

**NOTICE AND AGENDA
CENTRAL VALLEY TOWN COUNCIL MEETING
November 17th, 2021**

Notice is hereby given that the Central Valley Town Council will meet on Wednesday, November 17th, 2021 at the Central Valley Community Center, 50 West Center Street, which meeting shall begin promptly at 7:30 p.m. The agenda shall be as follows. The order of business may be changed as time permits.

Tentative

1. Meeting called to order; Pledge of Allegiance; Opening Remarks; Roll Call
2. Approval of minutes: Date: October 20, 2021 Minutes
3. Review and approval of monthly expenditures
4. Brad Eyre: Single lot Split; Review & Approval
5. Micklane Farmer: Jones & DeMille- JSEC Funding Report
6. Ralph Brown: Water Ordinance Discussion
7. Kimball & Roberts Audit Review
8. Public Hearing: Budget; Transfer of Monies from General Fund to Capital Projects
9. Public Hearing Discussion: Further Action Approval
10. Review & Approval: Section 1700: Amendments to the General Plan, Land Use Ordinance, and Zoning Maps
11. Department concerns and council member reports
12. Other business as needed
13. Adjournment

Posted this 16th day of November, 2021

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS EMAILED TO THE RICHFIELD REAPER, POSTED ON THE UTAH STATE PUBLIC NOTICE WEBSITE, POSTED AT THE CENTRAL VALLEY COMMUNITY CENTER, CENTRAL VALLEY MONUMENT, AND CENTRAL VALLEY TOWN BASEBALL PARK, AND DELIVERED TO EACH MEMBER OF THE CENTRAL VALLEY TOWN COUNCIL.

Sheyenne Tenney
CENTRAL VALLEY TOWN CLERK

In compliance with the Americans with disabilities act, individuals needing special accommodations during this meeting should contact Sheyenne Tenney at 435-896-7411 at least 24 hours prior to this meeting. In accordance to Ordinance Number 2015-003 this meeting may be conducted as an electronic meeting according to the procedures outlined in the ordinance. A telephone conference call or other computer electronic connections will be used.

**Minutes Of the Regular Meeting of The Mayor and Town Council
Central Valley Town, Sevier County, Utah
November 17th, 2021**

A regular meeting of the Mayor and Town Council of Central Valley Town was held on Wednesday, November 17th, 2021 at the Central Valley Town Hall, 50 West Center Street, Central Valley, Utah at the hour of 7:30 pm after due and timely notice had been provided pursuant to Section 52-4-6, UCA, 1953 as amended.

MAYOR & COUNCIL MEMBERS PRESENT:

Mayor Susan Outzen, David Nielson, Gary Barney, Charles Evans, Kody Winkel

STAFF MEMBERS PRESENT:

Town Clerk: Sheyenne Tenney

Treasurer: Shelley Brown

PUBLIC PRESENT:

Micklane Farmer and son Scotty, Rick Roberts, Brad Eyre, Craig & Dani Rodriguez & Family, Robyn Ames

AGENDA:

1. **Pledge of Allegiance** was led by Mayor Outzen. Opening remarks were made by Mayor Outzen. Meeting called to order and roll call. Mayor Outzen welcomed those in attendance. Prayer was given by Councilman, Charles Evans.
2. **Approval of minutes: Date: October 20, 2021**
October 20, 2021 Minutes were presented for review and approval. Mayor Outzen recommended amendment on page 4 where it talks about the location of the gate being added at the NE corner of the cemetery. Charles Evans made a motion to approved the minutes as amended. Gary Barney Second the motion. Voting: David Nielson voted aye; Gary Barney voted aye; Kody Winkel voted aye and Charles Evans voted aye. Motion carried. October 20, 2021 Minutes were approved as amended.
3. **Review and approval of monthly expenditures**
The bank reconciliation, bank statement and PTIF accounts for October were reviewed by the town council. Mayor Outzen went over the PTIF accounts and explained what money was transferred and what major bills were paid. Mayor Outzen also presented the Monthly Operational Budget Analysis from October 1st to November 16th. This report shows what money we have received compared to what we think we will receive for the year. It also shows how much money we have spent in each line item compared to what we think we will spend for the year. A motion was made by David Nielson to

approve the monthly expenditures. Kody Winkel second the motion. Voting: David Nielson voted aye; Gary Barney voted aye; Charles Evans voted aye and Kody Winkel voted aye. Motion Carried. October's Monthly Expenditures were approved.

