

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND TOWN
COUNCIL OF CENTRAL VALLEY TOWN, SEVIER COUNTY, UTAH
HELD WEDNESDAY, OCTOBER 16, 2019**

A regular meeting of the Mayor and Town Council of Central Valley Town was held on Wednesday, the 16th of October 2019 at the Central Valley Community Center, 50 West Center, Central Valley, Utah at the hour of 7:30 p.m. after due and timely notice had been provided pursuant to Section 52-4-6, UCA, 1953, as amended.

COUNCIL MEMBERS PRESENT

Council Members: Mayor Kim Peterson, David Nielson, Charles Evans, Cody Olsen and Gary Barney.

STAFF MEMBERS PRESENT

Town Treasurer: Shelley Brown
Town Clerk: Freida Keisel

CITIZENS PRESENT

See attached list.

1. Pledge of Allegiance. Opening Remarks were given by Mayor Peterson. Meeting called to order and roll call. Mayor Peterson welcomed those in attendance at the meeting. Prayer given by Gary Barney.
2. Approval of minutes of previous meetings.

The minutes of September 18, 2019 Town Council meeting were presented for approval. All members had reviewed the minutes. Mayor Peterson asked for a discussion of the minutes. The minutes were approved upon the motion of Cody Olsen and seconded by Charles Evans. Mayor Kim Peterson voted yes, David Nielson voted yes, Cody Olsen voted yes, Charles Evans voted yes, and Gary Barney voted yes. The minutes were approved. Voting was unanimous.

3. Presentation.

Mayor Kim Peterson presented Scott Thomsen with an engraved knife acknowledging his years of service with Central Valley Town. Thanks Scott!

4. County Commissioners.

Commissioner Ralph Brown report on the Recreation & Community Development Center proposal. Looking for support with a bond on the November election. Purposed 4 pools, kiddie

pool, recreation pool, outdoor seasonal pool and a competition pool. Also jogging track, gymnasium, locker rooms, classrooms, childcare, party room, lifeguards, and pool slides. It is both a recreation complex and community development facility. Biggest interest is in the pool where the 8-lane competition pool with spectator area which will allow for multiple invitational meets. Swim meets will bring hundreds of people needing hotels, food and gas. Question asked cost to use it: Admission individual between \$2.50 and \$6.00, adults \$5 and children \$4. When asked was told Sevier School District will not be participating. Richfield will operate and manage the day-to-day. Proposed to bring people into the community. Total construction cost \$21 to \$24 million. If the bond passes the tax increase would be \$18.31 a year on a home valued at \$150,000 and \$33.29 for a business. The bond would be for \$3.5 million, which would be leveraged in an application to the Utah Community Impact Fund, a half/loan half/grant funding package of \$7 million total.

Richfield City: \$8,000,000

\$4,000,000 CIB Loan (30-year repayment)

\$4,000,000 CIB Grant

Sevier County: \$7,050,000

\$3,550,000 CIB Loan (10-year repayment)

\$3,500,000 CIB Grant

Snow College: \$7,000,000

Private: \$1,000,000

Asked about the cost to maintain: \$875,000 per year. The current cost of the Richfield Pool (\$250,000) will transfer to the new center. The facility would be ready sometime in the summer of 2022.

5. Subdivision Ordinance Revision/Approval.

Cody Olsen reported the revisions to the Subdivision Ordinance were available for review at the Town office. A Public Meeting was held to hear public input. Those items revised:

“Water transfer fee” to be “Water stock conveyance fee”.

Took out description “road build” and put in diagrams.

Bonding clarification 110%.

Streetlights not required.

Removed the restriction of double frontage lots.

Added: Amended Subdivision to follow State Code Procedure. Forms available at Town office.

Motion made by Cody Olsen to approve the Subdivision Ordinances as amended 2019-001 and seconded by David Nielson. Mayor Peterson voted yes, David Nielson voted yes, Gary Barney voted yes, Charles Evans voted yes, and Cody Olsen voted yes. Voting was unanimous in the affirmative. The motion passed.

