

Sterling Town Council Minutes  
Tuesday Nov 19, 2024  
7:00 PM

<b>Council members attending:</b>	<b>Mayor Zeb Wignall, Yvonne Larsen, Tami Privett, Kim Killpack.</b>
<b>Council members excused:</b>	<b>Bryan Sullivan</b>
<b>Staff attending:</b>	<b>Kristina Winkel, Jim Egner</b>
<b>Community attending:</b>	<b>Sam Maestas, Cade Penny, Laura Patton, Randall Cox, Jolynne McConnell, Ray Lewis, Vicki Lewis, Curt Ludvicgson, Michelle Brown, Jonnie Carter, Rebecca Carter, Judy Wadley, Julie Strickland, Bob Kilpack, Ryker Steglich and Laurie Allen, Pat Halladay</b>
<b>Conducting:</b>	<b>Zeb Wignall, Mayor. Meeting called to order at: 7:01</b>

<b>Agenda item number</b>	<b>Discussion and action items</b>	<b>Result</b>
<b>1. Welcome: Mayor Wignall</b>	Mayor welcomes council, staff and community present.	
<b>2. Pledge of Allegiance</b>	Council, staff and community present stand and recite the pledge of allegiance	
<b>3. Roll Call</b>	See above for attendance.	
<b>4. Approval of minutes from the previous meeting.</b>	<p>Tami makes a motion to approve the minutes from the Public Hearing on the Culinary water impact fee ordinance 10/15/2024. Yvonne seconds the motion. Motion passes</p> <p>Tami makes a motion to approve the minutes from the First Public Hearing on the CDBG grant 10/15/2024. Yvonne seconds the motion. Motion passes.</p>	<p>Motion: Tami Second: Yvonne Vote: Unanimous</p> <p>Motion: Tami Second: Yvonne Vote: Unanimous</p>

	<p>Tami makes a motion to approve the Special Meeting to select a town council member minutes from 10/15/2024. Kim seconds the motion.</p> <p>Tami makes a motion to approve the minutes from Town Council 10/15/2024. Yvonne seconds the motion. Motion passes</p>	<p>Motion: Tami Second: Yvonne Vote: Unanimous</p> <p>Motion: Tami Second: Yvonne Vote: Unanimous</p>
<p><b>5. Discussion and vote on Subdivision Ordinance</b></p>	<p>Judy gives a brief explanation on the subdivision ordinance that was put together with the help of Sunrise Engineering and the attorney. Zeb states that it looks good.</p> <p>Ryker Steglich from Sunrise Engineering elaborates on some of the topics and answers questions. Judy asks the town council to accept this and present it to the state.</p> <p>Judy states that they had gone over the current annexation of Sterling and it is outdated and does not protect Sterling nor does it give direction to those who annex into Sterling Proper. So we are going to move forward and ask for a TPA (Technical Planning Assistance Grant) to put together a proper land use ordinance in conjunction with the transportation . It is a \$26,000 expenditure and the grant will cover all of it except for \$2000 which will be our portion.</p> <p>Ryker states the grant is open until Dec 12th and you will find out in January 2025.</p> <p>Tami makes a motion to adopt the Subdivision Ordinance as presented. Yvonne seconds the motions. Motion passes.</p>	<p>Motion: Tami Second: Yvonne Vote: Unanimous</p>
<p><b>6. Discussion and vote on moratorium for building within Sterling</b></p>	<p>Tami explains the need to do this to give the town time to complete the water impact fee ordinance. The moratorium can only last for six months. Tami sent information on the criteria that needs to be met to have a moratorium to the council.</p> <p>Cade states that you can put in place the moratorium tonight but you will have</p>	<p>Motion: Tami Second: Kim Vote: Unanimous</p>

