



HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING AND CONTINUED PUBLIC HEARINGS - **RESCHEDULED**

August 10, 2023

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting and Continued Public Hearings electronically for the purposes and at the times as described below on Thursday, August 10, 2023.

This meeting will be an electronic meeting without an anchor location pursuant to Mayor Rubin's July 17, 2023 No Anchor Site Determination Letter.

All public meetings are available via ZOOM conference call and YouTube Live.

Interested parties may join by dialing in as follows:

Zoom Meeting URL: <https://zoom.us/j/4356594739>

To join by telephone dial: US: +1 408 638 0986

Meeting ID: 435 659 4739

YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Regular Meeting and Continued Public Hearing
5:00 PM

I. Call to Order

1. No Anchor Site Determination Letter

II. Roll Call

III. Approval of Council Minutes

1. February 9, 2023 Town Council Meeting Minutes DRAFT
2. Follow up of items related to minutes

IV. Update of Golden Eagle Subdivision

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

VI. Agenda Items

1. Consideration of an approval to adopt Ordinance 2023-O-XX to amend Hideout Municipal Code 4.07.02 to require a Health Department inspection and Fire Department inspection prior to receiving a business license for short-term rentals
2. Discussion and possible approval to authorize the Mayor to execute an agreement with Asphalt Preservation in an amount not to exceed \$341,997.17 for the repair and maintenance of roads within Hideout
3. Discussion regarding the speed bump location on Shoreline Drive and reinstating speed bumps in Deer Waters (*Time permitting*)
4. Discussion of a new Water Committee (*Time permitting*)

VII. Committee Updates (*Time permitting*)

1. Planning Commission -
2. Parks, Open Space and Trails (POST) Committee - *Council Member Baier*
3. Transportation Committee - *Council Member Haselton*

VIII. Continued Public Hearing Items ***These items will not be discussed and will be continued to a date certain of September 14, 2023 at 6:00 p.m.***

1. Discussion and possible approval of a new zoning designation of Residential Casita (RC)
2. Discussion and possible adoption of Ordinance 2023-O-XX to approve Chapter 12.25 Short Term Rental Overlay (SRO) Zone which is an overlay zoning designation that would allow short-term rentals

IX. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.



July 18, 2023

DETERMINATION REGARDING CONDUCTING TOWN OF HIDEOUT PUBLIC MEETINGS
WITHOUT AN ANCHOR LOCATION

The Mayor of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(5) and Hideout Town Resolution 2022-R-17. The facts upon which this determination is based include: The seven-day number of positive cases has been, on average, 41.4 per day since July 12, 2023.

This meeting will not have a physical anchor location. All participants will connect remotely. All public meetings are available via YouTube Live Stream on the Hideout, Utah YouTube channel at: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Interested parties may join by dialing in as follows:

Meeting URL: <https://zoom.us/j/4356594739>

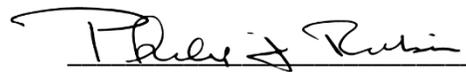
To join by telephone dial: US: +1 408-638-0986

Meeting ID: 4356594739

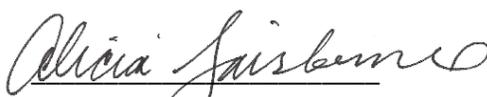
Additionally, comments may be emailed to hideoututah@hideoututah.gov. Emailed comments received prior to the scheduled meeting will be considered by Council and entered into public record.

This determination will expire in 30 days on August 17, 2023.

BY:


Phil Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



Minutes
 Town of Hideout
 Town Council Regular Meeting
 February 09, 2023

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on February 9, 2023 at 6:00 p.m. electronically via Zoom due to the ongoing COVID-19 health crisis.

Regular Meeting

I. Call to Order

1. No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:02 p.m. and reminded participants there was no physical anchor site for the meeting.

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
 Recorder for Hideout Alicia Fairbourne
 Deputy Recorder for Hideout Kathleen Hopkins

Others Present: Dallin Quinn, Damian Taitano, Katie Shepley, Jake McHargue, Martina Nelson, Chris Ensign, Planning Commissioner Donna Turner, John Leone, and others who may have logged in using a partial name or using only a phone number.

