

1
2
3
4
5
6
7
8
9
10
11
12

Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearings
June 13, 2024

13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearings on June 13, 2024 at 6:00 pm electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting and Public Hearings

13 **I. Call to Order and Pledge of Allegiance**

14 Mayor Rubin called the meeting to order at 6:11 pm and explained the meeting was a hybrid
15 meeting held both in person and electronically via Zoom.

16 **II. Roll Call**

17 **Present:** Mayor Phil Rubin

18 **Attending Remotely:** Council Member Chris Baier
19 Council Member Jonathan Gunn
20 Council Member Carol Haselton
21 Council Member Bob Nadelberg
22 Council Member Ralph Severini

23
24 **Staff Present:** Recorder for Hideout Alicia Fairbourne

25
26 **Staff Attending Remotely:** Town Administrator Jan McCosh
27 Assistant Town Attorney Cameron Platt
28 Town Planner Thomas Eddington
29 Financial Consultant Katie Shepley
30 Administrative Assistant Carol Kusterle

31
32 **Public Present:** None.

33 **Public Attending Remotely:** Wasatch Fire District Assistant Chief Clint Neerings, Wasatch Fire
34 District Battalion Chief/Fire Warden Troy Morgan, Damian Taitano, Scott DuBois, Chase
35 Winder, Larry Eisenfeld, and others who may have logged in using a partial name or using only
36 a phone number.

37
38 Mayor Rubin reordered the agenda to prioritize guest speakers, allowing them to present at the
39 beginning of the meeting instead of following the originally posted schedule.

1 **I. Agenda Items:**

2 **1. Presentation of wildfire outlook report**

3 Wasatch Fire District Battalion Chief/Fire Warden Troy Morgan discussed the wildfire outlook
4 report for 2024, highlighting the impact of recent good winters that have alleviated drought
5 conditions but also increased vegetation growth, raising wildfire risks. He predicted potential for
6 larger fires in late August or early September if monsoonal moisture was insufficient. Assistant
7 Chief Clint Neerings then discussed the need for continued fireworks restrictions within Town
8 limits due to wildfire concerns, particularly in high-risk areas near Jordanelle Reservoir. Council
9 expressed support for maintaining current restrictions and discussed coordinating enforcement
10 efforts with the Wasatch County Sheriff's Office and Hideout Public Works staff. Council
11 Member Baier confirmed previous discussions with the Sheriff about increased patrols during
12 holidays, and Mayor Rubin committed to ensuring law enforcement was present. The Council
13 agreed to move forward with approving the necessary resolution for fireworks restrictions during
14 the July holidays. Council Member Haselton emphasized the need for patrol specifically in the
15 Ross Creek parking lot area to prevent the discharge of fireworks. Chief Neerings acknowledged
16 the support from Council and noted the fireworks resolution was needed if there were costs
17 associated from damage caused by illegal fireworks. Council expressed appreciation for the Fire
18 District's efforts.

19 **2. Discussion and possible adoption of Resolution 2024-R-08 regarding the restriction of**
20 **fireworks for the 2024 season**

21 Mayor Rubin presented the proposed Resolution 2024-R-08, which aimed to restrict the discharge
22 of Class C fireworks in all areas of Hideout, citing historical hazard conditions over the past five
23 years due to extreme flammability in mountainous, brush-covered, forest-covered, and dry grass-
24 covered areas. Mayor Rubin requested a motion for its adoption.

25 *Motion: Council Member Gunn moved to approve Resolution 2024-R-08 restricting the*
26 *discharge of Class C fireworks during the 2024 holiday season. Council Member Baier made*
27 *the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member*
28 *Haselton, Council Member Nadelberg, and Council Member Severini. There were none*
29 *opposed. The motion carried.*

30 **III. Approval of Council Minutes**

31 **1. April 11, 2024 Town Council Meeting Minutes DRAFT**

32 Council Member Haselton noted two typo corrections needed on pages 2 and 10.

33 *Motion: Council Member Severini moved to approve the April 11, 2024 Town Council*
34 *Meeting Minutes with the two noted corrections. Council Member Baier made the second.*
35 *Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and*
36 *Council Member Severini. Abstaining from Voting: Council Member Nadelberg. There were*
37 *none opposed. The motion carried.*

38 **IV. Follow up of Items from Approved Minutes**

39 Council Member Severini highlighted the need for regular reports from the Town's internet
40 providers, and suggested biannual updates to monitor service reliability.

1 Mayor Rubin provided updates on speed control measures, including the installation of speed
2 signs on Longview Drive and Shoreline Drive, a new street light at the entrance, and additional
3 warning signs around the roundabout. He also mentioned that solar flashing lights had been added
4 to several "go slow" signs.

5 Council Member Severini inquired about resident feedback on these measures, with Mayor Rubin
6 noting the lack of new complaints as a positive sign. Council Member Gunn and Council Member
7 Baier shared positive feedback from residents regarding the new speed signs.

