

**Minutes**  
Town of Hideout  
Town Council Regular Meeting and Public Hearing  
June 08, 2023

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on June 08, 2023 at 6:00 pm electronically via Zoom Conference Call due to the ongoing COVID-19 health concerns.

Regular Meeting and Public Hearing

**I. Call to Order**

**1. No Anchor Site Determination Letter**

Mayor Rubin called the meeting to order at 6:06 p.m. and reminded participants there was no physical anchor location for the meeting due to the close quarters of the Hideout Council Meeting Room and the ongoing health concerns from COVID-19.

**II. Roll Call**

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

**Staff Present:** Town Administrator Jan McCosh  
Town Attorney Polly McLean  
Town Planner Thomas Eddington  
Director of Public Works Daniel Allen  
Director of Engineering Timm Dixon  
Recorder for Hideout Alicia Fairbourne  
Deputy Recorder for Hideout Kathleen Hopkins  
Financial Consultant Katie Shepley

**Others Present:** Planning Commissioner Glynnis Tihansky, Planning Commissioner Jonathan Gunn, Spencer Hintze, Brandon Ginsburg, Greg McIntyre, Larry Eisenfeld, Mark Koval, Patricia Bidwill, and others who may have logged in using a partial name or using only a phone number.

**III. Update on Golden Eagle Subdivision**

Town Attorney Polly McLean provided an update on the Golden Eagle Subdivision. She mentioned that there was a court hearing in May, but couldn't recall the specific date. The judge had not issued a ruling yet and had requested both sides to submit papers, which they did just before Memorial Day. No progress had been made on the infrastructure, and they were still

waiting for the judge's ruling. Additionally, they had not received an update on the storm drain plan, which was crucial for issuing building permits.

Mayor Rubin expressed hope that the judge would respond relatively quickly, ideally within the next week, allowing Staff to move forward. He also mentioned the possibility of hearing from Mustang Development regarding the storm drain plans.

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

Mayor Rubin opened the floor for public input at 6:10 p.m.

*Council Member Baier* announced the upcoming Fourth Annual Jordanelle Area Cleanup Day, with Hideout participating as a sponsor. The event would take place on Saturday, June 10<sup>th</sup>, from 10:00 am to 12:00 pm, with volunteers cleaning up trash and debris in the Town. Mayor Rubin encouraged volunteers to place larger items by the road for pickup. The cleanup was not intended for disposing of furniture or refrigerators but was an opportunity for community service, with lunch provided to volunteers.

*Council Member Nadelberg* addressed concerns about reckless driving on Shoreline Drive. He mentioned that some residents had been driving as if they were racing. Long-term plans included installing permanent speed bumps and removing the current speed tables that didn't hold up well during the winter. As a temporary solution, he suggested increasing police patrols on Shoreline Drive, specifically near the intersection of Overlook Loop and Longview Drive. He also proposed using temporary barriers or signs to encourage drivers to slow down.

Mayor Rubin acknowledged Council Member Nadelberg's concerns and mentioned that he had discussed the issue with Town Engineer Timm Dixon, who had reached out to the Wasatch County Sheriff's Office. They were considering implementing another temporary speed bump until they could approve a contract for paving and concrete work later in the summer, aiming to address the issue quickly without using barrels.

There being no further comments, Mayor Rubin closed public input at 6:16 p.m.

#### **V. Public Hearing**

##### **1. Discussion and possible approval of the amendments to the Town Budget for the fiscal year 2022-2023**

Mayor Rubin presented the public hearing to discuss amendments to the Town Budget for the Fiscal Year 2022-2023. The discussion involved adjustments made to the budget and the need for a public hearing. Financial Consultant Katie Shepley provided an overview, stating that the budget amendments were necessary, but that the changes were relatively minor compared to the previous month's presentation. The adjustment included improved financial figures compared to the previous forecast.

Ms. McLean emphasized the requirement for a public hearing when amending the budget and the need to provide the public with adequate notice for participation. There was some discussion about scheduling a short Special Meeting in June for the public hearing, and the importance of adhering to the timeline for notice. The potential dates for this meeting were discussed, taking into consideration the availability of Council Members. The Council Members would email their availability to Recorder Alicia Fairbourne for scheduling.