III. Approval of Council Minutes

1. November 10, 2022 Town Council Meeting Minutes DRAFT

There were no corrections made.

Motion: Council Member Baier moved to approve the November 10, 2022 Town Council Meeting Minutes as presented. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed. The motion carried.

1 **IV. Update on Golden Eagle Subdivision**

2 **1. Letter to Golden Eagle Lot Owners**

3 The Town issued a letter to landowners in Golden Eagle, outlining the requirements for the court
 4 ruling that took place on January 13th, 2023. The water system and sewer were close to
 5 completion, but still required some items to be confirmed. Roadways needed to be paved and
 6 shoulders installed, with one turnaround still remaining. The Storm Drain Plan had been
 7 submitted and was being reviewed. Sewer was not required for a building permit and had not been
 8 accepted. The development team was working to address the remaining issues, but there were still
 9 gaps. The written ruling from the Fourth District Court was expected to be available soon. Council
 10 Member Baier asked when the ruling would be available, and Town Attorney Polly McLean
 11 stated it would be shared on the website as soon as it was issued.

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

13 Mayor Rubin opened the floor for public comments at 6:00 p.m. There were no comments, and
 14 therefore, the floor was closed at 6:12 p.m.

15 **VI. Agenda Items**

16 **1. Consideration and possible approval of Resolution 2023-R-XX appointing Jake McHargue
 17 as Hideout Town Treasurer effective January 29, 2023**

18 Mayor Rubin announced that Wes Bingham, the Town Treasurer, had taken a job in public
 19 education and would no longer be able to support the town.

20 Mayor Rubin introduced Jake McHargue as Mr. Bingham's replacement and stated that Mr.
 21 McHargue had worked with the Town for the past few years and was familiar with the Town's
 22 finances. Council Member Severini asked how Mr. McHargue would work with Katie Shepley,
 23 the Finance Director, and if they had a good working relationship. Town Administrator Jan
 24 McCosh responded that they all liked Mr. McHargue and that he would have a limited role that
 25 was separate from some of the other processes that the State required to be separated.

26 Mr. McHargue stated he had worked remotely in this capacity for a while and anticipated that his
 27 limited involvement would mainly be to ensure that duties were separated appropriately. Council
 28 Member Baier requested more information about the segregation of duties and financial controls
 29 once they were in place.

30 Mayor Rubin stated Mr. McHargue would be reviewing monthly and quarterly fees and report
 31 those to the State. The reports would start where Mr. Bingham had left off. Council Member
 32 Severini expressed his support in appointing Mr. McHargue, and stated it was important to
 33 estimate properly and maximize the use of collected funds.

34 There being no further questions from Council, Mayor Rubin called for a motion to adopt
 35 resolution 2023-R-01, appointing Jake McHargue as the Hideout Town Treasurer.

36 ***Motion: Council Member Severini moved to adopt Resolution 2023-R-01 appointing Jake
 37 McHargue as the Hideout Town Treasurer. Council Member Baier made the second. Voting
 38 Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council
 39 Member Nadelberg, and Council Member Severini. None opposed. The motion carried.***

40 Hideout Recorder Alicia Fairbourne performed the Oath of Office.

1 **2. Consideration and possible approval of granting a one-time, six-month extension to record**
 2 **the approved subdivision plat for Overlook Village (lots 38 and 39)**

3 Town Planner Thomas Eddington stated there were some issues found with the approval of the
 4 Hideout Canyon Overlook Subdivision, specifically with a few signature notes which needed to
 5 be cleaned up on the plat.

6 He further explained the plat had not been recorded within the six-month timeline as per Hideout
 7 Municipal Code. The recommendation was to grant an extension so the Subdivision could be
 8 finalized without having to go through the process again. Additionally, #1 and #2 of the “Findings
 9 of Fact” section of the Resolution 2022-R-12 needed to be corrected from “Soaring Hawk” to
 10 “Hideout Canyon (Overlook Village)”.