8 Council Member Severini also asked about code enforcement progress, with Mayor Rubin
9 reporting that efforts were ongoing, particularly in the problematic area of Soaring Hawk, and
10 that increased fines were encouraging compliance.

11 Finally, Council Member Severini asked for an update on the Request for Proposal (RFP)
12 regarding the public relations process, which Mayor Rubin said would be covered in the next
13 year's budget discussion, noting that some funds had been allocated for this purpose in the
14 preliminary budget for Fiscal Year (FY) 2024-2025.

15 Council Member Haselton raised a concern regarding Comcast's promise to provide a map of
16 planned line and post installations, which was expected at the May meeting but had not been
17 received. Mayor Rubin confirmed that Comcast had not responded or provided the requested
18 information. He mentioned that Town Attorney Polly McLean had attempted to follow up with
19 Comcast, but there had been no reply, suggesting that Comcast might have either abandoned the
20 project or not yet addressed it.

21 Mayor Rubin also mentioned that Rocky Mountain Power would be conducting pole upgrades
22 and burying some lines as part of their fire control plans. He noted that this work was permitted
23 and would improve the visual impact in certain areas.

24 **V. Public Hearing Items:**

25 **1. Discussion and possible approval of the amendments to the Town Budget for the Fiscal Year** 26 **2023-2024**

27 Mayor Rubin initiated the discussion on the amendments to the Town Budget for the Fiscal Year
28 2023-2024, emphasizing the necessity of revising the budget to align it more accurately with the
29 actual financial performance of the year. Financial Consultant Katie Shepley provided a detailed
30 overview of the budget adjustments. She highlighted that the initial projected loss of \$389,000
31 was revised to a loss of \$118,000, with a favorable variance of \$270,000 expected. She noted that
32 while total taxes were favorable, there was a significant shortfall in license and permits revenue
33 due to fewer building permits and subdivision activities than anticipated. However, this was offset
34 by reduced expenditures in professional services, mainly legal fees and engineering costs.

35 Ms. Shepley further explained the favorable variances in salaries due to delayed hiring and
36 reallocation of public works personnel expenses. She addressed the Enterprise Fund, noting a
37 \$79,000 favorable variance primarily due to higher standby water fees and lower sewer and water
38 repair expenses.

39 Council Member Severini expressed concerns about the Transient Room Tax and suggested
40 improving collection methods, possibly by studying how other municipalities manage it. Ms.
41 Shepley acknowledged that there may be discrepancies in the collection of Transient Room Taxes

1 and mentioned efforts should be taken to enhance tracking and collection. Ms. McCosh offered
2 to seek methods used by Park City and report back to Council.

3 Council Member Severini also inquired about the projected economic upturn and building permit
4 revenues, which Ms. Shepley addressed by noting current building permit numbers and the
5 potential impact of interest rates on future permits. Additionally, Council Member Severini asked
6 about a significant increase in IT expenses. Ms. Shepley and Mayor Rubin explained that these
7 expenses were related to a new software program for the Public Works staff and enhanced security
8 measures to protect against cyber threats.

9 There being no further questions from Council, Mayor Rubin opened the floor for public input at
10 7:01 pm.

11 *Damian Taitano* inquired about the hiring of a new Town Engineer and the responsibilities of the
12 position, expressing concern about communication and availability for discussions of building
13 permits. Mayor Rubin confirmed that the job description was posted publicly and assured Mr.
14 Taitano that the new Engineer would handle permitting for subdivisions and individual homes,
15 thus improving communication. Mr. Taitano appreciated the clarification and the assurance that
16 the role would be filled soon.

17 There being no further questions, Mayor Rubin closed the floor at 7:04 pm and asked for a motion
18 to adopt the resolution.

19 ***Motion: Council Member Severini moved to adopt Resolution 2024-R-06 amending the Fiscal***
20 ***Year 2023-2024 Hideout Budget. Council Member Nadelberg made the second. Voting Yes:***
21 ***Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member***
22 ***Nadelberg, and Council Member Severini. There were none opposed. The motion carried.***

23 **2. Discussion and possible approval of an amendment to lot R-3 of Hideout Canyon Phase 8**
24 **(parcel number 00-0020-8717) to relocate the twenty foot (20') wide limited common area**
25 **for the driveway**

26 Town Planner Thomas Eddington presented an overview of an amendment to lot R-3 of Hideout
27 Canyon Phase 8, which involved relocating the 20-foot-wide limited common area for the
28 driveway. He noted the project originally came before the Planning Commission in November
29 2021 but was reheard and approved more recently in May 2024. He explained that the intersection
30 near Reflection Lane was built over a lot instead of within the public right-of-way, leading to the
31 need for this amendment. The amendment's goal was to move the driveway to a more typical side
32 location rather than the center of the lot.

33 Mr. Eddington highlighted several conditions for the amendment, which included review and
34 approval by the Homeowners Association (HOA) Design Review Committee, ensuring the slope
35 did not exceed 10% unless approved by the Town Engineer, and confirming no utilities were
36 impacted. Additionally, conditions requested by the Community Preservation Association were
37 incorporated into the resolution.