## 2. Discuss, with possible approval, the Town Budget for the fiscal year ending June 30, 2024

Financial Consultant Katie Shepley presented an updated budget, which showed marked improvements compared to the previous month.

One significant point of discussion was the encouraging uptick in various revenue sources, including property taxes, sales taxes, energy taxes, and revenue from licenses and permits. These increases helped mitigate some of the expense rises in the budget.

Ms. Shepley delved into a detailed analysis of the budget, explaining areas where expenses had grown or diminished. She pointed out that some expenses had increased due to factors such as cost of living employee salary increases, the addition of new employees, and the necessity of maintenance work in various areas.

Mayor Rubin voiced his concerns about the budget gaps. In response, Ms. Shepley mentioned the intention to raise property taxes in Hideout to cover the budget shortfall.

Ms. Shepley also addressed the pressing need for infrastructure maintenance and repair. Matters related to waterline repairs, sewer maintenance, and road construction were discussed in detail, underscoring the Town's commitment to addressing long-standing issues.

At 6:49 pm, Mayor Rubin opened the floor for public comment.

*Patricia Bidwill* expressed concerns about the accessibility of financial information on the Town's website. Ms. Fairbourne acknowledged Ms. Bidwill's comments and informed her where they could be found on the website. However, the need to make financial reports, balance sheets, and other relevant documents more readily available to the public was also discussed.

There being no further comments, Mayor Rubin closed the floor for public input at 6:59 pm.

Ms. McLean explained that there would be a Truth in Taxation public hearing held in August, in which the budget would be discussed and adopted at that time.

***Motion: Council Member Nadelberg moved to continue the discussion of the FY24 budget to a date to be determined in August, 2023. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.***

## VI. Agenda Items

### 1. Presentation of annual municipal audit performed by Ben Probst

The annual municipal audit was performed by the accounting firm Gilbert & Stewart. Mayor Rubin noted that Spencer Hintze from Gilbert & Stewart would be giving the presentation instead of Ben Probst, who was unavailable for the meeting.

Mr. Hintze walked through some key parts of the 60-page audit report, focusing on the independent auditor's report which provided a "clean opinion" that the financial statements fairly presented the Town's financial position. He noted the increase in net position and unrestricted net position were positive signs.

There was discussion around the different financial statements and how governmental accounting differed from business accounting. Mr. Hintze pointed out the budget to actual report for the general fund as useful for budgeting.

He summarized that the audit found no significant deficiencies or material weaknesses with internal controls. The state compliance section also found the Town complied in all material respects.

In the Governance Letter, he noted the prior year's audit had a budget compliance finding that had been rectified. Overall he praised the improvements made and the direction the Town was headed.

Council Member Severini asked some questions regarding how Hideout's financial health was compared to similar towns. Mr. Hintze said Hideout looked to be in good shape compared to others.

Council Member Severini also asked about the increase in net position year-over-year, which Mr. Hintze attributed to increases in assets and revenue compared to the smaller increase in liabilities and expenses. Mayor Rubin noted that increased costs in the current year due to personnel, winter road maintenance, et cetera, would impact the next audit. He emphasized that costs would be kept under control.

*Patricia Bidwill* asked what constituted a clean opinion in municipal auditing. In response, Mr. Hintze explained it meant an unmodified opinion without deficiencies or misstatements that would require modifying the opinion.

Mayor Rubin thanked Mr. Hintze for the informative presentation.

**2. Consideration of adopting Resolution 2023-R-XX to amend the Fee and Rate Schedule to include a water rate increase beginning July 1, 2023, and an increase in fees**

Mayor Rubin acknowledged the proposed changes to the Fee and Rate Schedule were not complete, particularly with the cost of water meters that needed further clarification. He confirmed with Ms. McCosh the decision could be deferred.

Mayor Rubin suggested the possibility of adopting a portion of the resolution and revisiting the rest later. Ms. McLean proposed an alternative, suggesting that the public hearing and adoption of the amended budget, scheduled for the next meeting, could be a more suitable time for the decision since it precedes the effective date of water rate increases in July.

The decision was made to continue the discussion until the upcoming meeting in June, with the understanding that no public hearing was necessary, requiring only a 24-hour notice for the continuation.

