

Sterling Town Council Meeting
April 19, 2022
7:00 p.m.

Present: Mayor Keenan Pearson; Council Members: Tami Privett, Justin Alder, Heather Myers; Clerk/Recorder, Cindi Madsen.

Community Present: ***Sign-in sheet was misplaced; will enter names once this is located.*

Meeting is called to order at 7:05 pm.

Sterling Town Council and audience stand and recite the Pledge of Allegiance.

Roll call: Tami, here; Justin, here; Heather, here; Yvonne, absent; Mayor Pearson, here; Cindi, here.

Mayor Pearson has one correction on the minutes: Yvonne's last name is Larsen, not Pearson. Tami has one correction: Virus software for new laptops is AVG, not ABG.

Motion is made by Tami to approve minutes, seconded by Heather, all in favor, motion passes. Votes are cast as follows: Tami, aye; Justin, aye; Heather, aye; Mayor Pearson, aye.

Mayor Pearson went to a meeting with Six Counties, and they brought up that the fact that the average household expenses went up by \$587. This year, it has gone up to \$702. During the depression, people struggled to feed their families. Six Counties has put together resources to help families in need, and we are asking everybody to pay attention to our neighbors and reach out if they need help. Mayor Pearson also advises that we all get food storage because of the rises in prices. A lot of the price increases are coming from gas, but a lot is from food as well.

Discussion on Emergency Preparedness Newsletter: Shayne Burton will make 30-40 copies and put them at the post office. Laurie Allen suggests putting a QR code and linking to a site. Justin says we could post it on the Sterling website to save paper and expense, and then everybody can see at it. Shayne would like to tell Yvonne thank you for all her work.

Mike Hansen with Rural & Community Consultants (Jones & Demille): Town's general plan and code update: There are some issues in our plan work, but we are getting to the point where they need feedback. There are certain things in our code where they made assumptions so they need clarification: Came with a draft of the plan and 3 copies of the code that needs to be reviewed (only one full copy). Tami and Heather both want the full copy. They prefer us to go through the google doc so we can make comments and they can see them throughout the document. They think they have copies of every ordinance and current land use code. Tami has concerns about her horses in the mixed use areas, but Mike states it shouldn't be an issue. Whatever the county rules over, the town can go by. Justin notes the dog problem, and states there should be some definition of what animals should or should not be allowed. The county should again be deferred to in this case.

As a side thought, Shayne Burton would like to see us pull together as a community and not tattle on each other for our animals, and help each other out. Mayor Pearson agrees that we don't want to

become like an HOA and babysit everybody, but when people have tried to talk with their neighbors and things don't change, then there needs to be other measures taken. Justin thinks we should focus on the ordinances, get them right, and then find the trouble-makers after.

Mike needs feedback on subdivision ordinance title 12, which states if we want to build in Sterling town, we need to bring in x acre feet. Their recommendation is to not give out any more water and make development bring its own water, our water source isn't great and we are in drought. If our town over-obligates, our town will be in trouble and will have to buy it at the town's expense. Justin says we are aligned with that and if a property wants to come in, they bring their own water. At least ½ acre share per ½ acre land.

Mayor Pearson asks Mike if he would recommend having a clause in our water plan stating that the city is able to sell water rights under the condition that it is approved under the city council or under change of law, given that we believe we have an excess of water.

Justin thinks we are overestimating the amount of water we have, and that we have about a third of what Curtis is saying. We have a well, we have water rights, and we have room to grow. Mayor Pearson states that somebody said the state will help someone else find a use for our water if we don't use it, and we have to prove our water rights as a city. Shayne asks if we have so much water, why we are shutting off the irrigation water in July. The council explains that culinary water and irrigation water are two separate systems. We have been concerned about the springs and that is why it was opened up. We weren't sure how the droughts would affect our springs over time.

