

**Minutes**  
Town of Hideout  
Town Council - Special Meeting  
March 25, 2021

The Town Council of Hideout, Wasatch County, Utah met in a Special Meeting on March 25, 2021 at 6:00 pm electronically via Zoom due to the ongoing COVID-19 pandemic.

Regular Meeting

**I. Call to Order and Reading of Mayor Rubin's No Anchor Site Determination Letter**

**1. Mayor Rubin's No Anchor Site Determination Letter**

Mayor Rubin called the meeting to order at 6:06 pm and asked Town Attorney Polly McLean to read the No Anchor Site Determination Letter in its entirety.

**II. Roll Call**

**Present:** Mayor Phil Rubin  
Council Member Chris Baier  
Council Member Jerry Dwinell  
Council Member Carol Haselton  
Council Member Bob Nadelberg  
Council Member Ralph Severini

**Staff Present:** Town Administrator Jan McCosh  
Town Attorney Polly McLean  
Town Planner Thomas Eddington  
Public Works Director Kent Cuillard  
Town Clerk Alicia Fairbourne

**Others Present:** Jack Walkenhorst, Brian Amerige and others who may not have used their full or proper name when logging in electronically via Zoom.

**III. Approval of Council Minutes**

**1. October 14, 2020 Town Council Minutes DRAFT**

There were no corrections to the meeting minutes.

***Motion: Council Member Haselton moved to approve the October 14, 2020 Town Council meeting minutes. Council Member Dwinell made the second. Voting Yea: Council Members Baier, Dwinell, Haselton, Nadelberg and Severini. None opposed. Motion carried.***

#### IV. Agenda Items

##### 1. **Review and consider authorizing the Mayor to enter into Agreements for four technical studies associated with the Silver Meadows Annexation specifically for financial feasibility, traffic, environmental and chair lift feasibility**

Mayor Rubin reminded Council when the AMDA (Annexation Master Development Agreement) was approved for the Silver Meadows annexation, studies were to be conducted to address several areas of concern. These studies included financial, traffic, environmental and the possibility of a chair lift.

Because each of these studies exceeded a \$10,000 (ten thousand dollar) bid, per Hideout Town Code, Council must review and give approval for the Mayor to enter into an agreement with the contractors. Mayor Rubin reminded Council although each of these studies were commissioned by the Town, the cost would be reimbursed by the developer as per the AMDA.

Mayor Rubin explained to Council if they had comments or questions on any of the proposals, he would accept individual comments until March 31, 2021. Any comments or questions submitted by Council could be incorporated into the proposals and submitted to the contractors.

Council Member Severini inquired if a timeframe for completion was addressed with the contractors. Mayor Rubin agreed a response time of six weeks from the date of submission should be included.

Ms. McLean clarified a committee had been established, which reviewed the bids and had recommended the winning bids for contract to move forward with the studies. She noted the Special Referendum Election was June 22, 2021, and the results of these studies should be available for voters to review so Council had to act quickly in order to complete the studies prior to the Election.

Mayor Rubin asked for a motion to enter an agreement for the four technical studies as follows, not to exceed 15 (fifteen) percent of each bid's cost proposal:

- **Financial Study:** Zions Bank
- **Traffic Study:** Fehr & Peers
- **Environmental Study:** Geosyntec
- **Chair Lift Study:** SE Group

***Motion: Council Member Baier moved to authorize the Mayor to enter into an agreement for the four technical studies as stated above, not to exceed fifteen percent of each bid's cost proposal. Council Member Dwinell made the second. Voting Yea: Council Members Baier, Dwinell, Haselton, Nadelberg and Severini. None opposed. Motion carried.***

##### V. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed

There being no further public business, Mayor Rubin asked for a motion to close the public portion of the meeting in order to hold a closed Executive Session.

***Motion: Council Member Dwinell moved to close the public meeting and proceed in a Closed Executive Session to discuss pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed. Council Member Nadelberg made the second. Voting Yea: Council Members Baier, Dwinell, Haselton, Nadelberg, and Severini. None opposed.***

At 6:31 pm, the public session was adjourned.

After a short recess, the closed Executive Session convened at 6:35 pm.

**Present:** Mayor Phil Rubin  
Council Member Chris Baier  
Council Member Jerry Dwinell  
Council Member Carol Haselton  
Council Member Bob Nadelberg  
Council Member Ralph Severini

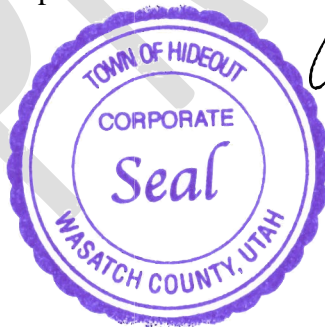
**Staff Present:** Town Attorney Polly McLean

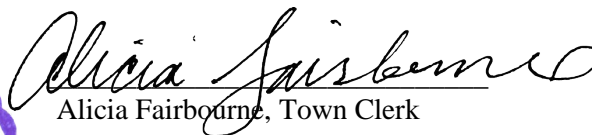
## **VI. Meeting Adjournment**

At 6:45 pm, Mayor Rubin asked for a motion to move into public session and adjourn the meeting.

***Motion: Council Member Nadelberg moved to adjourn the meeting. Council Member Haselton made the second. Voting Yea: Council Members Baier, Dwinell, Haselton, Nadelberg, and Severini. None opposed.***

The meeting adjourned at 6:45 pm.



  
Alicia Fairbourne, Town Clerk