for Brooklyn Canal and Sevier Valley which will start the 120-day period wherein they need to reply. (Richfield Irrigation has still not provided any information).
- Honus Busk – The complaint needs to be filed in court for the Zoning Ordinance violation. There may be additional matters added to the complaint about sanitation issues.
- Drake Variance – Josh brought a Variance Agreement he had drafted for the Drakes. However, this could not be executed until the new DAUD plans were made available to Planning & Zoning for review documenting the size of the DADU. Susan noted that the original plan for the DADU was too large. The new plan needs to be approved by Planning & Zoning. Joe asked if a second meter would be required. Susan said it would be. The mayor said it would not be since the authorization was made using the old guidelines. Josh said he would change the date on the agreement, which runs with the land and note the meter exemption. Then it should be ready for town council approval and would then be recorded.

**7. Adjournment:** Joe Reynolds made a motion to adjourn at 7:52 pm. Seconded by Susan Outzen. All agreed.



*Gary Barney*  
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 Gary Barney, Mayor

Attest:

*Emma Jo Cadwalader*  
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 Emma Jo Cadwalader, Town Clerk

VOTING: (circle one)

DAVID NIELSON	SUSAN OUTZEN	JOE REYNOLDS	RON CROPPER
<u>YES</u> NO	<u>YES</u> NO	<u>YES</u> NO	<u>yes</u> EXCUSED