4. Brad Eyre; Single lot split; Review and Approval

Brad Eyre presented a plat map for his single lot split. He explained the reason for the split was to keep the agriculture separate from the home. He plans to sell the home and keep the rest .74 acres will be staying with the house, only .5 is required for residential lots. 2.205 is the remaining agricultural land he plans to keep. Concerns about the current well on the property was brought up. Brad explained that the easement would stay in place so that the well could be accessed when needed by the owner.

David Nielson made a motion to approve the single lot split for Brad Eyre. Charles Evans second the motion. Voting: David Nielson voted aye; Gary Barney voted aye; Charles Evans voted aye and Kody Winkel voted aye. Motion Carried. Brad Eyre: Single Lot Split was approved.

See Attachment A for Plat Map

5. Micklane Farmer: Jones & Demille- JSEC Funding Report

Micklane presented some papers to the mayor and town council. The papers were a breakdown of cost estimate for a project David had discussed with Micklane earlier in the month. The project idea came about when David was notified that Funding was available again to the town for the maintenance and replacement of their major roads. In 2019-2020 all the major roads in Central Valley were redone with the exception of Sevier River Road & Nebeker Lane. Sevier River Road is the only other road in Central Valley that the Road Dept. deems as a major traffic road. Central Valley takes care of about 1.1 miles of Sevier River Rd. which is from the bridge on the East end to Main Street on the West end. Sevier County takes care of the other side of the bridge to Annabella limits.

Nebeker lane is also needing repair but isn't considered a major traffic road to the road dept. so it isn't part of the funding being offered. David suggested we apply for a CIB Grant to get Nebeker Lane fixed at the same time as Sevier River Road to help save on some costs that would accrue when doing them at separate times (ie. Mobilization).

Micklane went over the cost estimation and breakdown explaining that the overall cost would be 1,450,000.00 for both Nebeker Lane and Sevier River Road combined. Sevier River Road only would require the town to come up with \$62,000.00 to match the federal funding. After further discussion the Town Council decided that coming up with the money for Sevier River Road was doable considering some other USDA loans for past road projects will be paid off, or close to, before this project would start. The funding, according to Micklane, will be available in 2024 and the project would start April 2025. The Town Council made the decision to have Micklane go ahead with the

application for funding for Sevier River Road. Deadline to have it submitted is December 15, 2021.

Nebeker Lane will be put on hold and repaired where needed, for now, because the town doesn't have the means to redo that road since it isn't part of the same funding as Sevier River Road.

See Attachment B & C for Project Estimated Cost Sheet and JSEC Funding Report.

6. Ralph Brown: Water Ordinance Discussion

Craig & Dani Rodriguez purchased land next to Ralph Brown on Landslide Rd. Mr. Brown is their contractor and has started building them a shop with 1000 sq ft. of living space inside. Currently, they have access to everything except their water. The reason being is because Central Valley's Water Ordinance states: "New water hookups are only available for lots where a residence exists or is planned as major construction of a residence, ie: footings, foundation, etc, to be present. No new water hookups will be allowed for lots without an existing or planned residence. Payment of impact fee, hookup fee and water deposit are required to obtain a building permit for a new residence."

Mayor Outzen read that part of the Water Ordinance to the Rodriguez's and explained because of how the ordinance is written we cannot deliver water to them at this time because they are building a shop, not a primary/permanent residence.

The town council agreed there wasn't anything that could be done at that time. However, there was talk of amending the ordinance in the future to better suit the town and the current market.

7. Kimball & Roberts Audit Review

Rick did the town's audit at the end of September. His review of the audit is as follows:

Clean Opinion:

In our opinion the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of central Valley Town at June 30, 2021, and the changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United State of America.

Financial Highlights

- The assets of the Town exceeded its liabilities as of the close of the most recent year by \$9,224,390 (net position). Of this amount \$398,475 (unrestricted net position) which may be used to meet its ongoing obligation to citizens and creditors.

