

Town of Independence

Town Council Meeting

10/08/2024 7:00 p.m.

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

Staff attendance: Jodi Hoffman and Cathy Bingham.

Others in attendance: Lauren Bolger.

1. Mayor Sweat called the meeting to order at 7:03 p.m.
2. Pledge of Allegiance. Councilmember Ryan offered the Pledge of Allegiance.
3. Review and possible adoption of draft minutes for September 10, 2024.
 - Councilmember Ryan moved to approve the minutes for September 10, 2024.
 - Councilmember Wilson seconded the motion.
 - The motion passed unanimously.
4. Consideration and possible adoption of TextMyGov.com contract.
 - Ms. Hoffman explained the contract to the Council. TextMyGov.com proposed a 3-year contract. The cost for the first year would be \$2,000 and then \$1,500 a year for the next two years. This service would allow the Town to send alerts through an automatized system.
 - After Council discussion, the Council decided that since there are only about 35 existing residences and the Town's website posts all information about the Town, this service could easily be done via group text or email.
 - Councilmember Wilson offered to compile a list of residents' contact information. Staff will then prepare a group messaging mechanism to send out alerts concerning Town Issues.
 - Council agreed the Town should not contract with TextMyGov.com at this time but in the future, as the Town grows, this service and the cost of this service might be more justifiable, and a contract could be reexamined at that time.
5. Roads Update.
 - Mayor Sweat reported to the Council that Center Creek Road will need to be re-sealed next year. Substantial repairs will need to be made prior to re-sealing.
 - Ms. Hoffman said the Town has been preparing for the re-seal and there should be enough money to pay for this. She suggested the Town start the process of finding a contractor to perform this work so the work could begin next year.
 - Mayor Sweat also said Duke Lane would need to be re-sealed the following year.

- Councilmember Wilson reported that she left several messages with Deputy Sheriff Leatham concerning the Sheriff's office placing a speed trailer on Center Creek Road and Duke Lane and putting these roads on the County's watch list. She will continue to follow up.

6. Discussion on Short Term Rentals.

- Councilmembers reported on their findings after talking to their neighbors about Short Term Rentals (STRs).
 - Most residents prefer to allow STRs, but some would like to see some restrictions possibly through a licensing process.
 - Mayor Sweat emphasized the Town should make sure all new developments address STRs in the associated CCRs.
 - Ms. Hoffman said that before a subdivision plat is recorded, the Town will review CC&Rs and make sure STRs are addressed.
 - When new developments are submitted and need a re-zone the Council will have a say about what the Town would like the restrictions on STRs to be.
 - After discussion, the Council will not impose any restrictions of STRs at this time but will closely watch how new developments address STRs in their developments.

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

- Millstream, UBA (Town Center Developers), the Gardner Group, and Mel McQuarrie have been meeting to discuss the Town Center Roads and how to work together on costs and designs. These new roads should help move traffic off Center Creek Road. They are also working together on water issues.
- Signature Development continues to work on items in preparation to present the Center Creek Estates Subdivision application (Bodell/Ryan property) to the Planning Commission.

8. Public Comments.

- No comments from the public.

9. Adjourn.

- Councilmember Wilson moved to adjourn at 8:10 p.m.
- Councilmember Ryan seconded the motion.
- The motion was approved unanimously.

Dated this 12th day of November, 2024

Phil Sweat, Mayor

Cathy Bingham, Town Clerk