

**Minutes Of the Regular Meeting of The Mayor and Town Council
Central Valley Town, Sevier County, Utah
July 20, 2022**

A regular meeting of the Mayor and Town Council of Central Valley Town was held on Wednesday, July 20, 2022 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 Gary Barney, David Nielson, Susan Outzen, Charles Evans, Kody Winkel

STAFF MEMBERS PRESENT:

Clerk: Sheyenne Tenney- Absent

Treasurer: Shelley Brown

Maintenance: Joey Luna

PUBLIC PRESENT:

Cory & Jennifer Hutchings, Brad Duffin, Bill and Chantel Anderson, Lisa Cleaveland.

AGENDA:

1. Meeting called to order

The Pledge of Allegiance was led by Mayor Barney. He welcomed those in attendance and took roll call. Invocation was given by Kody Winkel.

2. Approval of Minutes: Date: June 15, 2022

Susan Outzen made a motion to approve the minutes of June 15, 2022. Charles Evans second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Kody Winkel voted aye; Charles Evans voted aye. Motion carried. Minutes Approved.

3. Review and Approval of Monthly Expenditures: June

The finances for June were reviewed by the town council. Charlie Evans made the motion to approve the monthly finances. Kody Winkel second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Kody Winkel voted aye; Charles Evans voted aye. Motion carried. June finances were approved.

4. Landslide Rd. Speed Limit Discussion and Approval

David Nielson reported he had recent traffic counts for Landslide Road. The average daily vehicle count was 234 compared to Sevier River 437. Avg. speed limit was 41 mph. Both Susan Outzen and Kody Winkel stated they believed a 35-mph speed limit should be

applied to Landslide Road just as it is currently with all other main roads in Central Valley Town. David Nielson stated he would agree to the 35mph limit but nothing below that. He also stated School Bus Loading Signs have been ordered and will be installed before school starts. Charles Evans made a motion to reduce the speed limit to 35mph on the portion of Landslide Road that is within Central Valley Town Limits. Kody Winkel Second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Kody Winkel voted aye; Charles Evans voted aye. Motion carried. Both Mr. & Mrs. Hutchings thanked town council for consideration of this matter.

5. Bill Anderson Subdivision Approval

Mr. Anderson and Mr. Duffin presented their final plat. Planning and Zoning passed this matter on to town council with the stipulation that a deed to the Central Valley Town and abstract of title would be presented at this meeting. However, the abstract of title has not been completed yet and Mr. Duffin stated he thought it would be within the next 10 days. The parties were informed that the town council could not sign a plat for final approval if they did not have an abstract of title. In order to facilitate subdivision approval before next town council the mayor stated when the abstract of title is received the town council can sign the plat which then can be taken to Sevier County Recorder for recording. David Nielson made a motion to approve the subdivision subject to the abstract of title being delivered to Central Valley Town. Charles Evans second the motion. Voting: David Nielson voted aye; Susan Outzen voted aye; Kody Winkel voted aye; Charles Evans voted aye. Motion Carried. Bill Anderson's Subdivision was approved.

The final plat will be signed and surrendered to Mr. Anderson upon receiving the abstract of title. Also, as this subdivision is in noncompliance status a release will be sent from Central Valley Town to Sevier County Recorder when the final plat is signed.

See Attachment B.

Note: Susan Outzen received a phone call, the morning of July 21, 2022 from Lance Stott, an officer at State Bank of Southern Utah, telling her that Mr. Anderson had cleared the lien on the property and they will be preparing a deed of conveyance, which will be given to Mr. Anderson's title company to be recorded at Sevier County Recorder's office within the next week.

6. Gary Zeluff's Single Lot Split

Susan Outzen reported the Planning and Zoning has reviewed the Single Lot Split and all items on the preliminary and final plat checklists has been completed. As the Easterly side of the lot Mr. Zeluff is splitting off his main property lies in the Mecham Well's Water Source Protection Zone, she recommends a letter to Mr. Zeluff and all assigns be attached to the property parcel at the Sevier County Recorder's Office stating the following:

“To assure the safe and sanitary drinking water supply for the Town of Central Valley, the buyer and any assigns thereafter must prevent any potential-hazardous conditions either above or below ground level that would endanger the current Meacham Well Water Source Protection Zone, as designated by the Utah State Department of Environmental Quality, Division of Drinking Water. The Meacham Well Water Source Protection Zone lies on the easterly side of said property. Such hazards may include but are not limited to: septic tanks, lawns, livestock corrals and any dumping of hazardous pollutant, i.e., oils, gas, garbage, painting supplies or any other chemicals of any kind. No building permit will be issued for any home or other structure on the protection zone as described.”

See Attachment C.

David Nielson made a motion to approve the single lot split with the stipulation that the letter and water source map are recorded with the parcel at the Sevier County Recorder’s Office; and that Mr. Zeluff is responsible to have the documents recorded. Motion was seconded by Kody Winkel. Voting: David Nielson voted aye; Susan Outzen voted aye; Kody Winkel voted aye; Charles Evans voted aye. Motion Carried. Single Lot Split Approved.