- The government's net position increased by \$233,308. The revenues were less than the adopted budgeted amounts, and expenditures were less than the adopted budgeted amounts in the General Fund.
- At the close of the current year, the Town's governmental funds reported ending fund balance of \$254,585 a decrease of \$37,110 in comparison with the prior year. Approximately 83 percent of this total amount, \$207,551, is available for spending at the government's discretion (assigned and unassigned fund balance).
- At the end of the current year, unassigned fund balance for the General Fund was \$254,213, or 81 percent of the total General Fund expenditures.
- The town's total debt decreased by a net amount of \$64,470 during the current year.

Compliance

We have audited Central Valley Town's compliance with the applicable state compliance requirements described in the State Compliance Audit Guide, issued by the Office of the Utah State auditor, that could have a direct and material effect on the Town for the year ended June 30, 2021.

State compliance requirements were tested for the year ended June 30, 2021 in the following areas:

- Budgetary Compliance
- Fund Balance
- Restricted Taxes and Related Revenues
- Fraud Risk Assessment
- Governmental Fees
- Cash Management
- Public Treasurer's Bond

Finding: State Compliance-Fund Balance

We noted that the Town Currently has a negative unassigned fund balance in the Capital Projects Fund. The office of the Utah State Auditor has taken the position that deficit, created by expenditures being made in excess of those budgeted, is an illegally created debit in violation of the Utah Constitution Section XIV (3).

Auditor's Recommendation

We recommend that the Town retire the deficit with an amount equal to or greater than the deficit in the Capital Projects Fund.

TOWN COUNCIL CLOSED

8. Public Hearing: Budget; Transfer of Monies from General Fund to Capital Projects

PUBLIC HEARING OPEN

Rick Roberts, Auditor for Central Valley Town, recommended we move \$38,000 dollars from General Fund to Capital Project Fund to cover the amount of \$37,110 that was in deficit.

No comments, questions or discussion. Town Council understood from the Audit review why the monies were to be moved.

Rick stated to contact Pelorus and they would help get the monies moved from General Fund to Capital Project Fund.

PUBLIC HEARING CLOSED TOWN COUNCIL OPEN

9. Public Hearing Discussion: Further Action Approval

Mayor Outzen called for a motion to be made to approve the recommendation Rick Roberts made to the Town to move monies from one fund to the other. Kody Winkel made a motion. Charles Evans Second the motion. Voting: David Neilson voted aye; Gary Barney voted aye; Kody Winkel voted aye; Charles Evans voted aye. Motion Carried. Transfer of Monies from General Fund to Capital Projects Fund in the amount of \$38,000 was approved. Note: Monies \$38,000 were moved from General Fund to Capital Projects Fund on November 23rd, 2021.

10. Review & Approval: Section 1700: Amendments to the General Plan, Land Use Ordinance, and Zoning Maps

Kody Winkel explained Section 1700 had been to Planning and Zoning last week for Public Hearing. There was no opposition and was moved to Town Council for review and approval. David Nielson made a motion to approve the Ordinance, Section 1700. Kody Winkel second the motion. Voting: David Nielson voted aye; Gary Barney voted aye; Charles Evans voted aye and Kody Winkel voted aye. Motion Carried. *Section 1700: Amendments to the General Plan, Land Use Ordinance, and Zoning Maps* was approved and is now part of the Land Use Ordinance as Section 17.

11. Department concerns and council member reports

David Nielson's only concern was when the new Maintenance Man/Water Operator Assistant's start date was. Mayor Outzen informed him he would be started December 1st, 2021. She also stated that she would like each council member that he will be working with, take a day the week that he starts and show him around and start training him on what they think he needs to know and do. David Nielson would take the first day, Charlie would take the second and third day since Water is a huge part of the town and takes up the most time. Gary didn't have anything to show him or have him do considering it is winter time and the park isn't being used.

Gary Barney didn't have anything to report for the Park Department. Mayor Outzen reported that the Coca Cola Serviceman was here servicing the machine and found that it hadn't been working due to vandalism. The outlet it was plugged into had been shaken and jerked around so much it broke. She stated she called Blake Electric to come fix it and they charged \$145. She expressed she didn't understand why we have that Coke machine and thought it should be removed. She explained that it is costing the town money and that the town received zero dollars from it. The town council agreed that if it was costing the town money to repair due to electrical system it should be removed.

Charles Evans reported that the water samples were good. He also stated that he was able to get the cemetery cleaned up from all the branches the town was allowed to dump there from the big snow storm last month.