11 Council Member Baier noted there was also a need to update a nearby driveway amendment
 12 which was recently approved for lot 37, which would impact lots 38 and 39. Mr. Eddington
 13 agreed.

14 There being no further questions from Council, Mayor Rubin asked for a motion.

15 ***Motion: Council Member Jacobs moved to approve a modification to Resolution 2022-R-12***
 16 ***approving a subdivision amendment for Lots 38 and 39 of Hideout Canyon Amended Phase***
 17 ***One Pod Nine Subdivision with the addition of both the change on the plat to the driveway***
 18 ***change to lots 36 and 37 to reflect separate driveways and the change in language on Findings***
 19 ***of Fact to correct it from Soaring Hawk to Hideout Canyon (Overlook Village) and grant a***
 20 ***one-time, six-month extension to record the approved subdivision plat. Council Member***
 21 ***Nadelberg made the second. Voting Yes: Council Member Baier, Council Member Haselton,***
 22 ***Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. None***
 23 ***opposed. Motion carried.***

24 **3. Consideration of an approval to grant a one-time, six-month extension to record the final**
 25 **subdivision plat for KLAIM Phase 4**

26 Mr. Eddington explained Phase 4 of the Klaim project needed to be recorded within the six-month
 27 timeline required by Hideout Municipal Code as previously discussed. However, developer Chris
 28 Ensign from Solstice Homes, needed additional time to finalize the documentation due to the
 29 ongoing work in Phase 3. The language regarding trails and open space needed to be finalized as
 30 well. Therefore, a six-month extension was requested.

31 The Council asked Mr. Eddington if there were any changes to be made regarding design options.
 32 Mr. Eddington reviewed the recommendation from Council to request a variance from the
 33 Monotony Clause, which required different design colors and façades for more than twenty
 34 percent (20%) of the proposed structures and to allow one hundred percent (100%) of the building
 35 elevations/façades to have the same general elevation/façade. Mr. Ensign had met with the
 36 Administrative Law Judge (ALJ) on September 28, 2022 and was granted the variance. Therefore,
 37 no additional articulation changes were necessary. The changes were only in the color patterns.

38 Mr. Eddington pointed out the Conditions of Approval in Resolution 2022-R-11 #26 and noted
 39 the undeveloped land within the Klaim Subdivision must remain undisturbed with no grubbing,
 40 or grading removal of existing vegetation. However, a trail and gazebo were allowed development
 41 area, which would be included on the plat notes.

1 Mr. Eddington explained a six-month extension was requested, although he didn't think it would
2 take that long and the applicant was willing to expedite the process.

3 There being no further comments, Mayor Rubin asked for a motion to approve the extension.

4 *Motion: Council Member Severini moved to approve a one-time, six-month extension to*
5 *record the final subdivision plat for KLAIM Phase 4. Council Member Jacobs made the*
6 *second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member*
7 *Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed. Motion*
8 *carried.*

9 **4. Update on National Incident Management System (NIMS) / Federal Emergency**
10 **Management Agency (FEMA) - Council Member Haselton**

11 Council Member Haselton provided information regarding a meeting with the Wasatch County
12 Emergency Management Director, Jeremy Hales, and the county's emergency management team.
13 The meeting was held to coordinate responses to incidents and emergencies within the county.
14 The roles and responsibilities of the incident commander (the Mayor) and the Council were
15 discussed, and how they could work with Wasatch County to manage incidents and emergencies
16 that exceed the Town's capacity. In major emergency events, the Town could relinquish control
17 to Wasatch County, which would then become the incident manager. The county's hierarchical
18 structure was highlighted, with actions escalating from the local level (Town) to county, state,
19 and federal levels. The approach would ensure a coordinated and effective response to incidents
20 of varying sizes and complexities.

21 The idea of conducting tabletop exercises was discussed. These exercises simulate different
22 emergency scenarios and help participants practice decision-making and coordination. Mayor
23 Rubin suggested holding a tabletop exercise in the summer months.