7. Backflow Prevention Ordinance Discussion

Mayor Barney presented the Cross Connection Control Ordinance for Central Valley Town System Number UTAH 21006. The ordinance was created from a template designed by Utah Public Drinking Water to be in compliance with Section R 309.105.12 of the Utah Public Drinking Water Rules (UPDWR) and the Plumbing Code as adopted by the State of Utah.

Mayor Barney stated the purpose of the ordinance is to protect the water system from accidental backflow from sources such as sprinkler systems. The ordinance prepared by our town clerk was built from the Cross Connection Ordinance Annabella Town currently has in place. Annabella’s ordinance, however, contains a section (Section 3. Requirements) requiring Permitting and Annual testing with the sole responsibility relying on the home owner to arrange for a certified tester to test the backflow preventer and pay for said testing. The council had some questions and concerns about Section 3.

Kody Winkel suggested to table the topic for further discussion until the Town Council August 17th, 2022 meeting. In the meantime, the council will decide whether it is a good idea to keep Section 3 entirely as written by Annabella Town, customize Section 3 to specifics the council likes, or disregard Section 3 altogether and use the template provided by the state of Utah.

At the August 17th Town Council Meeting they will decide which option they would like to proceed with and set it for Public Hearing September 21st, 2022.

8. Department Concerns and Council Member Reports

David Nielson reported they are having trouble reading the fuel tank meters; Joey and Charlie will have them working within the week. However, if they cannot get them working, they are under warranty for 2 years.

Kody Winkel stated the 4th of July celebration went well. He suggested the town buy a small freezer to hold supplies for the 4th of July so those helping do not have to store food etc. at home; There have been bugs detected in the lawn; the mayor stated Green Valley Lawn Care probed the lawn and it is not getting enough water. Joey changed the sprinkler settings to water more often. The lawn was treated. Joey is changing sprinkler heads still and will aerate the lawn in the fall.

Charles Evans stated He and Joey have had a lot to do. In the next few days, Jensen's will bring concrete to finish the road on 100 West.

They have 3 water meters they are needing to put in. Two will be easy and the third one (Manwill Meter) will have to be punched under the road.

The downtown well has been turned on two times for flushing. Tyler Moore with SCADA will finish programming the computer at which time they can set the downtown well to run as they see fit. Charlie also stated that he and Joey will be meeting with John Chartier Thursday to do a follow up on the town's Sanitary Survey; there were 3 violations which were minor, two gaskets needed replacing on tank lids, overgrowth of vegetation around tanks which will be removed and spalling on the top of one of the tanks.

Susan Outzen reported the Planning and Zoning has been working on the two subdivisions which the council reviewed tonight; they are also starting to update the subdivision ordinance; and creating a new ordinance for short term rentals.

Mayor Barney reported the 4th of July Celebration was good; residents have made suggestions for changes next year; 425-450 people were served. Shelley Brown handed out a breakdown of the costs the town accrued from the event.

Mayor Barney also gave a report on the July 11th, 2022 meeting the council had with Ralph Brown and Cody Wasden. The meeting was held because the council had concerns about the new development of road being constructed by Mr. Brown and Mr. Wasden which will connect to Landslide Road.

As no contact has been made with any town official by Mr. Brown or Mr. Wasden concerning the new road being constructed off Landslide Road. A meeting was called and following information obtained.

- a) The road is being constructed to access the home on the property of Mr. Wasden. The new road will replace the road he is now using that resides on Mr. Brown's property that he has sold.

- b) The new property owner (of the Ralph Brown property) is requesting they abandon the road which accesses the Wasden home.
- c) Mr. Brown stated the new road is on Mr. Wasden's property (Hidden View Estates) and he (Mr. Brown) has no plans to use the road to access property behind the Quail Point Subdivision which he owns. Both properties lie adjacent to each other. He did state, however, that in the future his heirs might be inclined to file a subdivision behind the present Quail Point property. He says that is beyond his control.
- d) Mr. Wasden stated the main Central Valley Town water line that goes through the Wasden property and beneath the new road may be accessed at any time by the water department for maintenance and repairs.
- e) Mr. Brown stated a culvert will be placed at the junction of Wasden's road and Landslide Road.
- f) Mr. Brown was informed if any development of property behind Quail Point Subdivision is pursued as a new subdivision, the town will require a 66-foot asphalt road.

Mayor Barney has also talked to Allen Pearson who is a fence contractor. He will prepare a bid for us as well as A&D Jensen's. Mayor has asked both companies to bid on the same grade of materials.

9. Other Business as Needed

None

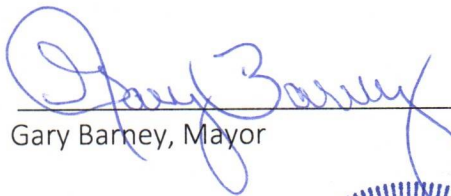
10. Adjournment

Charlie Evans made a motion to adjourn. Kody Winkel second the motion. David Nielson voted aye; Susan Outzen voted aye; Kody Winkel voted aye; Charles Evans voted aye. Motion Carried. Meeting Adjourned.

Next town council meeting: August 17, 2022 @ 7:30pm

Minutes prepared by Town Clerk; Sheyenne Tenney

Approved: August 17, 2022



Gary Barney, Mayor

Attest:



Sheyenne Tenney, Town Clerk

Town Clerk



