

Minutes
Town of Hideout
Town Council Regular Meeting
April 10, 2025

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on April 10, 2025 at 6:00 pm electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting

I. Call to Order

Mayor Rubin called the meeting to order at 6:00 pm and reminded participants that the meeting was held as a hybrid meeting, both electronically via Zoom and in-person at Hideout Town Hall.

II. Roll Call

Present: Council Member Chris Baier
Council Member Jonathan Gunn
Council Member Ralph Severini

Attending Remotely: Mayor Philip Rubin
Council Member Carol Haselton
Council Member Bob Nadelberg

Staff Present: Deputy Recorder Kathleen Hopkins

Staff Attending Remotely: Town Administrator Jan McCosh
Town Attorney Polly McLean
Town Planner Thomas Eddington
Town Engineer Gordon Miner
Public Works Director Daniel Allen
Recorder for Hideout Alicia Fairbourne
Financial Advisor Katie Shepley

Public Present: Grace Doerfler (KPCW).

Public Attending Remotely: Nikki Keye, Justin Keys, and others who may have logged in using a partial name or using only a phone number.

III. Approval of Council Minutes

1. March 13, 2025 Hideout Town Council Meeting Minutes DRAFT

There were no corrections to the minutes.

Motion: Council Member Haselton moved to approve the March 13, 2025 minutes as presented. Council Member Gunn made the second. Voting Yes: Council Member Baier,

Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

IV. Follow up of Items from Approved Minutes

Council Member Severini referenced three items from the minutes. He first inquired about a discussion noted regarding roadway policies. Recorder Alicia Fairbourne clarified that the topic had been scheduled for this meeting but was postponed to the May meeting due to a scheduling conflict with presenter Jason Burningham.

Council Member Severini then reiterated a point made by Council Member Gunn about the importance of prioritizing input from Hideout residents in surveys and ensuring results were segmented by residency status. He emphasized the need to keep this in mind for future survey efforts. Mayor Rubin acknowledged the challenge of verifying residency status through technical means but agreed that including a residency question would be helpful. Council Members concurred that, while some responses may be inaccurate, asking the question would at least provide a basis for segmenting results.

V. Agenda Items

1. Announcement of the annual 2025 Jordanelle Community Clean Up day

The Council received a presentation from Nikki Keye regarding the annual Jordanelle Community Cleanup Day, scheduled for Sunday, May 4, 2025. Ms. Keye, a long-time resident and local real estate agent, explained that the event had been held informally for about 15 years and more formally for at least the past decade. As in previous years, the event would involve residents gathering at 10:00 a.m. to collect trash throughout the community, with supplies distributed at both Hideout Town Hall and the Retreat at Jordanelle Clubhouse.

Mayor Rubin confirmed the Town's continued support, stating that dumpsters would be available at the Public Works building and a trailer would be placed at Town Hall. Ms. Keye noted that volunteers, including her husband and resident Paul Beckman, would assist with distributing bags and collecting larger debris. The event would conclude with a catered lunch at the Retreat Clubhouse at noon.

Council Member Baier inquired whether participants needed to sign up in advance. Ms. Keye confirmed that while pre-registration was not required, it was strongly encouraged to ensure waivers were collected and that an accurate head count could be used for lunch planning. She directed participants to sign up via a form on www.thejordanelle.com under the "Cleanup" tab. Mayor Rubin also noted for the record that Daniel Allen, Public Works Director, would coordinate Town Staff support as in prior years. Mr. Allen confirmed that his staff would assist with debris pickup. The Council expressed appreciation to Ms. Keye and the volunteers for organizing the event.

2. Quarterly review of the FY2025 Budget

Financial Advisor Katie Shepley reported that the Town was performing well overall. Although the General Fund showed an unfavorable variance of approximately \$269,000 in operating income, that figure was offset by favorable balances in the MIDA and Class C Road Funds, which together totaled over \$360,000. As a result, no transfers were needed from those funds to balance the General Fund. Operating expenses were favorable by approximately \$269,000 due to unfilled

staff positions, including a public works employee and an engineer, as well as lower-than-expected consulting, advisory, and street maintenance costs. While external engineering costs increased due to the unfilled engineering position, they were balanced by these other savings.

Council Member Severini inquired about the breakdown of the unused transfers from MIDA and Class C Road Funds. Ms. Shepley explained that \$215,000 had been budgeted from MIDA and \$150,000 from the Class C Fund, but only about \$3,200 had been needed. This created room for future use of those funds for major road repairs or development-related consulting. She also noted strong performance in interest revenue and building permit fees, anticipating 120 to 125 permits for the year—above the original forecast.

Discussion then shifted to the Enterprise Fund, where Ms. Shepley reported a favorable balance of \$323,000. Revenue was higher due to increased building permits and water service usage. Expenses were favorable, largely because of unfilled positions. However, this was partially offset by increased spending on external engineering services. Savings were also realized when JSSD did not raise its water and sewer rates.