24 The Town had an Emergency Operations Plan (EOP) manual outlining procedures and decision
25 trees for different types of incidents. It was recommended that Council Members review this
26 manual. Mayor Rubin encouraged Staff to use the Hideout Town App for emergency alerts and
27 updates.

28 The Wasatch County emergency preparedness fair and a lecture by the National Weather Service
29 were mentioned as events to educate the public about emergency preparedness. Attendance at
30 emergency management workshops and events was emphasized as a way to stay informed and
31 engaged in the community's safety.

32 Overall, the discussion highlighted Hideout's efforts to align with the National Incident
33 Management System's (NIMS) principles and work collaboratively with neighboring entities to
34 ensure a well-coordinated response to emergencies and incidents. The focus on planning,
35 communication, and preparedness underscores the importance of community safety.

36 **VII. Committee Updates**

37 **1. Planning Commission - Donna Turner**

38 Planning Commissioner Donna Turner reviewed the items to be discussed during the February
39 Planning Commission meeting, which included the potential expansion of the Annexation
40 Declaration Area to incorporate the area southeast of Hideout known as Benloch Ranch. She

1 reiterated it was only in the early stages of discussion and a Public Hearing would be held later
2 in February.

3 **2. Design Review Committee (DRC) - *Thomas Eddington***

4 Mr. Eddington stated the Design Review Committee (DRC) had reviewed and finalized the
5 recommendations from the Klaim variance hearing held with the Administrative Law Judge
6 (ALJ). The Committee was also reviewing the Lakeview and Deer Springs Phase 3 subdivisions,
7 which were tied to the construction and subdivision schedule.

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

9 Council Member Baier stated the Parks, Open Space and Trails (POST) Committee did not meet
10 in January but will meet in March and an update would be presented at that time.

11 Council Member Haselton inquired about the barricades that were removed at the Jordanelle State
12 Park entrance, and asked if the perimeter trail was accessible from the Hideout side. Mayor Rubin
13 explained that a construction crew removed the barriers to allow access for construction
14 machinery. However, a gate was farther down the road which was closed and locked to keep the
15 public from using the trail.

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

17 Council Member Haselton discussed the Richardson Flat parking lot's capacity during the
18 Sundance Film Festival. While the lot was at capacity, not all the spaces were fully plowed due
19 to snow conditions. However, the available spaces were well filled, and the buses were running
20 effectively, providing a quick way for riders to get into Park City. It was noted that data was still
21 being collected to determine the usage patterns beyond the ski season.

22 Another topic that came up was the potential for a parking solution for High Valley Transit. The
23 idea was to have a small parking lot near Highway 248 for people to park and use High Valley
24 Transit services. However, this idea would need further exploration and discussions with High
25 Valley Transit to determine its feasibility.

26 There was also mention of the Mayflower Resort and its potential impact on transit and parking.
27 While there were discussions about a possible community shuttle associated with the Mayflower
28 Resort, it was noted that any agreements related to transit and parking would likely involve
29 Wasatch County due to the resort's location.

30 A suggestion was made to consider running direct buses from Richardson Flat to the ski resorts
31 during the ski season, similar to what was done during the World Cup events. This direct approach
32 was seen as more appealing to potential riders, and it was mentioned that there was feedback from
33 users suggesting that they prefer direct routes for convenience.

34 **5. Community Engagement Committee - *Council Member Jacobs***

35 Council Member Jacobs presented the items discussed during the Community Engagement
36 Committee's previous meeting. The focus was on planning events for the upcoming summer
37 season. However, a major challenge was finding a suitable venue due to the lingering snow. The
38 committee had a few potential options but was unable to look at them thoroughly until the snow
39 melted, possibly around spring.

1 There were discussions about planning several events starting in July, and more details about
2 these events were expected to be discussed in the next month's meeting. Additionally, efforts were
3 being made to enhance community engagement. One of the committee members was working on
4 establishing a Facebook page and encouraging residents to participate, share ideas, and discuss
5 town-related issues.