38 Council Member Severini clarified that HOA approval would still be required post-Council
39 approval. Mayor Rubin confirmed that the HOA had been contacted and was aware of the
40 proposal.

41 Chase Winder, the applicant, explained the amendment was intended to improve safety for his
42 children by keeping the driveway further from the intersection of the adjacent lot. Being a current

1 Hideout Planning Commission member, he noted he had recused himself from the Planning
2 Commission's decision on this matter but requested the Council's support for the amendment.

3 There were no questions or comments from Council. Mayor Rubin opened the floor for public
4 input at 7:13 pm, but no comments were made. The public input was then closed at 7:14 pm, and
5 a motion was requested to approve the resolution for the subdivision amendment as described.

6 ***Motion: Council Member Haselton moved to approve Resolution 2024-R-07, amending Lot***
7 ***R-3 in the Hideout Canyon Subdivision Phase 8 to relocate the twenty-foot-wide driveway.***
8 ***Council Member Gunn made the second. Voting Yes: Council Member Baier, Council***
9 ***Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member***
10 ***Severini. There were none opposed. The motion carried.***

11 Following the approval of the amendment to relocate the driveway in Hideout Canyon Phase 8,
12 Council Member Baier sought clarification regarding the status of Reflection Lane, which had
13 not been built according to the approved plat. Reflection Lane was built directly across from lot
14 R-3 and now bisected lot 6, deviating from the platted right-of-way.

15 Mayor Rubin explained that the roadway was constructed using lot 6 as a tie point and mentioned
16 that several changes, including the conversion of a hammerhead to a circle and vice versa, needed
17 to be reflected in revised drawings. The development team was expected to submit the corrected
18 plats. Mr. Eddington added that a recorded easement currently allowed access through lot 6, but
19 final corrections were pending.

20 Council Member Baier expressed concern about the potential impact on homeowners due to the
21 misalignment of Reflection Lane. Mayor Rubin assured that only properties adjacent to lot 6 were
22 affected, and those not connecting to lot 6 could proceed with approval.

23 Scott DuBois, legal counsel representing Mustang Development, interjected, emphasizing the
24 need to focus on the agenda item of the driveway relocation. He noted that Reflection Lane's
25 construction details were not directly relevant to the current discussion. Mr. DuBois clarified that
26 Mustang Development did not own lot 6 and highlighted the existence of a recorded easement.

27 Council Member Baier acknowledged Mr. DuBois' points but stressed the importance of
28 addressing broader planning concerns presented in the staff report. Hideout Assistant Attorney
29 Cameron Platt supported Council Member Baier's stance, asserting the Council's right to discuss
30 any pertinent issues during the meeting. Mr. DuBois explained it was not his intent to guide the
31 Council on what they could or could not discuss and concluded by expressing appreciation for
32 the opportunity to comment.

33 **3. Discussion and possible approval for amendments to Hideout Municipal Code Chapter**
34 **10.08, including, but not limited to, placement of hot tubs as in 10.08.08.15**

35 Mr. Eddington outlined the proposed revisions to clarify the zoning ordinance adopted in
36 February 2024. The amendments aimed to address the issue of hot tubs being located in front
37 yards, particularly on decks, which the current language did not adequately cover.

38 Mr. Eddington proposed that hot tubs should be allowed on upper-story decks or balconies
39 integral to the building's architecture, provided they meet structural standards. He also suggested
40 a minimum five-foot setback from all side and rear yards for hot tubs, swim spas, and pools,
41 allowing for more flexibility due to the small size of some rear yards in the community.

1 Mayor Rubin inquired if the ordinance should explicitly state that decks must be designed to
2 support the load of hot tubs, to which Mr. Eddington replied that such requirements were already
3 covered by International Building Code (IBC) standards. However, to ensure clarity, it was agreed
4 that the ordinance would include explicit language about structural standards for decks supporting
5 hot tubs.

6 Council Member Severini suggested modifying the setback language to reflect a percentage of
7 the required setback, proposing that hot tubs should not exceed more than 50% of the side or rear
8 yard setback. Mr. Eddington agreed to incorporate this suggestion, ensuring a minimum of five
9 feet or 50% of the setback, whichever was greater.

10 Council Member Gunn emphasized the importance of allowing hot tubs on second-story
11 balconies, noting several existing examples in the Deer Springs community and the potential for
12 future installations. The Council agreed that reasonable regulation should not limit homeowners'
13 enjoyment of their properties.

14 Discussion ensued, and the revised ordinance language was agreed upon, including the new
15 setback guidelines and structural requirements for decks. Mayor Rubin confirmed that Mr.
16 Eddington would finalize the notes and submit the revised language to the City Recorder.

17 Mayor Rubin then opened the floor for public comment at 7:34 pm.

18 *Damian Taitano* proposed that the Council consider requiring a permit for placing a spa on
19 second-floor decks. He highlighted the significant weight of water in spas and the potential risk
20 if decks were not properly engineered to support them. Mayor Rubin asked Mr. Platt for input on
21 whether other jurisdictions have similar permit requirements. Mr. Platt acknowledged that while
22 he had not encountered this specific issue before, Mr. Taitano's point was valid, and procedural
23 verification would only occur after installation or failure.

