

**MINUTES OF THE PUBLIC HEARING AND THE
REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL
CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH
June 24, 2026**

A Public hearing and a regular meeting of the mayor and town council of Central Valley Town were held on Wednesday, June 24, 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 Present:

Mayor: Gary Barney

Council members: David Nielson, Susan Outzen, Joe Reynolds, Ron Cropper

Staff Members Present:

Town Clerk: Emma Jo Cadwalader

Water/Maintenance: Brandon Barney

Water: Scott Thomsen

Town Attorney Present:

Josh Christner

Public Present:

Tyler Timmons, Parker Vercimek, Robyn Ames, Chelsea Forsythe, Daniel Bruse, Wayne Lee, Bryan Brown, Charles Billingsley, Janet Billingsley

Open Public Hearing:

Mayor Barney welcomed everyone to the Public Hearing. He asked those the plan on speaking to come forward and log their name to the list. Each person allowed 3 minutes to speak. He then turned the time over to Parker Vercimak of Jones & DeMille for the presentation of the information.

Public Hearing – CIB Funding for Water Improvements

Parker informed the citizens that Central Valley Town has submitted an application to CIB for funding for the water project. He said there were several levels to the project. He reviewed the current system – two water tanks on the hill with 250-gallon booster pumps. Both springs, Tunnel springs and Meacham springs feed the lower tank. Three of the four sources of water are bottlenecked by the 250- gallon/minute booster pumps. It is proposed to replace the booster pumps with larger pumps; two 750-gallon/minute pumps that would be able to operate at the same time, with a combined flow of up to 15,000 gallons/minute. This would allow filling the upper tanks and pressurizing the system much more quickly, allowing the town to keep up with the state requirements for fire flow demand on the peak day demand. It would also allow using that water more readily. Also needed at that location is a backup generator. He recommended one that is trailer-mounted which could be moved around as needed. That way, if power was lost, the wells, pumps and other infrastructure could still be run and maintain the water system. He referred to a map demonstrating the two upper tanks. Tank 2 was built in the 1970's. Overall the tank is still

structurally competent. However, the concrete lid on that tank is starting to deteriorate. When that happens the state Division of Drinking Water issues “points” and their system works on the higher the points, the higher the urgency to get issues resolved. There are points that are pending or being issued for the lid on Tank 2. The lid could be rehabbed it. The tank itself is structurally sound. He said this had been done 8-9 years ago on the Meacham tank. The lid was replaced and there should be another 30-50 years life left for that tank. The plan is to do the same with Tank 2. The benefit of Tank 2 is that it provides a significant amount of emergency storage and it flows all the way down to Meacham and then is pumped into the system, so if the booster pumps were down there it would provide access to the quantity of water need in the event of a fire or a main break that drains the tanks. Right above Tank 2, under the two higher tanks is the Tunnel springs. Parker said it was his understanding that those springs have produced some bad water quality samples from time-to-time. It is not uncommon for springs to need to be re-developed – sometimes as often as 15-20 years. Sometimes re-development will last 30-40 years or a little longer. However, there is some money in the proposal to re-develop and replace some of the infrastructure for the spring collection area in hopes of cleaning up those water quality samples.

Moving into town, Parker demonstrated that the yellow line on the map represented a 6” line, one of the older lines in the system. Currently, the water line crosses the river in a way that does not necessarily meet the state code today. The state now requires valves on both sides of the river with sample stations. The state wants to ensure that if that pipe ever had a leak in it, it could be isolated and enable testing and sampling of the water. The 6” line is under-sized. The community has grown over the decades and that 6” line is going to be replaced with a 10” line. Once the 100 South future road area is reached, the proposal would be to break it off and run a 10” line into town and then essentially run to the north end of the town down the future 100 East. The reason for the new line to the north end of the system is hydraulically the north end of the system is having a hard time meeting fire flow requirement. There are some exceptions, the church for example. The town currently does not technically provide enough fire flow, but due to the nature of the building the fire marshal has granted an exception there. Also, if at some point in the future, perhaps in 20-30 years, the water line going down Main Street will need to be replaced and this would give the town another option. He said there are also a couple of dead-end lines that are included in the project to loop in together. The reason for that is to eliminate stagnate water from accumulating in the lines.