6 Regarding the town's communication methods, there was a mention of negative feedback about
7 the Town App. Some residents seemed hesitant to use another app on their phones. However, the
8 idea was raised to highlight the app's importance for emergency purposes and make residents
9 more aware of its benefits.

10 It was suggested that the Hideout App could be a central platform for communication, especially
11 for important notifications. The idea of using hang tags for communication was also mentioned,
12 although it was noted that this method might not effectively reach all residents, especially those
13 who use their property as a second home.

14 There was a consensus that a comprehensive communication strategy was needed, including a
15 centralized platform and possibly involving a Communication Committee. This committee could
16 potentially manage different communication channels, ensure proper archiving of records, and
17 create a consistent flow of information. Ms. Fairbourne reminded Council of the difficulties of
18 posting official town statements and comments on the various social media platforms and that
19 each post would need to become managed as a record. She volunteered to be a member of the
20 Communication Committee once established.

21 There was an acknowledgment of the challenges in maintaining effective communication and
22 community engagement, but the Council Members agreed and emphasized the importance of a
23 well-coordinated approach to reach the entire community and keep residents informed about town
24 matters.

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

27 There was no need for an Executive Session.

28 Ms. McLean reminded Council about the hearing regarding the Richardson Flat Annexation with
29 the Utah Supreme Court. The oral argument in front of the Utah Supreme Court was scheduled
30 for March 6, 2023 at 10:00 a.m.

31 Council Member Baier inquired if it was possible to hear the oral arguments without physically
32 being present in the courtroom and asked if the hearing would be live-streamed. Ms. McLean
33 stated it was likely to be live-streamed and once the details were made known, she would
34 distribute the link to the Council Members. The location of the oral argument was mentioned as
35 the Matheson Courthouse, located on State Street between 400 and 500 South.

36 Ms. McLean then informed the Council Members of the Utah League of Cities and Towns'
37 Legislative Policy Committee meetings which would occur each Monday during the Legislative
38 Session.

39 The Committee had three available seats for Hideout, with at least one of them needing to be an
40 elected official. Ms. McLean recommended the Mayor and one Council Member, with Town
41 Administrator Jan McCosh already being registered to participate on the Committee. The Council

1 Members discussed the possibility of attending these meetings to stay updated on legislation and
2 contribute to the League's policy decisions.

3 Council Member Baier mentioned she saw an email indicating that the meeting time would be
4 held from 12:00 to 1:00 p.m., and attendees could join either in person or via Zoom. She
5 emphasized the importance of having at least one elected official present in the committee. She
6 expressed her interest in joining the meetings via Zoom.

7 Council Member Haselton offered to join the meetings on Zoom as well, mentioning that she
8 would have time for it on Mondays.

9 The discussion continued about attendance flexibility and whether substitutes could attend if the
10 main representatives could not. The consensus was that there was some flexibility in attendance,
11 but voting requires active participation.

12 Mayor Rubin expressed appreciation for each other's willingness to get more involved and
13 thanked those who volunteered to represent the Town in the Committee Meetings. The meetings
14 were also seen as an opportunity to interact with other council members and staff from different
15 towns and cities.

16 Ms. McLean would send the form to Ms. Fairbourne to complete and distribute the Zoom link to
17 the Sessions.

18 **IX. Meeting Adjournment**

19 There being no further public business, Mayor Rubin called for a motion to adjourn.

20 ***Motion: Council Member Nadelberg moved to adjourn the meeting. Council Member Baier***
21 ***made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council***
22 ***Member Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed.***

23 The meeting adjourned at 7:49 p.m.

24
25
26
27
28 _____
29 Alicia Fairbourne, Recorder for Hideout
30
31

ORDINANCE #2023 - _____

ORDINANCE AMENDING TITLE 4, CHAPTER 7, SECTION 2 “REGULATIONS FOR SHORT TERM RENTAL” REQUIRING HEALTH AND FIRE INSPECTIONS.

