

Town of Independence

Town Council Meeting

02/04/2026 7:00 p.m.

In attendance: Mayor Pro Tem Bonnie Wilson

Councilmembers Gary Ryan, Will Duke, Tracy Sabey and Jim Tolbert.

Staff attendance: Jodi Hoffman and Lauren Bolger, Acting Town Clerk

Others in attendance: Kim Tolbert

1. Mayor Pro Tem Wilson called the meeting to order at 7:00 p.m.
2. Prayer. Councilmember Tolbert offered the prayer.
3. Pledge of Allegiance. Councilmember Duke offered the Pledge of Allegiance.
4. Discussion and possible adoption of draft minutes for January 13, 2026.
 - Councilmember Tolbert moved to approve the draft minutes for January 13, 2026.
 - Councilmember Ryan seconded the motion.
 - The motion passed unanimously.
5. Discussion and possible approval of updated Service Agreement with Hoffman Law.
 - Ms. Hoffman explained the contract and the few changes that have been made since the contract was approved in 2019. The current contract is still in effect.
 - Hoffman Law will continue to provide general Town Administration and General Council duties at the current monthly salary.
 - Hoffman Law will perform Special Counsel duties for the Town as directed by the Council. Special Counsel duties are separate from, and in addition to, the Town Administrator duties. Hoffman Law will be compensated for Special Counsel duties at an hourly rate through an Out-of-Pocket Account. Hoffman Law and the Mayor will review the terms of this agreement annually and make recommendations to the Town Council if any changes need to be made.
 - Councilmember Tolbert suggested that as the Town starts growing some of the Administrative Duties will need to be given to other employees, such as public works.
 - Councilmembers Ryan and Duke would like to start working on a plan to structure and create new positions, so when the Town starts to grow there is a plan in place.
 - Councilmember Duke would like to review the current Hoffman Law contract and compare the changes with the updated contract presented at this meeting.
 - Ms. Hoffman will invite Dave Millheim to attend a meeting and have him give the Council some ideas on how to structure Town Administration.
 - Council agreed to review the current contract and the updated contract and bring any comments and suggestions to the next meeting for further discussion.

6. Discussion regarding civility in public meetings and public outreach.
 - Mayor Pro Tem Wilson asked for this item to be continued.
7. Roads Update.
 - Ms. Hoffman reached out to Chuck Richins of Horrocks Engineers and asked him to prepare a list of road projects in order of priority (based on the LiDAR assessment) and within a budget between \$200,000 and \$300,000.
 - Ms. Hoffman has had a couple of contractors reach out to let her know they were interested in bidding on jobs. The Town has previously used Wasatch County Road Department to do repairs.
 - Councilmember Duke reported that the corner of Duke Lane and Little Sweden was in need of repair.
 - Ms. Hoffman met with representatives from Millstream, Daniel Town, and Chuck Richins about the Town's entrance road from US 40. UDOT is requiring the main entrance road be built north of Little Sweden Road and Highway 40, which would change the alignment of the entrance onto Highway 40 from the west. Daniel Town would be responsible to build its entrance off Highway 40 and at the new Little Sweden alignment. To do so, Daniel Town would have to purchase an existing home; and the homeowner is not interesting in selling at this time. Because of this situation, Independence and Daniel have agreed to shift the main entrance into Independence back to the General Plan alignment, north of Little Sweden Road, with a small secondary access road off Highway 40 approximately 600 feet north of Little Sweden Road.
8. Development Update.
 - Millstream developers have apparently downsized their plans for its RV Park on Highway 40. They are now looking at having around 70 sites. No other site information has been provided to the Town.
 - Ms. Hoffman met with interested buyers of the 8-acre parcel at the bottom of the hill on Center Creek Road (known as Roselyn Estates).
 - A few building permits have been issued and are in process for internal home remodels and additions.
 - Signature Development is working with the Corp of Engineers to construct a bridge to cover the creek that flows through its development.
9. Public Comments
 - Kim Tolbert asked if the Town was aware of the trash being left on the side of the gravel road. Ms. Hoffman reported the property was privately owned. Mayor Pro Tem Wilson suggested the Town look into organizing a clean-up day.

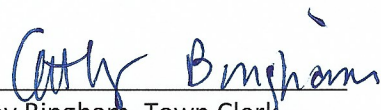
10. Adjourn.

- Councilmember Tolbert moved to adjourn at 8:05 p.m.
- Councilmember Ryan seconded the motion.
- The motion was approved unanimously.

Dated this 11th day of March 2026.



Bonnie Wilson, Mayor Pro Tem



Cathy Bingham, Town Clerk