	<p>to show a threat to public health, safety, or welfare. You may be able to come up with a case but it may not be the best practice. Cade asks what the town is trying to do.</p> <p>Discussion on zoning code. Cade states that if it is zoned commercial and a duplex is allowed, that is what they can build. Tami was concerned that someone may want to build a fourplex, would they be able to.</p> <p>Tami makes a motion to table this item at this time. Kim seconds the motion. Item tabled.</p>	
<b>7. Discussion and vote on Impact fee plan and ordinance</b>	<p>This item will remain on the agenda until resolved.</p> <p>Tami asks about Badger meters and depreciation and Cade Penny will look into this. Tami states this would be added onto the impact fee.</p> <p>Tami makes a motion to table this item. Kim seconds the motion. Item is tabled.</p>	<p>Motion: Tami Second: Kim Vote: Unanimous</p>
<b>8. Discussion and vote on Diane Denton obtaining a city culinary water hookup for land purchased near Palisade Road.</b>	<p>Diane is not present to discuss this item.</p>	
<b>9. Discussion by Michelle Brown regarding the non support of the project at the mouth of 6-mile canyon.</b>	<p>Michelle Brown is a resident at Palisade lake and is present to discuss the proposed project at the mouth of Six Mile canyon. The location of the project is just off of Palisade Rd when you turn onto Six Mile Canyon Road on the right side. Michelle gives a brief explanation on the plans. It will have 2 campgrounds and they are interested in group rentals. There will be covered wagons, glamping units, and possible winter portable ice skating rink. I did reach out to the homeowners association and they do have concerns about this project. Michelle shares that she has reached out to the homeowners</p>	

	<p>association at the lake and they do have concerns.</p> <p>Sam Maestas states that the commissioners helped them write a letter to get a grant.</p> <p>Tami states that there will be a lot of wear and tear on the roads with added noise and isn't convinced there will be added income for the town.</p> <p>Judy states that she is very concerned due to the access to our water supply and the burden on the roads.</p> <p>Kris states that people speed down Palisade road especially at the turn where she lives and you need to pull out of the driveway fast to prevent getting hit.</p> <p>Michelle asks those present to attend the public hearing if they can.</p> <p>Curt Ludvigson states he is on the County Planning Commission and states that they have not been approached yet about this project. Some of your concerns are legitimate. We will make sure that the laws and ordinances will be followed. If what they want to do complies with the county rules and ordinances, it will go through. Curt suggests the town go about this carefully and does not have an idea if this will go through.</p> <p>Zeb asks if Curt has been approached by any other RV parks in or around Sterling. Curt answers no.</p> <p>Discussion continued. Cade Penney stated that if the county has a planning meeting or a public hearing where the residents can voice their concerns and possibly make some kind of an agreement. Curt stated that there may or may not be a public hearing and stated that there has to be criteria met to have a public hearing. It is not the county planning commission that approves the project, it will be the county commission that approves this project. Curt encourages the public to attend both the planning and the county commission meeting(s).</p> <p>Discussion on where the money may be coming from for this project. Cade</p>	
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	<p>explains that the state does offer grants for economic development and recreation is a big state planning topic.</p> <p>Curt added that he is not in favor of this project, but if the property owners meet the criteria, then it will be approved.</p> <p>Jonnie Carter states that since many national parks have been closed with limited access, it has put a burden on the smaller communities for recreation sites. He prefers that the government open back up the parks that have been closed.</p> <p>Discussion continued on economic development.</p> <p>Pat Haliday states that the community just wants a seat at the table.</p> <p>Tami reminds all those present that you can sign up to get email notifications on all county meetings and agendas.</p> <p>Zeb states that the state is pushing towards getting more control over the public lands and to voice your concerns in support.</p> <p>Discussion on the buffer zone.</p>	
<p><b>10. Additional Discussion(s) brought up, not to be voted on.</b></p>	<p><b><u>Water hook-up outside of Town:</u></b> Sam Maestas asks if he can get water to his property and he will pay for all the costs. Yvonne asks where his property is and he states it is next to Bob's. Sam feels it would be good for the town and would produce income for the town and the county has approved 7 hookups to one well. Sam states that he would love to be part of Sterling.</p> <p>Tami states that we can't annex yet.</p> <p>Sam states that he could hook up now and annex later. Zeb states that it would be a huge expense to go under the highway.</p> <p>Zeb states concern that this could take up all the water hookups we have.</p>	