WHEREAS, on September 9, 2022, the Hideout Council (“Council”) enacted Title 4 Chapter 7, Section 2 “Regulations for Short Term Rental;” and

WHEREAS, after enacting Title 4 Chapter 7 Hideout staff and partner agencies identified a need for additional requirements for short term rental licenses; and

WHEREAS, after careful consideration, the Council has determined that such amendments are in the best interest of the health, safety, and wellbeing of the present and future occupants of Hideout.

NOW, THEREFORE, BE IT ORDAINED BY THE HIDEOUT COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: Amendment. Title 4, Chapter 7, Section 2 “Regulations for Short Term Rental” of the Hideout Code is hereby amended as follows:

4.07.02 REGULATIONS FOR SHORT TERM RENTAL

Short term rentals require the following to obtain and hold a short-term rental license:

A. are required to use Contracting the services of a property management company that is licensed in accordance with State and Local Ordinances and can respond on site within 30 minutes.

B. Inspection and approval by the Wasatch County and/or municipal health department.

C. Inspection and approval by the Wasatch County Fire Department.

SECTION II: Effective Date. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED by the Hideout Council of Hideout, Utah, this _____ day of _____ in the year _____.

HIDEOUT, UTAH

Phil Rubin, Mayor

ATTEST:

Alicia Fairbourne, Hideout Recorder

TO
Mayor /Council

FROM
Timm Dixon, P.E.

CC
File

RE
2023 Roadway
Improvements
Executive Summary

COMMENTS:

The Town recently put out to bid a state contract request for proposals for TOWN WIDE roadway improvements for the 2023 year. The town received one (1) bid for the project and it was opened in accordance with State of Utah Procurement Policies and Procedures. The plan calls for pothole repairs, crack sealing, and appropriate seals to help maintain our surface streets for the next 5 years.

The company who bid, was Asphalt Preservation. Their original bid was determined to be approximately \$466,890.66 for Mobilization, Traffic Control, Pothole Repairs, Crack Sealing, Slurry Seal, Chip Seal and Installation of 4 asphalt speed bumps.

Since there was only one bidder, I negotiated with Asphalt Preservation to have things reduced in cost and quantities, and it was determined that Asphalt Preservation could do the project at a revised cost of \$341,997.17 This reduction was determined by the reduction in speed bumps (3 instead of 4) and a different additive (Portland Cement) to the Slurry Seal in accordance with ISSA and APWA specifications, that allows for a higher coverage rate, which will increase the life expectancy of the seal to around 5 years because the wear surface is thicker, and in return holds up better to the hard winters and plowing that we incur here in Town.

I recommend that the Council Approve the roadway work and award the contract bid to Asphalt Preservation, so they can begin work next month and finish before October 15th . If you have any questions, I am always available.

Thank you for your consideration to this very important repair and maintenance to the Town's Roadway System.

TOWN OF HIDEOUT - ENGINEERING

Tel 435-300-4159
Tdixon@hideoututah.gov



August 8, 2023

Timm Dixon, P.E.
Director of Engineering
Town of Hideout
10860 North Hideout Trail
Hideout, UT 84036
tdixon@hideoututah.gov

Subject: 2023 City Wide Road Improvements Project

Timm,

Bids were opened for the construction of the **2023 City Wide Road Improvements** (Project) on Monday, August 7, 2023 at 10:00 a.m. at the Epic Engineering, P.C. Heber City office. One sealed bid was received and read out loud. The apparent low bidder for the Bid Schedule is Asphalt Preservation, LLC at \$466,890.66, we were however able to negotiate some adjustments with them for a revised Bid Schedule Amount of \$341,997.17.

The following is a summary of the bid results and the Engineer's Estimate. Also attached is a detailed bid table with all bid amounts for all the bid schedule.

Contractor	Bid Total
Asphalt Preservation, LLP	\$466,890.66
Asphalt Preservation, LLP (Negotiated)	\$341,997.17
Engineers Estimate	\$342,175.19

We have reviewed the bid for the apparent low bidder. Asphalt Preservation has submitted a bid bond for the correct amount of 5% of the bid price, and the bonds are properly completed and notarized.