Legacy problem about roads in Sanpete County: We have standard road widths. We are recommending dropping them to 40 feet to have a more consistent look-feel. Justin and Tami state this would be a bad idea because of lack of yard space for horses. Title 4 is canned language on different kind of taxes and fees. **It is not suggesting that Sterling is trying to raise taxes.**

1. **Cul de sac roads?** No
2. **Has this council talked about appeal authority?**
3. **Is there a published fee schedule for cemeteries?** We investigated some years ago the fee, and it was \$300 for residents and \$400 for non-residents. This is not current information. Heather will look into this.
4. **Building inspector is issuing building permits?** We need to watch
5. **Are we going to allow OHV on any road?** Yes. Justin thinks we need to get lawful speed limit signs while these vehicles are in town.
6. **Continue with the county providing animal control services?**
7. **Officially designated emergency manager?**
8. **Truck routes on Main Street?** Yes
9. **Any concerns about springs? Any special land use controls around springs?** No
10. **Time of day watering?**
11. **Defining land use authority?**
12. **Landfill concerns?**

Rob Finn asks if there is something the city can do to make the trail going up the hill by his house not a trail. Justin says we have no authority over the trail, and it is registered with the state. Rob states it was pushed through by the city council, and asks how it could not be taken out by the council as well. Mayor Pearson states it is out of our buffer zone. Justin suggests putting a private property sign, and Rob states he doesn't think he should have to. He doesn't mind the locals. Mayor says we can find out who is in charge of the trails and find out what we can do about it. Lisa Gubler says Kevin Christensen in Manti would know.

Tad Spencer: Water culinary pipeline improvements: To nail down exactly what is needed for the town, we need a water master plan. It will identify deficiencies within the water system so we are always following the Division of Drinking Water Standards. They'll take number of connections the city has, identify our sources, distribution, storage, water rights, and let us know if it we are within the guidelines. Capital improvement projects will also come with this.

Mayor Pearson mentions that we still have \$18,936 in CARES money we will lose if we don't spend by the end of May. He asks if we can put that money toward this water master plan. We applied for a \$40,000 grant with the Division of Drinking Water without in-depth investigation. We don't have an exact bid yet, but Tad thinks it will cost under \$40,000 for our town. If we move ahead with the GIS, we could use that information to do the master plan. The GIS would cost just under \$10,000. It is user-friendly data that we can look at in the future on our cemeteries as well as water information. This system can also track a leak. Justin thinks we should at least move forward with the GIS portion of the plan. If we find the data from the boy scouts data they collected, they can use that information.

The Division of Drinking Water assesses projects and gives out grants according to income, the water bill Sterling has, and the state average. If we are 80% or lower than the state average, then we qualify for the grant. There are also 0% interest loans we could qualify for.

Motion is made by Justin to use \$10,000 of CARES funding for GIS plan if it is lawful and remaining for master plan and pay out of our funds if the CARES funding is not lawful. Seconded by Tami, all in favor, motion passes.

Discussion and Adoption of Wage Scale: Average is \$13-20 per hour for Town Treasurer and Clerk. Mayor's personal opinion is the starting wage should be no less than \$17 starting. Justin thinks we need to look deeper into the budget before we give raises. All council employees need to be present for this discussion, and Yvonne is not present for tonight's meeting.

Motion is made by Heather to table discussion on wage scale, seconded by Tami, all in favor, motion passes.

Motion is made by Heather to table discussion of Personnel Policy, seconded by Tami, all in favor, motion passes.

Discussion and Vote on Paying for Notary Certification for Yvonne and Cindi: Mayor thinks Cindi and Yvonne should get certified as notaries for the town, and the cost of certification should be covered by

the town. All notary business done outside of the town should be charged. This would need to be scheduled time, not during meetings, and at the discretion of the notary's hours.

Motion is made by Tami for Cindi and Yvonne to get notary certified for the Town to be paid by the town, seconded by Justin, all in favor, motion passes.

Review and Approval of Adding Cindi Madsen to the authorized individuals with access to the PTIF accounts: Mayor states that Cindi needs to be added to the PTIF accounts.