6. Discuss/Approve Invoice Jones & DeMille (\$6,024.29).

7. Discuss/Approve Invoice Chamberlain Associates (\$3,000.00)

The invoices from Jones & DeMille and Chamberlain Associates were not received until after the Water Project was completed. The invoice from Jones & DeMille (\$6,024.29) was part of the design cost and the invoice from Chamberlain Associates (\$6,024.29) was for the second

closing of the loan for \$60,000.00. After discussion a motion was made by David Nielson to approve both invoices, \$6,024.29 to Jones & DeMille and \$3,000.00 to Chamberlain Associates and was seconded by Gary Barney. Mayor Peterson voted yes, David Nielson voted yes, Gary Barney voted yes, Charles Evans voted yes, and Cody Olsen voted yes. Voting was unanimous. Motion was passed.

8. Approve South Main Project Grant.

David Nielson report about the meeting with CIB. Mayor laid out our proposal. Bruce Adams from San Juan understood our position and strongly defended it. Stated not a good idea to downsize for it could create problems. CIB authorized \$1.3 million for South Main (cement treat). All grant no loan. From UDOT \$800,000 for Center Street. Our portion is \$88,000 could be \$56,000. Time frame is November - December perhaps the end of January. Construction to be completed April or May (60 days to complete). We will keep the two projects separate.

9. Discuss Full Time Employee.

Still doing interviews. Have interviewed 4 applicants. Need to decide asap. Will interview one more this evening. Decided an hourly wage of \$15.00 per hour and offer benefits. Will do a ranking, scoring 1-4.

10. Department Current Concerns. Review Employee project list.

Talked about who could sign off on Eagle Projects. Because of boundary changes Ron Brown can approve. Gary Barney reported they were just waiting on paperwork. Brogan Barney will tear out the fencing on Charles Evans property. Replacing about 450 feet. Town to purchase fencing, cedar posts, netting and wiring barb or barbles. Projects can be tied together. All monies coming into town will be shown as a donation and then disbursed to reimburse for materials etc. Discussed the 4-wheeler issue with riding on the road and shoulder. An article in the Reaper brought the attention to the issue. We can't enforce because we don't have an ordinance. Suggested we adopt an ordinance to follow along with the County Ordinance. Safety issues discussed such as staying on the road, helmets, and an ATV course. Gary to check with the County to review their ordinance.

11. Discussed and reviewed the monthly expenditures.

David Nielson made a motion to approve the monthly expenditure and was seconded by Charles Evans. Mayor Peterson voted yes, David Nielson voted yes, Charles Evans voted yes, Gary Barney voted yes, and Cody Olsen voted yes. Voting was unanimous in the affirmative.

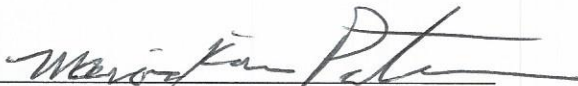
12. Council Members Reports.

David Nielson reported Dale Gifford arranged to get the road base as he has already paid for it. We have reserved a sander with the State. Will send the check of \$3,000 then arrange a time to pick it up. We may need to do some modifications. Gary Barney reported he has winterized and turned off the water to the bathrooms. Discussed the bushes to the west at Dave Jackman's. He will be reminded again. Cody Olsen reported the Planning Commission was working on projected road maps. Charles Evans reported good water samples and has put in water meters. Zach Cropper had issues on his side of the water meter. Chlorine ½ barrel left need to order more. Mayor reported residuals 4.4 – 4.5. Last week 4.4 perhaps because sprinklers were being turned off.

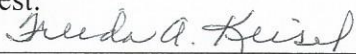
11. Adjournment.

Mayor Peterson thanked everyone for their attendance and asked for a motion to adjourn. Motion to adjourn was made by Charles Evans, seconded by David Nielson. Mayor Kim Peterson voted yes, David Nielson voted yes, Charles Evans voted yes, and Cody Olsen voted yes. The meeting was adjourned at 9:40 p.m.

Minutes by Freida Keisel


Mayor Kim Peterson

Attest:


Freida A Keisel Town Clerk

Date approved by Town Council November 20, 2019



Council Meeting October 16, 2019

ATTENDEES

Dale Gifford	Kim Anderson
Scott Thomsen	Melissa Wintire
Anthony Rios	Carson DeMille
Ralph Brown	Stacie Kling
Tutor Ogden	
Scott Johnson	
Glenda Nielson	
Mayor Dave Ogden	
Kay McKiff	
Judy Penrod	
Camille Thompson	
Susan Outzen	
Robyn Ames	
John Ogden	