**3. Discussion and possible approval to authorize the Mayor to execute an agreement with Fleet Management in an amount not to exceed \$39,000 for the lease of the Public Works vehicles**

Mayor Rubin explained that the lease for Fleet Management covered six public works vehicles at a cost of approximately \$6,500 each, totaling \$39,000. The lease term was specified as one year. He also discussed the Town's consideration of a mix of leasing and buying vehicles to manage the fleet effectively, with plans to evaluate the return on investment (ROI) for each option.

Mayor Rubin sought approval from the Council to execute the lease agreement with Fleet Management and noted a resolution was not necessary; only a majority vote was needed for approval.

*Motion: Council Member Nadelberg moved to approve the Mayor to execute an agreement with Fleet Management in an amount not to exceed \$39,000 for the lease of the Public Works Vehicles. Council Member Baier made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.*

**4. Discussion and possible approval of adopting Ordinance 2023-O-XX to amend Hideout Municipal Code 1.26.050 CONTENTS OF STATEMENTS to include the 28-Day Financial Report as required by Utah State Code 10-3-208(4)(b)(i)**

Mayor Rubin and Town Attorney Polly McLean discussed proposed changes to Section 1.26.050 of the Hideout Municipal Code related to campaign finance reporting. Ms. McLean explained that the proposed changes aligned with Utah State Code 10-3-208 and aimed to update the timing and content of campaign finance disclosures. The proposed revisions required candidates to submit two reports before and after the Municipal Primary and General Elections, with a 28-day deadline before and a 30-day deadline after. Additionally, the contents of the statements would follow the State Code's requirements on itemized reporting for contributions exceeding \$500.

Mayor Rubin suggested referencing the Utah State Code instead of creating separate city provisions, simplifying the process and aligning with state regulations. Ms. McLean and Ms. Fairbourne supported the idea of following the State Code and discussed incorporating any discretionary fines into the Town's Fee and Rate schedule.

Mayor Rubin suggested deferring the decision to the July meeting to allow for a more comprehensive review of Chapter 1.26 on campaign finance. Ms. McLean agreed to explore the changes in the broader context of the chapter. The Council Members agreed with this approach, and the discussion concluded with plans to revisit the topic in a future session.

**VII. Committee Updates**

**1. Planning Commission – *Planning Commissioner Glynnis Tihansky***

Planning Commissioner Glynnis Tihansky discussed the upcoming agenda items, starting with the discussion on nightly rental overlay zones. The Planning Commission anticipated making a recommendation on the Bloom in Hideout project, specifically addressing the Master Development Agreement (MDA) and the rezone during the second public hearing.

Commissioner Tihansky discussed details about a concept plan review for Hideout Pointe (with an 'E'), noting that it differed from the previous month's Hideout Point (without an 'E'). This new project appeared to be a neighborhood mixed-use development located below the Klaim subdivision. She mentioned she had limited knowledge about it and had only seen pictures, as it had not yet been heard by the Planning Commission.

Mayor Rubin sought clarification about the location of Hideout Pointe, with Town Planner Thomas Eddington providing additional information. It was clarified that Hideout Pointe was situated between Klaim and the Woolf property, while Hideout Point was located at the State Park entrance.

Mayor Rubin suggested that Council Members should stay informed of the upcoming issues by listening to Planning Commission meetings and reading the minutes to avoid surprises. Mayor Rubin expressed gratitude to the Planning Commissioners for their dedicated efforts, acknowledging the complexity and time commitment involved in their work.

## **2. Community Engagement Committee - Council Member Jacobs**

Council Member Jacobs provided an update on the Community Engagement Committee's activities. The Committee was currently focused on organizing events for the summer, though the number of events had been reduced due to challenges in finding a suitable venue, with the State Park not opening until August. As of now, events were scheduled for July and August, with a possibility of another in September.

Council Member Jacobs shared that last year, only \$3,500 of the \$10,000 budget was utilized, and the Committee received a \$2,500 grant from Rocky Mountain Power for community events. This year, it appeared they would be receiving the grant again, and All West had already contributed \$1,500 toward community events. Given the limited number of planned events, it was anticipated that the entire budget may not be needed.

Council Member Jacobs also raised the option of making events more financially self-sufficient or even revenue-generating for the Town. This could involve charging more for concert tickets and merchandise. The decision on this matter would be contingent on the Council's preferences.