Council Member Baier asked about planned street and water maintenance activities for the remainder of the fiscal year. Mr. Allen stated that expected work included speed control efforts, pothole patching, and acquisition of pothole repair equipment. Additional painting work related to speed control would occur this fiscal year, with paving and restriping planned for the next fiscal year.

In regard to water infrastructure, Mr. Allen noted that the Town was working on sewer line evaluations using cameras, with additional funding allocated for that effort. He also described the Town's progress in converting to smart meters, particularly at Todd Hollow, to ensure accurate water usage readings. The smart meters allowed real-time tracking of leaks and improved the Town's ability to identify discrepancies between its internal meters and those of JSSD. Mr. Allen stated that the Town's current water loss rate was below 10%, aligning with or surpassing state standards, and efforts were underway to reduce it further.

Council Members asked about the number of smart meters installed and their impact on water usage data and future planning. Mayor Rubin and Mr. Allen confirmed that both manual and smart meters provided accurate data, though smart meters enabled real-time monitoring. The Town had been tracking all units since May 2024 and anticipated using a full year's worth of data by the end of May 2025 to refine future planning and budgeting.

To conclude the review, Ms. Shepley highlighted that the favorable variances in the MIDA and Class C Road Funds essentially offset the General Fund deficit, resulting in a net zero impact. Mayor Rubin noted that the growing MIDA fund balance positioned the Town to begin considering targeted development investments. Council Member Baier acknowledged prior concerns about approving subdivisions in the MIDA project area but expressed appreciation that those actions were now yielding fiscal benefits. Ms. Shepley added that further growth in MIDA revenue was expected in the coming year.

3. Authorization for the Mayor to enter into a purchase agreement for the Public Works vehicles not to exceed \$150,000.

The Council discussed a proposal from the Public Works and Finance Departments to transition from leasing to purchasing certain vehicles within the fleet. Specifically, the Town proposed

terminating the leases on two of its six trucks and purchasing two new, more suitable vehicles for Town operations.

Mayor Rubin provided background on the issue, explaining that although leasing initially appeared cost-effective, the Town had experienced unforeseen expenses when returning leased trucks. Due to the demands of snow plowing and the rugged terrain, the leased vehicles sustained cosmetic damage that resulted in substantial repair costs at the end of their lease terms. Additionally, the leased trucks—often equipped with extended cabs—were not well-suited for the Town's narrow and steep roadways, making snow removal difficult and inefficient.

Ms. Shepley outlined the financial considerations. She noted that while the Town might face a potential loss of \$22,000 to \$24,000 per truck upon early lease termination, transitioning to owned vehicles would result in approximately \$44,000 in net savings over time. The proposed new vehicles would be more compact, with beds suitable for salters, and would better accommodate the Town's operational needs. The proposed purchase amount, including the opportunity cost of lost interest, was estimated at \$135,000. If the buyout and repair costs for the leased vehicles proved greater than the anticipated savings, Ms. Shepley indicated the matter would be brought back to the Council.

Council Member Baier strongly supported the shift to ownership, citing firsthand experience with the trucks' inability to plow her cul-de-sac effectively. She agreed that shorter, purpose-built trucks would better serve the Town and ultimately hold their resale value. Mr. Allen added that the leased trucks, measuring up to 28 feet with plow and salter attachments, were not practical for roads as narrow as 18 to 24 feet, such as those in the Rustler subdivision. He also noted that the leasing program limited his ability to request specific truck features and capacities.

Council Members Severini, Baier, and Gunn all expressed support for the transition. Council Member Severini urged swift action to avoid further losses, while Council Member Gunn echoed the general consensus. Ms. Shepley confirmed that staff would negotiate for the best possible return on the leased vehicles, which had very low mileage.

Following discussion, the Council appeared to be in agreement, and Mayor Rubin called for a motion to authorize him to enter into a purchase agreement for the replacement vehicles in an amount not to exceed \$150,000.

Motion: Council Member Baier Moved to authorize the Mayor to enter into a purchase agreement for the public works vehicles not to exceed \$150,000. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Voting Abstaining: Council Member Nadelberg. There were none opposed. The motion carried.

4. Discussion and possible approval of the creation of a wildfire risk mitigation and permanent fire station committee (*Presented by Council Member Gunn and Council Member Severini*)

Council Member Gunn discussed the proposed creation of a Fire Committee which would focus on two key objectives: establishing a permanent fire station in Hideout and advancing wildfire risk mitigation initiatives. Council Members Gunn and Severini jointly proposed co-chairing the committee due to the distinct components involved.