	<p>Sam states that he would give water shares and this would build the water.</p> <p>Kurt states that the water would still need to be developed.</p> <p>Zeb states that he would like to get the impact fee schedule ordinance in place and the annexation policy in place before we do this explaining that once we get the codes and ordinance in place, we can have this discussion.</p> <p>Sam states that he understands it will take time and hopes to move out here and retire in two years and would like to be part of the town.</p> <p>Sam asks how we can get the ball rolling.</p> <p>Zeb states that once we finish the projects in place, the ball will be rolling. Zeb states that he is not opposed to annexing his property including some of Lyle Youngs property and wants to work with the residents and make this work. .</p> <p><b><u>Rocky Mountain Power Bill:</u></b> Julie Strickland asks what we have found about the double charge for the fire fee. She had called Rocky Mtn and discovered she had been charged \$5 from Rocky Mountain and Sterling and it goes back 3 years.</p> <p>Tami states that we will need to open up the budget because she didn't budget for the fire fee. Council asks Kris to add this to the newsletter for anyone that notices the charge on their Rocky Mtn bill to contact Yvonne.</p> <p><b><u>CDBG.</u></b> Cade states that the application is due in 2 days. Cade states that if you don't want to do a project this year, we will do one next year. You will need to do a survey and Cade will help with that. We can't do it until June, but we can start working towards that.</p> <p><b><u>Loan on land to purchase for the Fire Dept.</u></b> Sam states that you can charge alot for a water share plus the hookup fee. If you charged \$20,000 plus impact fees, this would be a huge income source for the town. Council agrees this is something to consider. Sam states that since we have little commercial</p>	
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	<p>income, the townspeople will have higher taxes.</p> <p><b>Streetlights.</b> Julie asks if they have the bulbs yet to put in the streetlights. Yvonne and Mayor Wignall have been in touch with Rocky Mtn and Tyson Barber. Discussion on when the lights will be installed, it is supposed to be this week.</p> <p>Minutes Website. Julie asks what is the website to look at the minutes.. Tami explained that it's the same website as the public notice website.</p> <p>Free Building Rental: Council agrees to have a drawing for a free building rental for all those who sign up to receive their water bills and monthly newsletter by email.</p>	
<p><b>11. Report of Officers, Boards and Committees.</b></p> <p>a. <b>Kim Kilpack:</b> <b>Water and roads.</b></p> <p>b. <b>Yvonne Larsen:</b> <b>Treasury, Town building rental and cemetery.</b></p> <p>c. <b>Zeb Wignall:</b> <b>Parks and Fire Depart.</b></p> <p>d. <b>Tami Privett:</b> <b>Steering Committee, Budget, Taxes, Deputy Clerk.</b></p>	<p>a. <b>WATER/ROADS: WINDSHIELD/KUBOTA:</b> Kim asks if Jim got a windshield for the Kubota. Jim states that he did look and they cost about \$400-500. Tami states that the cost could be split between roads/parks/cemetery/adm etc. Jim will continue to look into prices. Council agrees that the cost can come out of the roads budget. Kim asks if Jim is ready to plow snow if he needs to, does he have all the equipment needed. Jim states he is ready. Zeb suggests filling the truck with gravel. Kim asks if Jim needs snow markers and he states he doesn't. <u>WATER METERS</u> Jim states that he only has 5 meters left to install and there are a few that are seasonal. <u>WATER SERVICE NOTICE:</u> Yvonne has mailed them out before the 15th. <u>BLUE STEAKS:</u> Zeb and Jim will get that filled out so that the emails go to Jim.</p> <p>b. <b>STERLING SANTA:</b> Yvonne has 5 Santa's this year and plans to change the route and some Santa's requests starting earlier. Yvonne asks if there are any suggestions for candy that traditionally goes in the bags. General consensus is to continue with the normal candy.</p> <p>c. <b>PARKS/FIRE: SPRINKLER SYSTEM:</b> Jim got a quote on installing one line and it includes the filter that would be a one time purchase, \$866 and for the rest of the lines, you would minus off the \$238. Zeb asks if everyone has seen the caution tape on the fence and discussion on future upgrades and improvements on the park. Cade suggests being aware of surrounding parks and who they used for certain projects and</p>	

