Town of Independence

Town Council Meeting

11/15/2023 7:02 p.m.

In attendance: Mayor Phil Sweat; Councilmembers Bill Duke, Gary Ryan, Bonnie Wilson, Tracy Sabey, and Rose Heaton.

Staff attendance: Jodi Hoffman, Cathy Bingham.

Others in attendance: Kim Tolbert, Jim Tolbert, Dave Millheim, Kirt Kimball, Sharise Smith, Rulon Gardner, Kory Walker, Kurt Hoffman, Jerry Hunsaker, and Maverick Bolger.

1. Call to Order. Mayor Sweat called the meeting to order at 7:02 p.m.
2. Pledge of Allegiance. Councilmember Duke offered the Pledge of Allegiance.
3. Joint work session with the Town Planning Commission. Creekside Ranch project.
   - Ms. Hoffman introduced the representatives from Creekside Ranch: Rulon Gardner, Developer; Kirt Kimball, Owner; and Kory Walker, Engineer at Epic Engineering. She emphasized that no application or petition has been submitted for the property. This meeting is for informational purposes only.
   - Mr. Gardner gave a brief overview of the Gardner and Associates vision for the Creekside Ranch development. Gardner and Associates is known for "what they start, they finish." They take pride in their work in order to protect their name. They have already invested approximately one (1) year in this project and Mr. Gardner reported that as of now there is a good market for this type of development.
   - Mr. Kimball gave a brief history of the approximately 700-acre ranch that his father purchased in the early 1980's. This proposal, having only 80 large building lots, emulates the vision his father had for the property, leaving the alfalfa crops and beautiful views untouched.
   - Mr. Walker presented a PowerPoint presentation of the proposed development. He briefly explained the ideas for the water system, sewer system, trails, storm drain options, and roads that are being considered. Mayor Sweat was concerned about construction traffic and the repairs/rebuild of Center Creek Road. Mr. Walker and his team are working on getting a construction traffic proposal worked out. Mr. Walker explained this project would likely be built in phases. With neighboring developments also beginning the subdivision planning process, there will likely be more options to deter traffic off of Center Creek Road until the Town Center Road is built.
   - Ms. Hoffman thanked the Creekside Ranch group and encouraged the Planning Commissioners and Town Council to reach out to her with any concerns they might have so they can be worked out with the developer.
   - Mayor Sweat adjourned the work meeting at 8:30 p.m.

4. Review and possible adoption of draft minutes for October 11, 2023.
   - Councilmember Ryan moved to approve the draft minutes for October 11, 2023.
   - Councilmember Sabey seconded the motion.
   - The motion passed unanimously.
5. Public Hearing for Resolution 2023-04 Amending the 2023/24 Town Budget to accommodate additional road maintenance expenses.
   - Ms. Hoffman explained that the budget amendment was not needed and pulled from the meeting. After receiving all the expenses for the road maintenance that was performed over the summer, the road budget still had remaining funds available. She also reported that the snow removal budget was slightly higher than last year and should be sufficient for this year.
6. Discussion and possible authorization of creation of Public Treasurer's Investment Fund (PTIF) Account.
   - Dave Sanderson, the Town's Accountant wanted the Town to be aware that the PTIF account through the State of Utah was available for government entities to invest funds. The PTIF account pays interest and funds can be withdrawn at any time. Ms. Hoffman asked the Council if they were interested in investing some of the Town's reserve funds in this account. After discussion, the Council decided this would be a good investment for the Town.
   - Councilmember Ryan moved to approve the Town to create a PTIF fund and authorize the Mayor and Councilmember Heaton as signers of the account.
   - Councilmember Wilson seconded the motion.
   - The motion passed unanimously.
7. Roads Update.
   - Mayor Sweat reported there were no road updates.
   - Councilperson Wilson asked if the Town had contacted Signature Development about fixing the road at the intersection. The Mayor reported that portion of the road is in the County and the Town has no jurisdiction over it.
8. Development Update. Ms. Hoffman reported that there were no new updates on developments since the last meeting.
9. Public Comments.
   - No public comments.
10. Adjourn.
   - Councilmember Wilson moved to adjourn at 9:33 p.m.

- Councilmember Ryan seconded the motion.
- The motion was approved unanimously.

Dated this 10th day of January 2024.

Phil Sweat, Mayor

Cathy Bingham, Town Clerk