Motion is made by Justin to add Cindi to PTIF accounts, seconded by Tami, all in favor, motion passes.

Mayor encourages everyone to look through the Emergency Manual and Resource Guide, as Heather has worked hard have it make more sense for our town. Tami asked why certain sections are missing, and Mayor Pearson explained it is because Heather took out any sections that did not apply to Sterling.

Tami makes a motion to adopt the Emergency Manual and Resource Guide as submitted, seconded by Justin with a note that formatting will be fixed, all in favor, motion passes.

10 got approved

Discussion on servicing equipment: We can have Nick service the fire equipment, and Jim can service the chain saw.

Discussion and approval for sand, top soil and grass seed for the cemetery: There is a section at the cemetery that is overgrown with weeds and needs to be replaced. We will need volunteers to help haul materials to the cemetery. Much of the discussion was difficult to hear due to the microphones not working well.

Motion is made by Justin to buy the needed materials for sand, top soil, and grass seed cemetery, seconded by Tami, all in favor, motion passes.

Heather makes a side note; Ryan Fowles contacted her about adding fertilizer to the cemetery, and the answer is "absolutely not," at least until after Memorial Day.

Review and Approval of Business Licenses:

Lance Carter, C'more Wood

Motion is made by Tami to approve business license, seconded by Heather, all in favor, motion passes.

Nick and Stacey Lyon, Fire Extinguisher Servicing

Motion is made by Tami to approve business license for fire extinguisher business, seconded by Heather, all in favor, motion passes.

Jim Butcher, Jim's Farm Equipment Repair

Motion is made by Heather to approve business license for Jim's Farm Equipment Repair, seconded by Tami, all in favor, motion passes.

Mayor Pearson states that Holly has a concern about cats in the area. They have become so plentiful that it is unsanitary. Mayor suggests we get the community involved and find out what they think, but Heather thinks this will create a hostile environment and it is a double-edged sword. Remainder of conversation was difficult to hear on recording due to microphones not being used.

Report of Officers:

Heather: Parks look amazing and Jim is doing a great job. Fire department has a combined training tomorrow night with search and rescue.

Justin has nothing to report on Water.

Tami is trying to get more community involvement with Planning and Zoning to get more ideas on how to proceed. Mayor Pearson thinks we should keep having regular meetings, and Tami states that by code we should be having regular meetings.

Mayor Pearson is requesting that the agenda will now be posted one week in advance instead of 24 hours in advance. Some topics need more advance notice than 24 hours. Justin agrees, but thinks it will be difficult to add things to the agenda if it is done that far in advance, and suggests a preliminary agenda with "subject to change" added. Mayor Pearson agrees with this idea. We will also highlight the changes that are made to the preliminary agenda. Tami also suggests having a calendar with a preliminary schedule for City Council Meetings posted at the Post Office with a note stating it is subject to change.

Approval and Payment of Bills:

The bills are as follows and read by Cindi:

Badger Meter	\$81.40
Jim Butcher	\$739.98
Central Utah Public Health Department	\$40.00
Fowles Yard Care	\$500.00
Hermannsen's Company	\$490.39
Jensen's Department Store	\$310.00
Jerry Sorensen	\$255.00
Main Auto	\$340.76
Manti Telephone	\$108.74
North Sanpete Disposal	\$23.60
Rocky Mountain Power	\$970.74
Rural Water Association	\$100.00
Scholzen Products Co.	\$66.04

Utah League for Cities and Towns	\$500.00
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Tami reads planning and zoning attendees for 2021 and payment of \$20 for each attendee.

Justin suggests a younger and less expensive individual for grunt-type work rather than Jim.

Motion is made by Tami to approve the bills as presented, seconded by Heather, all in favor, motion carries. Votes are cast as follows: Tami, aye; Justin, aye; Heather, aye; Mayor Pearson, aye.

Motion is made by Tami to adjourn at 9:39 PM, seconded by Justin, all in favor, motion carries.