24 Mr. Eddington agreed to research this further, noting that some neighboring communities might
25 require such permits due to the structural implications. Mayor Rubin suggested that Mr.
26 Eddington take this up with the Planning Commission and return with recommendations. Mayor
27 Rubin concluded that this potential permit requirement should not delay adopting the current
28 ordinance amendments, which could be modified later if necessary. The Council agreed to
29 proceed with the adoption and revisit the permit issue based on Mr. Eddington's findings.

30 *Larry Eisenfeld* raised a concern about setbacks for properties where the lot line ended at the back
31 of the home, particularly for duplexes or townhouses with common areas. Mayor Rubin and Mr.
32 Eddington agreed that placing a hot tub in a common area would require HOA approval. Mr.
33 Eisenfeld pointed out that in his case, the common area included the setback, which complicated
34 adherence to the five-foot setback rule from his lot line. Mayor Rubin acknowledged the
35 complexity and suggested not rushing to amend the language.

36 Mr. Eddington agreed that more time was needed to research and propose appropriate language.
37 Mayor Rubin recommended deferring the discussion and approval of the amendments to a later
38 date, specifically to the next month's meeting, to ensure the ordinance would adequately address
39 the varying property types and their setbacks. The Council agreed to defer the decision and revisit
40 it with a more thorough understanding of the specific lot lines and setbacks.

41 There being no further public comments, Mayor Rubin closed public input at 7:43 pm and asked
42 for a motion to continue the item.

1 *Motion: Council Member Nadelberg moved to continue the discussion and public hearing to*
2 *a date certain of July 11, 2024 at 6:00 pm. Council Member Gunn made the second. Voting*
3 *Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council*
4 *Member Nadelberg, and Council Member Severini. There were none opposed. The motion*
5 *carried.*

6 Council Member Haselton raised a question about existing hot tubs that were right up to the lot
7 line. Mayor Rubin and Mr. Eddington confirmed that the current code would grandfather in
8 existing hot tubs that met the previous regulations, even if they did not meet the new proposed
9 setbacks. Mr. Eddington mentioned the possibility of adding a sunset clause if the Council wanted
10 to limit how long existing non-compliant hot tubs could remain.

11 **VI. Public Input - Floor open for any attendee to speak on items not listed on the agenda**

12 At 7:45 pm, Mayor Rubin opened the floor for any members of the public wishing to speak on
13 items not listed on the agenda.

14 *Council Member Chris Baier* raised a concern about an increasing marmot problem, mentioning
15 the personal expense of trapping them. Council Member Baier highlighted the difficulty in dealing
16 with marmots burrowing in rock walls near homes and questioned the municipality's role in
17 managing this nuisance. Mr. Platt responded that while the municipality typically handled issues
18 related to deer, regulating marmots would be more complex and usually the responsibility fell
19 between property owners. Mayor Rubin agreed to investigate if neighboring areas or the county
20 had measures for such issues and acknowledged the broader challenges of living on the wildland-
21 urban interface. Council Member Baier noted dealing with other pests but emphasized the
22 pressing nature of the marmot issue. Mayor Rubin asked Mr. Platt to explore potential solutions,
23 acknowledging the validity of the concern.

24 There being no further comments, Mayor Rubin closed public input at 7:53 pm. and continued
25 back to the regularly scheduled agenda.

26 **Agenda Items cont.**

27 **3. Announcement of the Hideout Summer Concert and Silent Auction to benefit Station 56**

28 Mayor Rubin announced the Hideout Summer Concert and Silent Auction to benefit the
29 temporary Hideout Fire Station 56. Town Administrator Jan McCosh detailed the event, set for
30 June 21, with food trucks and a silent auction organized by the Community Engagement
31 Committee. The concert was expected to accommodate around 300 people, though only 40 tickets
32 had been sold so far. Mayor Rubin encouraged more ticket sales and emphasized the importance
33 of community support.

34 Council Member Gunn mentioned that Engine 56 and its crew were planning to attend, offering
35 tours of the fire engine. Administrative Assistant Carol Kusterle updated that a second email blast
36 was sent to property owners and efforts were underway to inform surrounding HOAs. She asked
37 Council Member Haselton for contacts in the Park City newcomers' group to help disseminate
38 information. Council Member Haselton agreed to provide these contacts.

39 Council Member Baier inquired about details of the silent auction. Council Member Gunn
40 explained that Community Engagement Committee members Valeree Quebedeaux and Sheri
41 Jacobs were organizing it, with more information expected after a meeting on Monday. Council
42 Member Baier highlighted the importance of promoting the auction to encourage participation

1 and fundraising. Mayor Rubin acknowledged the importance of having attractive auction items
2 and ensuring community engagement.