Mayor Outzen brought to the council's attention the need for a lock on our Community Center board for Public Notices located in front of the town hall. She explained that in the past week it was wiped clean of all magnets, advertisements and legal notices that were there. Gary Barney stated that he would check the cameras to see who it might have been because he believes that is vandalism and possibly a misdemeanor. Gary will get a lock for the board.

12. Other business as needed

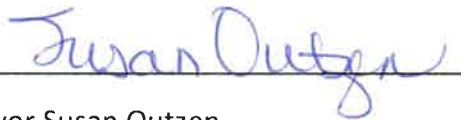
David Nielson proposed not having a Town Council Meeting in December. Gary Barney made a motion to approve that proposal. David Nielson second the motion. Voting: David Nielson voted aye; Gary Barney voted aye; Charles Evans voted aye and Kody Winkel voted aye. Motion Carried. December 15th, 2021 Town Council meeting is vacated and a vacation notice will be posted.

13. Adjournment

Charles Evans made a motion to adjourn. Kody Winkel second the motion. Voting: David Nielson voted aye; Gary Barney voted aye; Kody Winkel voted aye; Charles Evans voted aye. Motion Carried. Meeting Adjourned.

Next town council meeting: January 19th, 2022.

Minutes prepared by Town Clerk; Sheyenne Tenney



Mayor Susan Outzen

SEAL

Attest:

Sheyenne Tenney, Town Clerk

Date approved by Town Council _____

Attachments A, B & C Below.

Attachment B: Micklane Farmer: Jones & Demille: JSEC Funding Report

Roadway	Cost
Nebeker Lane	\$364,000
Sevier River Road	\$1,086,000
Total	\$1,450,000
Federal For State Swap Match	\$62,000
50/50 Grant	\$244,000
Total Potential Payment	\$37,000 (7 Year Loan @ 1%)

PIN: PROJECT # PROJECT NAME: Central Valley Town Sevier River Road
Cost Estimate - Concept Level

Prepared By: Jones and DaMico Engineering Date: 11/17/2021
Proposed Project Scope: Sevier River Road Reconstruction

Approximate Route Reference Mile Post (BEG) =	0.000	(END) =	3.135
Project Length =	3.135 miles		16,553 ft
Current FY Year (July - June) =	2021		
Assumed Construction FY Year =	2025		
Construction Basis Inflation Factor =	1.15	4 yrs for inflation	
Assumed Yearly Inflation for Engineering Services (P.E. and C.E.) (%) =	2.25%		
Assumed Yearly Inflation for Right of Way (%) =	0.0%		
Items not Estimated (% of Construction) =	10.0%		
Preliminary Engineering (% of Construction + Incentives) =	10.0%		
Construction Engineering (% of Construction + Incentives) =	10.0%		

Construction Items	Cost	Remarks
Public Information Services	\$0	
Roadway and Drainage	\$653,918	
Traffic and Safety	\$11,520	
Structures	\$0	
Environmental Mitigation	\$0	
ITS	\$0	
	Subtotal	\$665,438
	Items not Estimated (10%)	\$66,544
	Construction Subtotal	\$732,422
P.E. Cost	P.E. Subtotal	\$73,242 10%
C.E. Cost	C.E. Subtotal	\$73,242 10%
Right of Way	Right of Way Subtotal	\$0
Utilities	Utilities Subtotal	\$0
Incentives	Incentives Subtotal	\$0
Miscellaneous	Miscellaneous Subtotal	\$0

Cost Estimate (with screen 505)	2021	2025
P.E.	\$73,888	\$88,800
Right of Way	\$0	\$0
Utilities	\$0	\$0
Construction	\$732,800	\$842,800
C.E.	\$73,888	\$88,800
Incentives	\$0	\$0
Aesthetics	\$0	\$0
Change Order Contingency 0.00%	\$0	\$0
Change Order Contingency 10.00%	\$73,888	\$84,800
UDOT Oversight	\$0	\$0
Miscellaneous	\$0	\$0
TOTAL	\$951,800	\$1,086,800
PROPOSED COMMISSION REQUEST	TOTAL \$951,000	TOTAL \$1,086,000

Project Assumptions/Risks

1	8
2	9
3	10
4	11
5	12
6	13
7	14