The project proposal includes 2 booster pumps, Pumphouse/Tank improvements and the backup generator. The project construction itself is estimated at \$3,500,000 with a \$450,000 contingency. That’s 15%. It is common to have 15-20% contingency in projects at this level. Total project cost is estimated at \$4,125,000. What that would mean to the town is – we’ve gone to CIB hoping to get some grant money to offset the total construction cost. Obviously financing the whole project itself would be a huge burden to the town. CIB has been a great funding partner on construction projects for decades and this project is something that we hope they will see favorably. We have requested 80% grant and 20% loan. The loan would be at 0.5% interest. At that request, it would be \$3,300,000 grant, \$825,000 loan, with an annual loan payment of \$32,000. He noted that we may not get the full grant to loan ratio that we asked for. They may reduce that to 70/30, 60/40 or 50/50. The mayor and potentially others will go to a board meeting and present the project to the CIB. Then they will work through funding options. That would likely occur in August or

September. (They are not obligating the town to any funding by attending that meeting and presenting the project). Then in October will be the final funding meeting where the town would go and accept the funding terms if acceptable.

Public Comments:

The mayor opened the meeting to public comments.

- 1) Daniel Bruse. He wanted to know if they had looked at the cost of including the last dead-end connection at the very top of the line on the map. Parker told him that it was not included in the project, but that could be added. Dan also wanted to verify that Main Street is currently 6" and partially 8" lines. He asked if the town was recapturing all the water in the current system and if there is a recharge in the plan. Parker said there was at Meacham Spring.
- 2) Charles Billingsley: He asked if these needs for the water project were identified in the Master Plan completed 2 years ago. Parker said they were. The dead-end lines, the generator has been an on-going need for quite some time, a few years ago when we had a lot of power outages - it was brought up with the hydraulic model.
- 3) Wayne Lee: He wanted to the background of how it was determined to do a 10" line and how long they are estimating (given town growth and other factors) how long will this supply what it needs to supply. Parker said they evaluated the current system and worked with the Central Valley Town operators testing hydrants, water pressures and peak usage days. He explained how to determine meeting the demand, they also evaluated current growth rates and the last 5 years growth rate of Central Valley Town.
They use a 20-year growth plan and assumed an aggressive growth rate (5%) with the hydraulic model.

Close Public Hearing:

Open Town Council Meeting

1. Meeting Called to Order: Mayor Barney opened the meeting at 7:40 pm. He welcomed everyone and led the Pledge of Allegiance. Ron Cropper gave the invocation.

2. Review, Discuss & Approve: Minutes – May 20, 2026. Minutes were reviewed by the council for the May 20, 2026, town council meeting. A motion was made by Susan Outzen to approve the minutes of May 20, 2026, town council meeting as written. Ron Cropper seconded the motion. Voting: Susan Outzen voted yes; David Nielson voted yes; Joe Reynolds voted yes; Motion carried. Minutes from May 20, 2026, town council meeting was approved.

3. Review, Discuss & Approve: May 2026 Monthly Financial Reports – David Nielson asked who "Full Draw" was. It is the name of the company that does our printing and website. Joe asked who "Acme Pro" was. It is the company that provides fireworks for the 4th of July. Joe Reynolds made a motion to approve May 2026 Monthly Financial Reports as written. Dave Nielson seconded the motion. Voting: David Nielson voted yes; Susan

Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. The financial reports for May 2026 were approved.

4. Department and Council Member Reports:

David Nielson (Roads) David said there is a hole on Nebeker Lane that needs to be repaired. Brandon said he had already talked with the asphalt people and the mayor recommended having the patch on 1st South and 1st West replaced at the same time.

Susan Outzen (Planning & Zoning) Susan reported Planning & Zoning is current on all their projects at this time. Susan also thanked Tyler Timmons from R-6 for providing some very useful training for the Planning Commission.

Ron Cropper (Parks) Ron said the plans for the upcoming July 4th celebration are well underway. He asked for any recommendations for the prayer, but said he had everything else assigned. He said the park is being used and things are running well. He plans to have a computer-generated scheduling program in place for next year's schedules.

Joe Reynolds (Water) Joe reported good water samples for the month. The first PFAS testing came back good and there is still one more to do. He said there was a major water leak on Main Street that had been repaired and now everything is going well.

Mayor Barney – The mayor just asked for everyone to exercise extreme caution with fireworks. If at all possible, he also encouraged *not* using aerial fireworks considering the drought situation. He also expressed appreciation for all those who provided input and comments in the public hearing.