3 **4. Discussion and possible approval of Ordinance # 2024-O-06 regarding executive municipal**
4 **officer salary increases**

5 Mayor Rubin introduced the discussion and possible approval of Ordinance #2024-O-06
6 regarding executive municipal officer salary increases, which was discussed during a separate
7 public hearing prior to this meeting. The ordinance proposed a four percent (4%) cost of living
8 increase for the City Administrator and the Director of Public Works. Mayor Rubin reiterated that
9 this topic had been previously discussed and that the proposed increase was already accounted
10 for in the budget. Mayor Rubin then sought a motion to approve the ordinance.

11 *Motion: Council Member Nadelberg moved to approve Ordinance 2024-O-06 setting the*
12 *compensation of statutory officers. Council Member Severini made the second. Voting Yes:*
13 *Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member*
14 *Nadelberg, and Council Member Severini. There were none opposed. The motion carried.*

15 **5. Discussion and consideration of adopting Ordinance 2024-O-XX amending sections of the**
16 **Hideout code updating sections in Chapter 1.16 Purchasing**

17 Mayor Rubin introduced the proposal of the changes to Hideout Municipal Code Chapter 1.16
18 Purchasing. He noted the ordinance had been tabled in previous meetings and asked Mr. Platt to
19 provide an overview.

20 Mr. Platt explained that the proposed ordinance sought to update purchasing thresholds due to
21 inflation and the lapse of time since the last update. The changes included increasing the amounts
22 that required different levels of approval, estimates, or closed bids. Recommendations were
23 included in the staff report, and the Council's input was sought to finalize the amounts.

24 Mayor Rubin highlighted specific proposed changes, such as raising the Town Clerk/Recorder's
25 purchasing limit to \$5,000, increasing the Town Engineer's limit to \$25,000, the Mayor's to
26 \$50,000, and requiring Town Council approval for anything above \$50,000. These adjustments
27 aimed to streamline operations and reduce the need for frequent approvals for routine expenses.

28 Council Member Baier expressed concerns about the high limits, suggesting that \$50,000 seemed
29 excessive for a small municipality. She advocated for possibly lowering the threshold to \$25,000,
30 arguing that special meetings could be convened for urgent, high-cost purchases. Mayor Rubin
31 clarified that emergency purchases for health and safety could be authorized by the Mayor, citing
32 a past example involving snow removal equipment.

33 Further discussion ensued among Council Members, with Council Member Severini and others
34 questioning the adequacy of current oversight mechanisms and the potential impact of the
35 proposed changes. They emphasized the need for proper checks and balances to prevent budget
36 overruns. Council Member Gunn proposed additional safeguards, such as requiring a not-to-
37 exceed price for contracts above a certain amount and giving the Town Administrator contract
38 oversight authority for substantial contracts.

39 Mr. Platt reassured Council that all purchases would still be within the approved budget, and
40 detailed expenditures would continue to be reviewed monthly. He clarified that the ordinance

1 focused on equipment and software purchases rather than service contracts, which were
2 negotiated separately and disclosed publicly.

3 Council Member Severini echoed the sentiments of previous speakers, agreeing with the points
4 raised by Council Members Gunn and Baier regarding the financial details. Council Member
5 Severini expressed a need for more comprehensive data on the impact of the proposed changes,
6 particularly in terms of the number and nature of purchases affected. He indicated that without
7 this data, he was hesitant to fully support the proposal. He pointed out the differing financial
8 thresholds for various municipal budgets and noted the importance of maintaining diligent
9 oversight of Town expenditures.

10 Council Member Severini also raised concerns about the definitions and implications of
11 purchasing from a single source in "good faith" and what that entailed at a Town level. He
12 questioned the latitude and guardrails around this definition and other purchasing practices such
13 as public auctions. While generally supportive of expanding purchase authority to expedite
14 processes, he emphasized the need for judicious oversight and adherence to legal frameworks,
15 including RFP contract negotiations. He concluded by seeking assurance from Mr. Platt that the
16 proposed changes would not circumvent existing contract procedures.

17 The Council Members agreed on the need to balance operational efficiency with fiscal oversight.
18 Council Member Severini expressed a desire for more quantitative data to assess the impact of
19 the proposed changes.

20 Mr. Platt suggested creating a table that listed the various spending levels and the number of
21 purchases made by the Town at each level, providing insight into the staff's spending needs.

22 Council Member Gunn further suggested a revision to Section 1.16.070 Prohibited Acts and
23 Activities, to replace the term "substantial interest" with "any interest" to ensure full transparency.
24 He emphasized that any interest in a purchase should be disclosed upfront, rather than determining
25 what constituted a substantial interest. Mr. Platt agreed and suggested that the state ethics and
26 conflict of interest language could be adopted to cover this. Mayor Rubin concurred, noting that
27 the Town had an ethics policy in place requiring self-disclosure of conflicts. Mayor Rubin
28 requested Mr. Platt to make a note of this proposed change to avoid conflicts between ordinances.

29 Ultimately, the consensus was to refine the ordinance language and gather additional data before
30 making a final decision, ensuring that the proposed updates would streamline operations while
31 maintaining robust fiscal oversight.

