

Town of Independence

Town Council Meeting

05/08/2024 7:03 p.m.

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

Staff attendance: Jodi Hoffman and Cathy Bingham.

Others in attendance: Kim Tolbert and Jim Tolbert.

1. Mayor Sweat called the meeting to order at 7:03 p.m.
2. Pledge of Allegiance. Cathy Bingham offered the Pledge of Allegiance.
3. Review and possible adoption of draft minutes for April 10, 2024.
 - Councilmember Heaton moved to approve the draft minutes for April 10, 2024.
 - Councilmember Sabey seconded the motion.
 - The motion passed unanimously.
4. Discussion and possible approval of the 2024 State Auditor Fraud Risk Assessment Form.
 - Ms. Hoffman explained the form and said it was required for all municipalities to fill out each year.
 - The Town conforms to the majority of the requirements resulting in a Moderate Risk Fraud status. A few of the requirements are not applicable to Independence because of the size of the Town's administration.
 - Councilmember Sabey moved to approve the 2024 State Auditor Fraud Risk Assessment Form and authorize Ms. Hoffman to sign and submit it.
 - Councilmember Ryan seconded the motion.
 - The motion passed unanimously.
5. Consideration of proposed amendments to the FY2023-2024 Town Budget and the proposed FY2024-2025 Town Budget.
 - The actual 2022-2023 budget for Sales Tax revenue was a record high.
 - The projected 2023-2024 budget for Sales Tax revenue is estimated to come in lower than the previous year.
 - The 2024-2025 Sales Tax revenue proposed in the draft budget is estimated to be slightly higher than the current year.
 - The actual 2022-2023 budget had a surplus of approximately \$54,000.00. The estimated 2023-2024 Year End budget and the proposed 2024-2025 budget do not show a surplus.

- General Government Charges for Services Revenue will increase for the 2024-2025 Budget. This revenue is an estimate of deposits from Developers into their respective out of pocket accounts for project reviews. The General Government expense also shows an increase as these funds will be used to pay professionals required to review Developer's proposed projects.
- Repair and Maintenance expenses for the 2023-2024 budget is projected to be slightly higher than the previous year. The proposed 2024-2025 budget expenses are also significantly higher. The increase is due to the increase in the cost of maintenance of Town roads.
- Mayor Sweat mentioned there might need to be more road repairs than previously discussed. Duke Lane and part of Center Creek Road will need to be chip sealed.
 - When Ms. Hoffman and Mayor Sweat met with the Wasatch County Public Works about doing the repairs needed in the Town, Ms. Hoffman offered to pay the County 100% of the Towns' B&C road money and ½ of the cost of repairs. She reported that the County has not responded to the Town's proposal.
- Ms. Hoffman is also concerned about the trees on Duke Lane. The Council asked Ms. Hoffman to get estimates of how much it would cost to trim the trees.
- Mayor Sweat asked to Council to report any road repairs concerns.
- Ms. Hoffman will amend the proposed 2024-2025 budget to include additional road repairs and tree trimming.

6. Development Update. Ms. Hoffman reported on current developments she is working on.

- Todd Anderson inquired about his a 6-acre parcel on the corner of Duke Lane and Little Sweden Road.
 - Ms. Hoffman said the lot appears to be a Lot of Record. However, access is a concern since the frontage is on Duke Lane along the canal and the road is not improved to minimum standards.
- Ted McManus, the owner of the first Benson Farm Preservation lot met with Ms. Hoffman and Ms. Bolger to discuss the General Plan and possible ideas for further development of this property.
- Kimball/Gardner Development.
 - Developers have asked for a Conditional Use Permit application for a water storage tank. This type of Conditional Use is allowed in the P160 Zone.
 - Mr. Gardner reports that documents are being prepared for a re-zone petition, along the lines of the proposal the Town Council saw last fall. However, no documents have been filed yet with the Town.
 - Mayor Sweat asked where the development's 2 points of entrance would be.

- Ms. Hoffman reported that her understanding is that the main entrance to the development is still being shown as the Town Center Road. This will need to be addressed if they develop before the Town Center Road is constructed. The other access would be from Center Creek Road.
- Developers report that they are still planning on phasing this project.
- Suburban Land Reserve
 - Ms. Hoffman, Ms. Bolger, and Mr. Millheim met with Suburban Land Reserve (SLR) representatives. It owns 154 acres in the Town and approximately 3,000 acres outside of, but contiguous to, the Town. SLR might be interested in preserving the fields within the Town in exchange for an acceptable annexation agreement. It is not interested in leading development in this area or in participating with surrounding developments to construct roads through its property until it is closer to developing.
- Signature Development
 - This project falls under the County background zoning. All traffic would be on Center Creek Road. The Town's General Plan shows a major road through, or immediately adjacent to, a portion of this property on the South which would relieve traffic on Center Creek Road when this road is built. Some of the required documents have been submitted and are in the review process with Chuck Richins. No proposed plat has been submitted.
- Millstream RV Park.
 - Developers are continuing to work on this project. Developers are planning on building a Travel Center to serve this project and the Travel Center will not be designed to serve Semi truck traffic.

7. Public Comments.

- No comments from the public.

8. Adjourn.

- Councilmember Ryan moved to adjourn at 7:51 p.m.
- Councilmember Heaton seconded the motion.
- The motion was approved unanimously.

Dated this 5th day of June, 2024

Phil Sweat, Mayor

Cathy Bingham, Town Clerk