	<p>we can use them when we upgrade. Other things the council considers to improve is putting a pad of cement at the kiosk. <u>BIKE PATH</u>: Zeb asks if the council can meet Mathew a day the week of January 12th regarding a paddle/bike path and it will be 1-2 hour meeting. Council agrees on Wednesday Evening the 15th at 5pm. <u>LAND PURCHASE for FIRE DEPT</u>: Zeb asks if we can do a zoom with Zions about the loan. Tami asks if we should have a public hearing to talk about the land they want to purchase. Cade states it is always best practice to hold public meetings and if you have the land you can apply for the CIB for the building of the fire dept. Tami asks if the town can do a fundraiser for the Fire Dept, Cade answers yes.</p> <p>d. <b>BUDGET/Deputy Clerk</b>: GRAMMA: Tami gives an update on the Gramma that we received. She called the person and asked for more information. She explained that Sterling does not have a Sterling School and his Gramma referred to Tooele. She closed out the Gramma that no such record existed. <u>BUDGET</u>: Tami states that the budget will need to be reopened in January to adjust.</p>	
<p><b>12. Approve the payment of Bills</b></p>	<p>Payroll for the month of Oct Nov 9, 2024</p> <ul style="list-style-type: none"> <li>• James C. Egner \$1,181.11 and \$1,159.28</li> <li>• Yvonne V Larsen, \$278.66</li> <li>• Heather H Myers, \$507.92</li> <li>• Tamra D Privett, \$41.56</li> <li>• Ryan K Smith \$910.11</li> <li>• Kristina K. Winkel \$339.38</li> </ul> <p>Total paid in payroll \$4,796.25</p> <p>Bills paid on Nov 19, 2024</p> <ul style="list-style-type: none"> <li>• Ace Hardware: \$138.98 for backpack sprayer for weeds</li> <li>• Badger meter: \$125.10 water meter service</li> <li>• CBR LC Commercial Business Radio: \$388.07 Battery plus shipping</li> <li>• CUHD: \$25.00 water sample testing fee</li> <li>• Jim Egner: \$75.04 travel reimbursement for Oct</li> <li>• Enbridge Gas formerly Dominion Energy: \$70.56 for fire, Adm and shop gas.</li> </ul>	<p>Motion: Tami Second: Yvonne Vote: Unanimous</p>



	<ul style="list-style-type: none"> <li>● Hydro Specialities Co: \$85.15 splice kit, jumper cable for water</li> <li>● Jensen Excavating: \$1,230.00 water leak at 197 N Main</li> <li>● Les Olson IT: \$164.76 monthly usage for printing for Oct and Sept</li> <li>● Manti Telephone: \$109.50 Oct phone bill</li> <li>● Mission Communications: \$910.80 service package renewal lower tank and upper well</li> <li>● N. Sanpete Disposal: \$73.51 4 dumpsters and 2 garbage cans</li> <li>● Pelorus Methods: \$800 Quarterly software support</li> <li>● Shaylee Porter: \$50.00 deposit refund</li> <li>● Rocky Mtn Power: \$822.70 streetlight</li> <li>● Sanpete County Fire District Fee \$684.00 District fire fee for Oct</li> <li>● Sanpete News Co: \$140.00 first public hearing notice</li> <li>● Sanpete Sanitary Landfill Coop: \$518.40 Oct landfill fee</li> <li>● Sterling Country Store: \$44.63 gas for Kubota parks/cemetery</li> <li>● Zions Bank Visa: \$</li> <li>● USDA Forest Service: \$98.77 Water Trans Pipeline/Manti Lasal annual fee</li> </ul> <p>Total bills paid \$6,614.39</p> <p>Tami makes a motion to pay bills as presents. Yvonne seconds the motion. Motion passes.</p>	
<b>13. Adjournment</b>	Tami makes a motion to adjourn the meeting, Yvonne seconds the motion. Meeting adjourned at 10:06	Motion: Tami Second: Yvonne Vote: Unanimous

Minutes Approval

By: \_\_\_\_\_ Date: \_\_\_\_\_ Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor Keenan Pearson Kris Winkel, Clerk/Recorder

Council Members Initials:

Yvonne Larsen: \_\_\_\_\_

Tami Privett: \_\_\_\_\_  
Kim Killpack: \_\_\_\_\_  
Bryan Sullivan \_\_\_\_\_