32 **6. Presentation of Fraud Risk**

33 Ms. McCosh presented the annual fraud risk assessment required each year by the state. She
34 reported that the Town was currently at a low risk for fraud, thanks to various effective measures
35 and mitigating controls, including efforts from Ms. Shepley and training conducted by Mr. Platt
36 with the staff.

37 Mayor Rubin added that the main gaps in the assessment were due to the absence of internal
38 auditors and an audit committee, as the Town's size did not justify such resources. The Town
39 relied on an external licensed auditor for state audits and third-party support for certified financial
40 services. The former treasurer was a Certified Public Accountant (CPA), but the Town currently
41 lacks that designation in-house, contributing to the Town's rating of low risk instead of very low
42 risk.

1 Ms. McCosh mentioned that the Town was continually seeking improvements, including possibly
2 hiring a treasurer with a CPA designation to gain additional points in the assessment.

3 Mayor Rubin concluded by noting the progress made in reducing fraud risk over the years and
4 thanked the staff for their efforts. The presentation was for informational purposes, with no
5 immediate action required from the council unless they had further suggestions.

6 **7. Discussion of the Hideout Coalition**

7 Ms. McCosh provided an update on efforts to enhance communication with the affordable
8 housing community in Hideout. She had reached out to various members in Wasatch County,
9 leading to the formation of the Hideout Coalition. The first meeting, described as a "storming and
10 forming" session, included nine participants who discussed ways to promote health and well-
11 being for all residents in the Hideout community. Trudy Barrett from Wasatch Behavioral Health
12 would lead the coalition. The group met for the first time last month and was scheduled to meet
13 again next week. The goal was to integrate the communities and increase involvement from the
14 Deer Mountain Affordable community.

15 Mayor Rubin acknowledged the previous discussions about improving engagement with the
16 affordable housing community and commended Ms. McCosh for her efforts. He expressed
17 anticipation for the outcomes of the coalition's work. No questions were raised for Ms. McCosh
18 following the update.

19 **8. Authorization for the Mayor to enter into a contract with Hansen, Allen, and Luce (HAL)** 20 **Engineering for engineering services to the Town**

21 Mayor Rubin introduced the agenda item to authorize a contract with Hansen, Allen, and Luce
22 (HAL) Engineering for providing engineering services to the Town. He explained that this
23 followed previous discussions and aligned with the need to diversify engineering service
24 providers based on specific skill sets. Although the Town had initially contracted with other firms,
25 HAL was identified later and deemed a good fit due to their impressive capabilities and favorable
26 rates.

27 Mayor Rubin highlighted that while the Town has had a longstanding relationship with Ardurra,
28 transitioning to HAL Engineering would maintain the same level of skill and knowledge or better,
29 at a lower cost. The existing contract language, reviewed by both parties' legal teams, mirrors that
30 of previous contracts with other service providers. He assured Council that HAL would avoid
31 redundant billing by only involving the necessary personnel for each project.

32 Council Member Gunn expressed concerns about ensuring transparency and detailed billing,
33 asking for specific descriptions of services provided, by whom, and on what dates. Mayor Rubin
34 acknowledged the validity of this request, confirming that detailed records have always been
35 maintained and can be accessed upon request. However, he agreed to incorporate this requirement
36 explicitly into the contract to ensure clarity.

37 Mr. Platt added that HAL's response to the Town's request for qualifications already included
38 commitments to detailed hourly and daily billing, which were part of the contract's exhibits.
39 Council Member Severini concurred with Council Member Gunn's concerns, asking for clarity
40 on how billing increments were recorded. Mayor Rubin and Mr. Platt agreed to add language to
41 the contract to include detailed billing.

1 Council Member Severini raised additional questions regarding the transition from the current
2 engineering service provider to HAL Engineering, focusing on the costs and processes associated
3 with the transition. Mayor Rubin explained that there would be a two-week overlap with the
4 current provider, involving about thirty hours of work to ensure a smooth handover, managed
5 within existing Town overhead costs. Additional work, estimated at four to eight hours, might be
6 required to address any gaps that arise during the transition.

7 Council Member Severini then inquired about the adequacy of insurance coverage specified in
8 the contract, expressing concerns about social inflation driving up claim costs. He suggested the
9 current coverage limits might be insufficient and recommended assessing the adequacy of the
10 coverage in light of rising costs and risks. Mr. Platt explained that the specified amounts were
11 based on previous contracts and that there was a state minimum, though he was unsure of the
12 exact figure. He assured Council that the contractors' indemnity clause would protect the Town
13 from liabilities due to the contractors' actions, but acknowledged the need to evaluate if the current
14 limits provided sufficient protection.

15 Mayor Rubin noted that while the Town was covered by state insurance, additional coverage
16 might be necessary for specific areas. He proposed addressing this issue separately from the
17 current contract approval process. Council Member Severini agreed but emphasized the
18 importance of ensuring adequate coverage.

19 After discussing the concerns, including the detailed billing requirements and the insurance
20 coverage, Mayor Rubin requested a motion to authorize the contract with HAL Engineering, with
21 the inclusion of the amendment for detailed billing as discussed.

