

Town of Independence

Town Council Meeting

06/08/2021 7:00 p.m.

Meeting Held Electronically pursuant to UCA § 52-4-207(4).

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

Staff attendance: Cathy Bingham, Jodi Hoffman, and Lauren Bolger.

Others in attendance: Kurt Kimball, Andrew Moleff, and Jim Mortensen.

1. Call to Order. Mayor Pro Tem Heaton called the meeting to order at 7:09 p.m.
2. Ms. Hoffman read into the record a Determination of Public Meeting with No Anchor Location dated June 8, 2021.
3. Review and possible adoption of draft minutes for May 11, 2021.
 - Councilmember Ryan asked that a correction be made on item 6: A one cent franchise tax collected should be a one percent franchise tax.
 - Councilmember Wilson moved to approve the draft minutes for May 11th, 2021, with the correction.
 - Councilmember Ryan seconded the motion. The motion passed unanimously.

Mayor Sweat joined the meeting @ 7:16 p.m.

4. Public Hearing for consideration of FY2020-21 Budget and FY2019-20 Budget amendments.
 - Mayor Sweat opened the Public Hearing at 7:17 p.m.
 - Ms. Hoffman explained the proposed budget and the budget amendments.
 - The 2020-2021 budget saw an increase in Sales and Use Tax from the previous year and a decrease in Telecommunication Tax and Class C Road Funds.
 - Proposed amendments to the 2020-2021 budget to better reflect revenues received and additional expenses include an approximately a \$4,000 increase in expenditures for the repair and maintenance of the roads. The scheduled road repairs will begin the week of June 14th or 21st.
 - The 2021-2022 budget shows an increase from the 2020-2021 budget in the Telecommunication Tax and Class C Road funds.
 - The General Government Out-of-Pocket fund is approximately \$80,000 more than the 2020-2021 budget due to proposed increased in development reviews.
 - The 2021-2022 budget includes a request from the Mayor to include funds from next year's Beginning Fund Balance within the Administrative line item for the 2021-2022

Budget, to pay a grant writer to seek Federal or State funds to improve and pave Center Creek Road to the forest service.

- Jim Mortensen with the Idyllwood project commented that the Town Center developers will deposit funds to cover the Town's Out-of-Pocket expenses to review and evaluate their development proposal.

- Mayor Sweat closed the hearing at 7:24 p.m.

5. Possible Adoption of Resolution 2020-01 Amending the 2020-2021 Town Budget and Adopting the 2021-2022 Town Budget.

- Councilmember Ryan moved to adopt Resolution 2021-01, Amending the 2020-2021 Town Budget and Adopting the 2021-2022 Town Budget.
- Councilmember Heaton seconded the motion.
- The motion passed unanimously.

6. Fire Restrictions Update. Ms. Hoffman discussed new Wasatch County Fire District open fire restrictions that will become effective on June 16, 2021 and will last through the end of this year.

- The proposed open fire restrictions are more comprehensive than in previous years.
- The Town previously authorized the County Sheriff to enforce fireworks-related restrictions in 2013. Those restrictions are still in effect.
- Councilmember Heaton mentioned Governor Cox will be announcing state-wide fire restrictions on June 9, 2021.

7. Roads Update. Mayor Sweat presented a roads services update.

- Troy Wilde Excavating will commence road work starting with asphalt patching and repair on Duke Lane and Center Creek Road. He will then grade the road from the Gravel Pit to the Forest fence.
- Councilmember Wilson asked about the increase in cost from prior years. Mayor Sweat explained the cost is consistent with prior years.
- The 2021-2022 budget includes funds for a grant writer to seek funds to help improve Center Creek Road.

8. Development Update. Ms. Hoffman presented a development update.

- Paul Berg reached out to schedule a meeting with Ms. Hoffman to discuss the Millstream Group project road plans on Highway 40.
- Idyllwood, the proposed developers of the Town Center, would like to meet with Councilmembers and the Town Engineer to discuss their development concepts. The challenges Idyllwood is facing include water rights, water and sewer infrastructure, access, and compatibility of their plan with the General Plan. The Idyllwood developer's attorneys have met with Ms. Hoffman regarding new zoning text that would allow the conceptual development to proceed.
- The developers purchasing the Bodell property, a 26-acre parcel on Center Creek Road, have contacted Ms. Hoffman to propose a new subdivision under the RA-1, background County Development Code. Ms. Hoffman met with Max Covey from Twin Creeks Special Service District and Jordanelle Special Service District. The District is willing to serve this base zoning development with an eight inch sewer line. The Twin Creeks Special Service District has had conversations in the past with Mel McQuarrie about potentially locating a sewer treatment plant within the Town. Ms. Hoffman is concerned that the Town would have different sewer treatment entities providing separate services to different parts of Town. She has encouraged the Bodell property developers and the Idyllwood developers to collaborate with the Town on an overall plan for sewer and water. The Bodell developer is the only development within the Town that has contacted TCSSD about providing sewer.
- Mr. Mortensen, with the Idyllwood development, has had conversations with a few different parties and is hoping to have a significant amount of water under contract soon. Their water attorney, Craig Smith, is preparing water and sewer treatment plant options to be presented to the Town to review and comment on.

9. Adjourn.

- Councilmember Wilson moved to adjourn at 7:43 p.m.
- Councilmember Heaton seconded the motion.
- The motion was approved unanimously.

Dated this 10th day of August 2021

Phil Sweat, Mayor

Cathy Bingham, Town Clerk