Council Member Gunn explained that efforts to advance the permanent fire station were currently centered on coordinating with UDOT to expand the Town's access point on Highway 248 for fire

department use. As that work neared completion, focus would shift toward wildfire preparedness and mitigation, an area in which Council Member Severini had extensive professional experience in insurance and risk assessment.

Council Member Severini described current activities, including recent meetings with HOAs, collaborations with Wasatch Fire District representatives, and plans to establish a “Firewise” community. He outlined goals to increase public education, apply for Firewise certification, and develop a broader community response to wildfire risk. He also noted progress on the insurance front, including a call with Utah’s Insurance Commissioner, Jonathan Pike, and his property and casualty lead, in which Hideout was commended for its forward-thinking efforts. He referenced House Bill 48, recently signed by Governor Cox, which would require insurance underwriters to consider the Utah Department of Forestry’s wildfire risk analytics when issuing property policies. The law was set to take effect January 1, 2026.

Council Member Severini also announced plans for a multi-town wildfire symposium in June, potentially involving participation from Park City, Midway, Heber, and Summit County agencies. The event would include presentations by insurance experts, analytical firms, brokers, and fire personnel, with the goal of creating a regional dialogue around wildfire risk and prevention.

Mayor Rubin invited input from the Council to determine if there was consensus to formalize the committee. Council Member Baier expressed strong support, describing the work to date as long overdue and praising the proactive efforts already underway. She emphasized the value of formalizing the group to allow for structured monthly updates and asked for clarification about the committee’s structure and participant selection. Council Member Severini confirmed that several residents and HOA members had already volunteered to participate and that membership would be multi-faceted.

Council Member Haselton added to the discussion by sharing information about upcoming fire-related events at the Santy Auditorium in Park City, including a June presentation by Brad Washa of the Utah Prescribed Fire Council and a July visit by John Vaillant, author of *Fire Weather*, the One Book, One Community selection for Summit County. She noted the book’s relevance and availability at local libraries. Council Member Severini expressed interest in connecting with the speakers and potentially incorporating them into future committee programming.

The Council expressed general agreement that the committee should move forward and begin providing monthly updates. Mayor Rubin requested that Council Members Gunn and Severini bring a formal mission statement to the next meeting for Council review and approval, after which the committee could be officially recognized and listed alongside other town committees.

5. Discussion and decision regarding Hideout’s participation in Ranked Choice Voting for the 2025 Municipal Elections

Mayor Rubin opened the item by initially attempting to reorder the agenda but deferred to Ms. Fairbourne’s preference to address Ranked Choice Voting (RCV) first so that the subsequent presentation of filing deadlines could reflect the Council’s decision.

Ms. Fairbourne clarified that she had prepared a resolution in case the Council voted to proceed with RCV, although no formal presentation had been planned. Ms. McLean and Ms. Fairbourne provided a brief overview of how ranked choice voting worked – allowing voters to rank candidates in order of preference. If no candidate receives a majority, the system reallocates votes

from the lowest-ranking candidates until one surpasses the 50% threshold. Ms. McLean also reminded the Council that a decision would need to be made by the end of April.

Mayor Rubin acknowledged that the Council had previously declined to adopt RCV due to historically low candidate turnout, but he noted that the Town's population had grown and the electoral landscape could change. Council Member Baier emphasized that the upcoming election included three open positions: mayor and two council seats. She explained that RCV could eliminate the need for a primary election if more than two candidates filed for mayor or more than four candidates filed for council seats. She argued that RCV would be more cost-effective, eliminate the need for candidates to run two campaigns, and lead to more representative outcomes.

Ms. Fairbourne estimated that the per-ballot cost for vote-by-mail would range between \$2.25 and \$2.75, potentially doubling if both a primary and general election were required. While final costs from Wasatch County had not been received, she did not anticipate additional costs specifically tied to RCV. Ms. McLean noted that in other counties, RCV implementation had a slightly higher cost but remained less expensive than running two separate elections.

Council Member Haselton inquired about recent legislative changes, and Ms. Fairbourne clarified that mail-in voting would remain the standard, but ballots must now be received by 8:00 p.m. on Election Day to be counted. She added that the Town's outside drop box would continue to be available.

Council Member Severini expressed reservations about RCV, citing concerns over voter education, low adoption in Utah municipalities, and broader trends in other states moving away from the practice. He also raised questions about absentee voters, particularly military and overseas ballots, which Ms. Fairbourne explained were addressed separately in state law.

Council Member Gunn agreed with the principle of ranked choice voting but echoed concerns about inadequate voter education and the risk of confusion. Council Member Baier countered that instructions would be included in the ballot mailing, and that she had confidence in voters' ability to understand the process. She emphasized the nonpartisan nature of municipal elections and the financial efficiency of RCV.

Council Member Haselton expressed support for ranked choice voting as long as the election was conducted by mail, explaining that the process would be too time-consuming in a voting booth. Council Member Nadelberg also supported ranked choice voting and felt that any logistical challenges could be addressed.