22 *Motion: Council Member Nadelberg moved to authorize the Mayor to execute the contract*
23 *with HAL Engineering for engineering services for the Town, with the inclusion of the*
24 *amendment for detailed billing as discussed. Council Member Severini made the second.*
25 *Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton,*
26 *Council Member Nadelberg, and Council Member Severini. There were none opposed. The*
27 *motion carried.*

28 **9. Consideration and possible approval of a statement by the Town Council regarding density** 29 **under the Hideout Master Development Agreement**

30 Mayor Rubin explained the need for the Town Council to formally approve a statement regarding
31 density under the Hideout Master Development Agreement (MDA). He provided background on
32 the issue, noting that the Town had previously submitted a letter, authored by the Town Attorney,
33 clarifying their interpretation of the MDA's density provisions. However, in a recent legal case, a
34 judge indicated that because the letter did not come from the Mayor or reflect the Town Council's
35 official position, it lacked the necessary weight.

36 To rectify this, Mayor Rubin proposed that the Town Council publicly ratify the letter to solidify
37 their stance as a formal position of the Town. He clarified that this action was to ensure the court
38 acknowledged the letter as representing the Town's official interpretation. Mayor Rubin
39 emphasized that no changes had been made to the content of the letter since its original submission
40 in August 2021; the current action was solely to ratify it in a public meeting.

41 Mr. Platt confirmed the Mayor's explanation, stating that the Council's ratification would make
42 the letter an official public record and reflect the Town Council's position rather than just an
43 attorney's opinion.

1 Mayor Rubin requested a motion to ratify the language in the letter, specifically to formally ratify
2 the letter dated August 4, 2021, from Attorney Polly McLean, and disavow the analysis of the
3 staff reports regarding Shoreline Phase III. *(Clerk's note: The letter referenced is included in the*
4 *meeting materials.)*

5 ***Motion: Council Member Gunn moved to formally ratify the letter dated August 4, 2021 from***
6 ***Town Attorney Polly McLean, and disavow the analysis in Town Planner Thomas***
7 ***Eddington's staff reports regarding Shoreline Phase III. Council Member Haselton made the***
8 ***second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member***
9 ***Haselton, Council Member Nadelberg, and Council Member Severini. There were none***
10 ***opposed. The motion carried.***

11 **10. Fire Station 56 update**

12 Council Member Gunn provided an update on Fire Station 56, emphasizing its significance due
13 to current fire and emergency medical services (EMS) coming from across the Jordanelle. The
14 project, initiated nine months ago by Mayor Rubin and Chief Eric Hales, had faced challenges
15 but had successfully established a temporary station at the intersection of Deep Water and
16 Recreation Drive in Hideout. This station would serve both Hideout and the greater SR-248
17 corridor.

18 The station would be staffed by advanced Emergency Medical Technicians (EMTs) trained as
19 firefighters and equipped with Engine 56, an attack fire engine with comprehensive emergency
20 medical, firefighting, and extrication equipment. The new station was expected to reduce response
21 times by eight to twelve minutes, a critical improvement for fire and EMS outcomes.
22 Additionally, being within five road miles of a fully operational fire station was likely to lower
23 the Town's risk class for insurance purposes.

24 Despite the lack of budgeted funds, Mayor Rubin proceeded with the project, with the Town
25 covering site exploration, selection, and engineering costs, while the fire department provided
26 equipment, structures, and staffing. To recoup these funds, a fundraising effort was launched with
27 a goal of \$200,000. So far, approximately \$95,000 had been raised, including a \$10,000 pledge
28 from Rocky Mountain Power and an additional \$50,000 contribution.

29 Fundraising efforts continued with events such as a Town concert on June 21, where Engine 56
30 would be present (barring any emergencies), and donors could receive a Wasatch County Fire
31 Department supporter T-shirt for specific dollar amount contributions which were yet to be
32 determined. Further fundraising plans included outreach to local HOAs and businesses, a Talisker
33 HOA event on July 6, and a chili cook-off in the fall. All donations were tax-deductible, and
34 contributions could be made via the Town's website.

35 Mayor Rubin and Council Member Gunn expressed confidence in reaching their fundraising goal
36 and gratitude for the community's support, noting the significant impact the new station would
37 have on public safety by reducing response times.

38 **VII. Committee Updates**

39 **1. Planning Commission - Planning Commissioner Chase Winder**

40 Planning Commissioner Chase Winder provided several updates from the Planning Commission.
41 Tim Schoen would present an updated concept plan for Hideout Pointe, now renamed Wild Horse,

1 featuring a mixed-use development between Klaim and the Woolf property. This development
2 would include commercial areas along SR-248 and single-family residences on the hillside, with
3 considerations for accessibility in coordination with the Wasatch Fire Department due to its
4 proximity to the future permanent fire station.

5 The Planning Commission would also review updated code language regarding recreational
6 vehicles (RVs), although it was not yet ready for presentation. Additionally, Ty Frisbee's concept
7 for Hideout Point (without an E), a boat storage area near the Ross Creek entrance, may be
8 discussed if it was ready for review.