5. Review & Discuss: Water rate tiers- Parker presented a brief review of the water rate structure currently in place for Central Valley Town. The town has had no increase in rates since 2012 for the \$40 charged for 30,000 gallons of water, with an overage charge of \$1.00 for each thousand gallons over the base rate. Forty dollars in 2012 is equivalent to \$58.00 today. The average water bill for usage in 2025 was \$49/month. Various ways to address the needed money to fund financing of water improvement were presented. Depreciation needs to be captured yearly. Impact fees are used to offset the impact on the infrastructure. He presented graphs of usage summary and the potential rates compared to existing rates. Parker also addressed the ramifications of CIB funding regarding water usage tiers. He demonstrated different allotments and tiers for overage usage. Addressing the deficit of \$40,000 in the water budget and the increased cost of the loan to improve the water system - it appeared the average water bill would need to be in the range of \$77.52 to meet the costs.

6. Review & Discuss & Approve: CIB funding for water improvements– Parker Vercimak of Jones & DeMille reviewed the funding outline in the Public Hearing. Joe Reynolds made a motion to move forward seeking CIB funding for water improvements. Ron Cropper seconded the motion. Voting: Susan Outzen voted yes; David Nielson voted yes; Joe Reynolds voted yes; Motion carried. Central Valley Town will proceed with the funding application to CIB for the water improvements needed.

7. Review & Discuss & Sign: Ethics compliance – Town Clerk, Emma Jo Cadwalader reviewed the Ethics agreement which was signed by each member of the Town Council.

8. Adopt: Certified Budget and Certified Tax Rate 2026; Resolution 2026-005 (Budget was approved at the May 20th Council Meeting)

Susan Outzen made a motion to approve and adopt Resolution 2026-005 Certified Budget for FY2026-2027 and the Certified Tax rate with a correction to the number of the resolution reflected at the bottom of the document to “2026-005”. Seconded by David Nielson.

Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. Central Valley Town Budget for FY2026-2027 and the Certified Tax Rate were approved and adopted.

9. Review & Discuss & Approve: Ordinance adopting the International Wildland-Urban Interface Code; Ordinance 2026-005 – Tyler Timmons of R6 presented an overview of the fire program. The town is required to sign an agreement on an annual basis for participation. The map indicated the small section in the Southeast corner of town considered high risk, where it would actually be enforced. The council reviewed the map and the WUI code agreement. Ron Cropper made a motion to approve and adopt Ordinance 2026-005 adopting the International Wildland-Urban Interface Code. Joe Reynolds seconded the motion. Voting: Susan Outzen voted yes; David Nielson voted yes; Joe Reynolds voted yes; Motion carried. Central Valley Town adopted and approved the International Wildland-Urban Interface Code; Ordinance 2026-005. The participation agreement was signed by the council, mayor and town clerk.

10. Review & Discuss & Approve: Amend Consolidated Fee Schedule; Ordinance 2026-006; The increase in garbage collection fees of \$2.00 for the first can from \$15 to \$17 was reviewed. This was required by the increase in rates from White’s Sanitation as a result of the increase in fuel costs recently. A motion was made to amend the Consolidated Fee Schedule Ordinance 2026-006 by Joe Reynolds. Susan Outzen seconded the motion. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. Amendment to the Central Valley Town Consolidated Fee Schedule – Ordinance 2026-006 was approved.

11. Review, Discuss & Approve: Updates with Josh Christner, Town Attorney

a. Canal conversion – status

He said Richfield Canal is still unwilling to disclose their information to the Division of Water Rights. He said he was trying to see if there was a way to get them to comply.

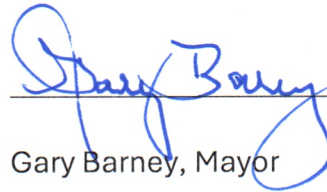
b. Honus Busk – Josh said he was ready go in spite of the Central Valley Town ordinance which does not align with the County. It will be a criminal complaint, and he plans to file it on Monday or Tuesday next week.

12. Review & Discuss: 4th of July

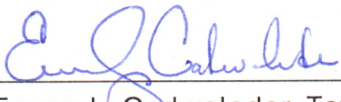
A decision was made by the council to increase the cost of the meal to \$7.00 per plate. A list of responsibilities and assignments is available from the town clerk. David Nielson recommended having an announcement made in priesthood meetings asking for community help in setting up.

13. A motion to adjourn was made by Joe Reynolds. Seconded by Susan Outzen. Meeting adjourned at 8:41 pm.




Gary Barney, Mayor

Attest:


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>	NO