In review of the bid with Asphalt Preservation, one of the ways that the bid could be adjusted was to remove ITEM 6 CHIP SEAL TYPE C (with FOG SEAL) and add those areas to the ITEM 5 SLURRY SEAL TYPE II quantities. With the increased quantities in ITEM 5, Asphalt Preservation was also able to reduce their Unit Price of \$0.36/sf to \$0.33/sf. It was also identified that one of the asphalt speed bump locations could be eliminated. With these negotiated adjustments there will be a reduction in price of \$124,893.49, resulting in a revised bid amount of \$341,997.17.

With these changes, Epic Engineering believes that the integrity of the original bid design will not be jeopardized. Asphalt Preservation adds Portland Cement to their slurry mix, which helps provide a better coverage and thickness of the applied slurry seal. It also increases the durability of the roadways and the slurry also benefits to help fill in smaller cracking in asphalt that typically wouldn't be covered by crack sealing applications. This type of application performed in surrounding areas have shown to add an additional 5 years to the life of the existing asphalt.

Town of Hideout							
2023 City Wide Road Improvements							
Bid Schedule				Engineer's Estimate		Asphalt Preservation, LLC	
Item No.	Description	Est. Quantity	Unit	Unit Price	Amount	Unit Price	Amount
1	MOBILIZATION	1	LS	\$16,500.00	\$ 16,500.00	\$14,000.00	\$ 14,000.00
2	TRAFFIC CONTROL	1	LS	\$12,500.00	\$ 12,500.00	\$10,000.00	\$ 10,000.00
3	POTHOLE REPAIRS	8,111	SF	\$ 12.00	\$ 97,332.00	\$ 8.38	\$ 67,970.18
4	CRACK SEALING	71,915	LF	\$ 0.65	\$ 46,744.75	\$ 0.60	\$ 43,149.00
5	SLURRY SEAL TYPE II	395,863	SF	\$ 0.22	\$ 87,969.56	\$ 0.36	\$142,510.68
6	CHIP SEAL TYPE C (with FOG SEAL)	151,040	SF	\$ 0.44	\$ 67,128.89	\$ 1.02	\$154,060.80
7	ASPHALT SPEED BUMPS	4	EA	\$ 3,500.00	\$ 14,000.00	\$ 8,800.00	\$ 35,200.00
Total Bid Schedule					\$342,175.19		\$466,890.66

Town of Hideout							
2023 City Wide Road Improvements							
Negotiated Bid Schedule				Asphalt Preservation, LLC			
Item No.	Description	Est. Quantity	Unit	Unit Price	Amount	Unit Price	Amount
1	MOBILIZATION	1	LS	\$14,000.00	\$ 14,000.00		
2	TRAFFIC CONTROL	1	LS	\$10,000.00	\$ 10,000.00		
3	POTHOLE REPAIRS	8,111	SF	\$ 8.38	\$ 67,970.18		
4	CRACK SEALING	71,915	LF	\$ 0.60	\$ 43,149.00		
5	SLURRY SEAL TYPE II	546,903	SF	\$ 0.33	\$180,477.99		
6	CHIP SEAL TYPE C (with FOG SEAL)		SF	\$ 1.02	\$		
7	ASPHALT SPEED BUMPS	3	EA	\$ 8,800.00	\$ 26,400.00		
Total Bid Schedule					\$341,997.17		

We do recommend that the Town identify a buffer amount of \$20,000 that may be needed for the potential increase of ITEM 4 CRACK SEALING. The linear feet quantity listed for this bid item was only an estimate based on the overall road length and the curb and gutter lengths along these roads and does have the potential for increase based on actual application.

Asphalt Preservation has completed many projects of similar size and scope in recent years. Therefore, if Hideout chooses to award the project at this time, we recommend awarding the project to Asphalt Preservation, LLC.

We have attached a copy of the Notice of Award and the Agreement to fill out, should Hideout choose to award this project.

If you have any questions or comments, please contact our office.

Sincerely,
EPIC ENGINEERING, P.C.

A handwritten signature in blue ink, appearing to read 'Michael Jensen', is written over a faint, illegible typed name.