9 The next Planning Commission meeting was scheduled for June 18 at 6:00 pm. Mayor Rubin
10 expressed appreciation for the collaborative efforts, particularly Ty Frisbee's work aligning his
11 project with the Ross Creek entrance project. The commercial and restaurant potential of the
12 property across SR-248 by Klaim was highlighted as a positive development for the community.

13 **2. Economic Development Committee - *Council Member Severini***

14 Council Member Severini provided an update on the Economic Development Committee's
15 activities. The Salzman property discussions were ongoing, with a new agreement for regular bi-
16 weekly meetings to address updates, critical issues, obstacles, and vision. These discussions were
17 expected to be productive due to the cooperative attitude of the involved parties.

18 The Committee was also focusing on the Ross Creek area and has received new information from
19 Steve Coleman and Henry Sigg regarding the Coleman project on the other side of the Jordanelle
20 reservoir. This project included changes such as the addition of "man caves," and a pro forma
21 spreadsheet which had been provided to the Committee was currently under analysis by Rob Sant.

22 Additionally, Ms. McCosh distributed a positive report on the Wasatch Back's health and growth
23 from Zions Bank's Robert Spendlove, which would be incorporated into presentation materials
24 for Ross Creek. Efforts were also being made to explore the potential benefits of Bureau of
25 Reclamation (BOR) land adjoining Town property at Ross Creek. This included five parcels
26 owned by the Town and additional acres owned by the federal government, which could enhance
27 the project if integrated effectively.

28 Council Member Severini mentioned receiving input from previous proposals on the Salzman
29 property and emphasized the ongoing nature of Committee meetings. Mayor Rubin thanked
30 Council Member Severini and the team for their dedication and efforts to advance community-
31 beneficial projects.

32 **3. Design Review Committee - *Thomas Eddington***

33 Mr. Eddington provided a brief update on the Design Review Committee's activities. The
34 Committee was currently coordinating with developer Patrick Todd on potential changes to the
35 landscaping standards for Deer Springs and Lakeview. These updates were expected to be
36 addressed soon. Additionally, some minor changes to a few designs were being considered, with
37 the next tranche of designs anticipated to come through in about six weeks. Overall, the
38 Committee's work was progressing well and remained on schedule.

39 **4. Parks, Open Space and Trails (POST) Committee - *Council Member Baier***

40 Council Member Baier provided an update on the Parks, Open Space, and Trails (POST)
41 Committee. The Jordanelle State Park project, sponsored by Hideout, received a Utah Outdoor

1 Recreation grant award. The next POST committee meeting was scheduled for Tuesday, June
2 18th, at 4:00 pm. The agenda included working with Jason Whitaker, the Park Manager at
3 Jordanelle State Park, to outline the project timeline, record-keeping requirements, and grant
4 compliance.

5 Council Member Baier also thanked Hideout Deputy Recorder Kathleen Hopkins for writing the
6 grant application for the Wasatch County Trails, Arts, and Parks (TAP) grant, which was currently
7 under consideration. Additionally, there would be trail maintenance during the summer, and
8 volunteers from the community would be needed.

9 **5. Transportation Committee - Council Member Haselton**

10 There were no updates from the Transportation Committee.

11 **VIII. Closed Executive Session - Discussion of pending or reasonably imminent litigation,**
12 **personnel matters, deployment of security personnel, devices or systems, and/or sale or**
13 **acquisition of real property as needed**

14 There being no further public business, Mayor Rubin requested a motion from the Council to
15 adjourn the public meeting and move into a closed Executive Session to discuss pending or
16 reasonably imminent litigation, personnel matters, deployment of security personnel, devices or
17 systems, and/or the sale or acquisition of real property as needed.

18 *Motion: Council Member Nadelberg moved to close the public meeting and reconvene in a*
19 *closed Executive Session. Council Member Gunn made the second. Voting Yes: Council*
20 *Member Baier, Council Member Gunn, Council Member Haselton, Council Member*
21 *Nadelberg, and Council Member Severini. There were none opposed. The motion carried.*

22 The public meeting adjourned at 9:34 pm and reconvened in Executive Session at 9:42 pm.

23
24 **Executive Session:**

25 **Present:** Mayor Phil Rubin

26 **Attending Remotely:** Council Member Chris Baier
27 Council Member Jonathan Gunn
28 Council Member Carol Haselton
29 Council Member Bob Nadelberg
30 Council Member Ralph Severini

31
32 **Staff Attending Remotely:** Assistant Town Attorney Cameron Platt
33
34

35 **IX. Meeting Adjournment**

36 *Motion: Council Member Gunn moved to adjourn the Executive Session and the meeting.*
37 *Council Member Baier made the second. Voting Yes: Council Member Baier, Council*
38 *Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member*
39 *Severini. There were none opposed. The motion carried.*

1
2
3
4
5
6
7
8
9

The meeting adjourned at 10:26 pm.

Alicia Fairbourne, Recorder for Hideout

DRAFT