The next Committee meeting was scheduled for June 15th, where ticket prices and the budget would be discussed and finalized.

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

Council Member Baier mentioned the POST Committee's meeting on May 30 and their attendance at the Mountain Trails Foundation open house, where networking took place. The Committee was currently exploring grant opportunities, with Ms. McCosh and Mr. Eddington actively involved in this effort.

Council Member Baier discussed the Spine Trail outlined in the Post Plan and emphasized its significance as a transportation trail linking Summit County to Summit County through Hideout. This trail would involve engineering and study due to its hard surface paved nature, making it more expensive than backcountry trails. She highlighted the need to spend money on engineering to move the project forward.

Regarding the Ross Creek area, Council Member Baier shared that it would remain closed until late July or mid-August due to construction delays. This impacted the planning of events and activities in that area. She mentioned there should be no members of the public entering the Ross Creek area while it was under construction.

Council Member Baier touched on the potential for a local State Park access pass and noted she had reached out to Ms. Shepley regarding an increase in budget money for the passes. She mentioned ongoing efforts related to Open Space Preservation and expressed hope that Ms. McCosh might arrange a guest speaker for a future Council Meeting to discuss land preservation.

#### **4. Transportation Committee - Council Member Haselton**

Council Member Haselton provided an update on the Transportation Committee. She mentioned that the Silver Bus, serving Richardson Flat, was running throughout the summer and would continue into the fall with adjusted hours. The bus was currently operating from 6:45 am to 7:45 pm, running every 40 minutes.

Council Member Haselton then shared an inquiry from a new resident proposing the formation of a group for a private shuttle service to the ski resorts during the winter. She considered the possibility of incorporating the idea into the Committee's work and sought input from the Council. Council Member Baier expressed concerns about the feasibility of the proposed private shuttle, especially for destinations like Park City and Canyons, which might not be easily accessible using the existing Silver Bus route. Council Member Haselton acknowledged the potential challenges, including cost and door-to-door service, and emphasized the need for further research. Mayor Rubin supported researching private shuttle options, including contacting relevant service providers to understand the logistics and costs. Council Member Baier raised the idea of a town-operated ski bus that Hideout residents could use for free.

Council Member Severini shared information about a local driver starting a shuttle service focused on the Hideout area and expressed optimism about increased activity in the region. Council Member Haselton welcomed any information about the local driver's shuttle service and expressed interest in exploring options for the winter schedule of the Silver Bus.

#### **5. Design Review Committee (DRC) – Town Planner Thomas Eddington**

Mr. Eddington provided an update on the Economic Development Committee's activities. He mentioned that a second-to-final letter for both Lakeview and Deer Springs 2A and 2B developments was sent. While a few outstanding conditions, mostly related to landscaping, remained, they were in good shape and expect to finalize the process over the next month.

Council Member Baier inquired about the impact of the adopted dark sky regulations on exterior light fixtures within new developments. Mr. Eddington confirmed that, in general, the light fixtures were compliant, with shields on all four sides and downward lighting. He noted that architects and builders were coming in more prepared due to the normalization of dark sky compliance in the region.

Regarding the Economic Development Committee (EDC), Council Member Severini acknowledged that although regular updates had not been provided during the Council Meetings, regular EDC meetings were held each Monday. He suggested providing an update on the EDC's activities in the future, and Mayor Rubin agreed to schedule it for the next month. Council Member Baier expressed interest in learning more about the EDC's ongoing initiatives and updates.

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

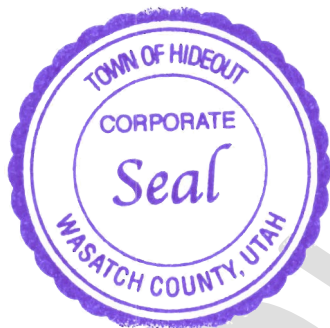
There was no need for an Executive Session.

**IX. Meeting Adjournment**

There being no further business, Mayor Rubin asked for a motion to adjourn the meeting.

***Motion: Council Member Jacobs moved to adjourn the meeting. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.***

The meeting adjourned at 8:27 p.m.



*Alicia Fairbourne*  
Alicia Fairbourne, Recorder for Hideout

APPROVED