Michael Jensen, S.E.
Project Manager

Att: Detailed Bid Summary

NOTICE OF AWARD

TOWN OF HIDEOUT

2023 CITY WIDE ROAD IMPROVEMENTS

TO: Asphalt Preservation, LLC.
3490 West 3300 South, Bldg A, Unit 4
West Haven, Utah 84401

PROJECT DESCRIPTION: 2023 City Wide Road Improvements

Town of Hideout has considered the BID submitted to you for the above-described WORK in response to its Notice Inviting Bids and Instructions to Bidders.

You are hereby notified that your BID has been accepted for items in the amount of \$341,997.17 for bid schedule(s) _____.

You are required by the Instructions to Bidders to execute the Contract and furnish the required Contractor's Performance Bond and Payment Bond and certificates of insurance within seven calendar days from the date of this Notice to you.

If you fail to execute said Contract and to furnish said bonds within seven days from the date of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your BID as abandoned and as a forfeiture of your Bid Bond. The Owner will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of NOTICE OF AWARD to the Owner.

Dated this _____ day of _____, 20____.

By _____

Title _____

ACCEPTANCE OF NOTICE OF AWARD

By _____

Title _____

Date _____

AGREEMENT

THIS AGREEMENT, made and entered into this ___ day of _____, 2023, by and between Town of Hideout, hereinafter called "Owner", and Asphalt Preservation, LLC hereinafter called "Contractor".

WITNESSETH, that the parties hereto do mutually agree as follows:

ARTICLE I: For and in consideration of the payments and agreements hereinafter mentioned to be made and performed by said Owner, said Contractor agrees with said Owner to perform and complete in a workmanlike manner all work required under the bidding schedule(s) _____ of said Owner's Specifications entitled 2023 City Wide Road Improvements in accordance with the Specifications and drawings therefore, to furnish at his own expense all labor, materials, equipment, tools, and services necessary therefore, except such materials, equipment, and services as may be stipulated in said Specifications to be furnished by said Owner, and to do everything required by this Agreement and said Specifications and drawings.

ARTICLE II: For furnishing all said labor, materials, equipment, tools, and services, furnishing and removing all plant, temporary structures, tools, and equipment, and doing everything required by this Agreement and the said Specifications and drawings; also for all loss and damage arising out of the nature of the work aforesaid, or from the action of the elements, or from any unforeseen difficulties which may arise during the prosecution of the work until its acceptance by said Owner, and for all risks of every description connected with the work, also for all expenses resulting from the suspension or discontinuance of work, except as in the said Specifications are expressly stipulated to be borne by said Owner; and for completing the work in accordance with the requirements of said Specifications and drawings, said Owner will pay and said Contractor shall receive, in full compensation therefore, the price(s) named in the above-mentioned proposal(s).

ARTICLE III: The Owner hereby contracts with said Contractor to perform the work according to the terms of this Agreement for the above-mentioned price(s), and agrees to pay the same at the time, in the manner, and upon the conditions stipulated in the said Specifications; and the said parties for themselves, their heirs, executors, administrators, successors, and assignees, do hereby agree to the full performance of the covenants herein contained.

ARTICLE IV: The Notice Inviting Bids, Information for Bidders, Instructions to Bidders, Proposal, Performance and other bonds, Notice of Award, Notice to Proceed, Information Required of Bidder, Information for Preparing Proposal, General Conditions, Specifications, drawings, and all addenda issued by the Owner with respect to the foregoing prior to the opening of bids, are hereby incorporated in and made part of this agreement.

ARTICLE V: The parties herein each agree that should they default in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee which may arise or accrue from enforcing this agreement, or in pursuing any remedy provided hereunder or by the statutes or other laws of the State of Utah, whether such costs and expenses are incurred with or without suit or before or after judgment period.

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be executed the day and year first above written.

OWNER

Town of Hideout

Attest: _____
Signature

Title

By: _____
Signature

Title

(Seal)

CONTRACTOR

Attest: _____
Signature

Title

By: _____
Signature

Title