MINUTES OF THE REGULAR MEETING OF THE MAYOR AND TOWN COUNCIL
CENTRAL VALLEY TOWN COUNCIL MEETING
September16, 2026

A regular meeting of the mayor and town council of Central Valley Town was held on Wednesday, September 16, 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, Ron Cropper

Staff Members:
Clerk: Emma Jo Cadwalader
Maintenance/Water: Brandon Barney (excused)

Town attorney: Josh Christner

Public present: Robyn Ames

1. **Meeting Called to Order**: Mayor Barney welcomed everyone to the September16, 2026, Town Council Meeting. The mayor led the Pledge of Allegiance and Ron Cropper gave the invocation. The mayor excused Brandon Barney who was assisting with youth volleyball.

2. **Review & Discuss & Approve**: Town Council Meeting Minutes – August 19, 2026
Joe Reynolds made a motion to approve the minutes from August 19, 2026. Seconded by Susan Outzen. Voting: David Nielson voted yes; Susan Outzen voted yes; Joe Reynolds voted yes; Ron Cropper voted yes. Motion carried. Minutes from August 19, 2026, town council meeting was approved.

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

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

David Nielson (Roads) David said he had been working with Brandon to have the hole repaired on Nebeker Lane.

Susan Outzen (Planning & Zoning) Susan said the Planning & Zoning commission determined the Oviatt's did not meet Planning & Zoning requirements for a Conditional Use Permit. They applied for one and the request was denied. The Oviatt's were informed that they could file

an appeal with town council, but nothing further has been received from them. She also reported that she has been working with councilmember Joe Reynolds, training in the new book.

Ron Cropper (Parks) Ron said use of the baseball field has begun to decline as the season ends. He has currently been working with Brandon on weed spraying.

Joe Reynolds (Water) Joe reported clean water samples for the last month. He also stated that Brandon has been working with Peterson's to have the chlorination pumps serviced. The mayor clarified that as a result of the recent power outages we have been experiencing, the chlorination pumps were damaged. Brandon has been working with Tytan Security and Peterson's Plumbing to make the necessary repairs. Joe wanted to know how much it will cost to replace the pumps. The mayor explained that the damage was internal and that it has been determined that we would be able to use some of the parts from the splash pad in addition to the new parts required.

Mayor Barney: The mayor informed the town council that we would soon be looking for one, possibly two, new Planning & Zoning members. Brandon has served on the commission for several years now and feels it's time for a change. The mayor invited council members to let him know of any suggestions. He also reported that the meeting with CIB regarding funding was held on September 3 and findings will be addressed in a later agenda item. He said we would be going back to CIB on October 1, 2026.

5. **Review & Discuss:** Amending water ordinance
Mayor Barney said Susan Outzen and Joe Reynolds have been reviewing and making suggestions to amend the current culinary water ordinance. Prior to the meeting, all the council members were given documents outlining these findings and recommendations. The documents were evaluated and discussed and the agreed upon changes will be provided to the council by Susan Outzen prior to the next town council meeting. The changes will be made and the document reviewed in the Public Hearing to be set in October.

6. **Review & Discuss & Approve:** Water rate structure
Mayor Barney commended Joe Reynolds for the fine job he did presenting the proposal to the CIB board. He noted that they asked how many meters there were and what the current rate structure was for the town. Following the presentation, CIB offered the town a 50/50 split funding at 0.5%. Unfortunately, this funding would not prove beneficial financially for the town. Mayor Barney recommended changing the structure, regrouping and to go back to CIB on 10-1-2026. CIB recommended a base rate of 10,000 gallons. It was also strongly recommended that the town plan for an annual rate increase at a given percentage. (For clarity, the increase would be presented in dollar amounts rather than an actual percentage, allowing the anticipated increase to be in whole numbers rather than odd amounts.) The tier structure previously presented and discussed by Parker Vercimek of Jones & DeMille in town council was once again reviewed. The council felt that setting the base rate at 10,000 gallons was too low. David Nielson said the rate structure was established to accommodate the fact that Central Valley has no pressurized irrigation like most other towns do. He said he didn't feel like CIB knew anything about water rates. While the mayor and Joe Reynolds said they somewhat agreed with that – Joe expressed concern that if the rates go up, then usage would

drop. Tyler Timmons, from R6, suggested considering a base rate of 15,000 gallons. This was further discussed and the mayor asked if the council tentatively agreed upon a base rate of 15,000 gallons, subject to revised projections being completed by Parker with that base rate and adjusted tiers. Council all agreed. The mayor then said the only other issue that needs to be addressed at this time is the annual increase that has been highly recommended to be done. The mayor explained that rather than using an actual percentage, which would result in odd amounts, to set it in simple dollar amount increments per year. He further said it was definitely required when returning to CIB. It was discussed and the council decided that the increase would be an adjustment to the base rate only, in the amount agreed upon. The mayor clarified that we would not be running off the present chart of tiers. They would be recalculated by Parker using the 15,000 gallon base rate. The mayor suggested having a work meeting to discuss exactly where we would be. Joe strongly agreed. The mayor again said the annual increase needs to be addressed. Percentage increases were brought up and the mayor explained that rather than using an actual percentage, which would result in odd amounts, he felt it would be advantageous to set it in simple dollar amount increments per year. The council felt $2.50 was too high. The mayor recommended calculating the increase in the month of January and it being reflected on the February billing statement (when water usage is lower). David said that even though he didn't feel totally agreeable about it, he made a motion to review rate increases prior to the first council meeting in February each year. Seconded by Joe Reynolds. All agreed. Joe Reynolds made a motion to increase the base rate by $2.00 per year. Seconded by Dave Nielson. All agreed. Mayor Barney said he would reach out to Parker and have him draw up the schedule with a 15,000 gallon base usage. The mayor said there are two things that need to be remembered: 1) We are not trying to get rich and 2) We are trying to slow down water usage.

7. **Review, Discuss & Approve:** Updates with Josh Christner, Town Attorney
    - Canal Conversion – Josh said our 120 days for Brooklyn and Sevier Valley have passed. Without receipt of any response, it is considered an acceptance of our proposal so now he needs to go to the Division of Water Rights and figure out the next steps. Richfield Irrigation, because they have not disclosed their information to the Division of Water Rights, Josh has made a couple of attempts over the last 4 months to try and reach out to the Attorney General's office concerning water use and has not received a response back, so he will keep trying on those. But with Brooklyn and Sevier Valley – he says that give us a total of 35 (29 from Brooklyn and 6 from Sevier Valley) that we can convert. Again, he plans on approaching the Division of Water Rights at either the end of this week or the beginning of next week to figure out the next steps.
    - Honus Busk – Everything has been submitted to the courts. Information has been filed. Prosecution should be commencing soon. As a result, because of the type of litigation, he asked that this be removed from future agendas so we don't have any undo or perceived undo of influence on how the prosecution goes. He will, however, go ahead and touch base outside town council just because again, it does involve litigation to see what our objectives are, which he says he has a pretty good idea what those are. We will see what we can get done from there.

8. **Adjournment:** Joe Reynolds made a motion to adjourn at 8:38 pm. Seconded by Ron Cropper. All agreed.

Gary Barney, Mayor

CENTRAL VALLEY TOWN CORPORATE SEAL STATE OF UTAH

Attest:

Emma Jo Cadwalader, Town Clerk

VOTING: (circle one)

DAVID NIELSON		SUSAN OUTZEN		JOE REYNOLDS		RON CROPPER	
YES	NO	YES	NO	YES	NO	YES	NO
						(absent)	