Motion: Council Member Baier moved to adopt Resolution 2025-R-XX implementing Ranked Choice Voting for the 2025 municipal election. Council Member Nadelberg made the second. Voting Yes: Council Member Baier, Council Member Nadelberg. Voting Nay: Council Member Gunn, Council Member Haselton, and Council Member Severini. The motion failed.

6. Presentation of the filing deadlines and procedures for the 2025 municipal elections

Ms. Fairbourne reviewed the filing deadlines and procedures for the 2025 municipal election. She stated that, since the Council had opted to proceed with traditional voting methods rather than ranked choice voting, the candidate filing period would be open from June 2 through June 6. She explained that Town Hall would be open during those dates to receive candidate declarations, and appointments could be made by contacting her directly if needed.

Two notable changes to filing requirements were highlighted. First, candidates must file under their legal name unless a commonly used derivative is acceptable – such as “Bob” for “Robert.” If a candidate goes by a name that is not a common derivative of their legal name, they must submit an affidavit signed by five non-relative residents who know them by that name. Second, candidates must submit a conflict of interest disclosure form at the time of filing. Incomplete packets will not be accepted, and these disclosures will be posted publicly on the Town’s website for the duration of the election period or the official's term, if elected.

Mayor Rubin clarified that any individual interested in running for mayor or a council seat must file their declaration of candidacy during the June filing window. He also reiterated that Ms. Fairbourne would provide additional information and ensure it is available online in advance.

In response to a question from Council Member Haselton regarding how the general public would be made aware of the filing period, Mayor Rubin outlined the Town’s primary communication tools: the website, the mobile app, and the newsletter, in addition to the state’s Public Notice Website. Ms. Fairbourne added that she would fulfill the legal posting requirement before May 1 and welcomed ideas for further outreach, provided they would not result in significant costs. Council Members acknowledged the challenge of ensuring full community awareness but agreed that the four platforms would serve as the primary outreach channels.

Finally, Mayor Rubin reminded the Council and public that candidates must file within the designated window or pursue a write-in campaign, with the write-in filing deadline extending into September. Ms. Fairbourne confirmed that while write-in candidates have more time to declare, their names would not appear on the printed ballot.

7. Consideration of adopting Resolution 2025-R-02 prohibiting fireworks within the Town of Hideout during the 2025 year

The Council reviewed Resolution 2025-R-02, which proposed continuing the Town’s annual restriction on fireworks due to its location within a designated wildland-urban interface area. Mayor Rubin reminded attendees that the resolution must be reauthorized each year under state law and noted its relevance to ongoing wildfire mitigation efforts and the newly proposed Fire Committee.

Ms. McLean added that the resolution was prepared by Assistant Town Attorney Cameron Platt, consistent with prior years, and reaffirmed its importance in minimizing fire risk during the high-risk summer season.

Motion: Council Member Nadelberg moved to adopt Resolution 2025-R-02, prohibiting fireworks within the Town of Hideout during the 2025 year. Council Member Baier made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

8. Consideration and possible approval of adopting Resolution 2025-R-03 amending the Hideout Fee and Rate Schedule

The Council reviewed proposed updates to the Town’s fee and rate schedule, presented as a resolution to repeal and replace the existing schedule. Ms. McLean explained that these revisions had been postponed for several months and were now being brought forward to address various gaps and organizational improvements. The changes included the addition of land disturbance

permit fees, the introduction of bonding requirements for work conducted in the right-of-way, and the removal of outdated fees related to weed abatement, roadway construction, and fire sprinkler inspections.

Council Member Baier inquired about the removal of fire sprinkler inspection fees. Deputy Recorder Kathleen Hopkins confirmed that the Town had never performed these inspections, as they are conducted and finalized by the fire district during the building permit and certificate of occupancy process. Ms. Baier also raised questions about the removal of the excavation fee and the adequacy of the new land disturbance permitting approach. Ms. McLean and Town Engineer Gordon Miner clarified that the update separated right-of-way work from private property work to better reflect the different permit types and requirements. The revised structure allowed the Town to assess permit fees and bonds more effectively, depending on the nature and scope of the work.

Mayor Rubin voiced support for the changes, noting past challenges with residents moving soil on private property without oversight, which created dust and other issues not previously addressed under excavation permits. He emphasized the importance of ensuring that land disturbance was appropriately monitored and bonded.

Mr. Miner further explained that permit fees and bonds served separate functions – fees covered the cost of processing permits, while bonds were assessed case by case to ensure completion and remediation of work, whether on public or private property. He emphasized that bonding decisions would rely on the judgment of the Town Engineer, based on the scale and potential impact of the project.

Council Member Baier confirmed her understanding that bond amounts would be included on the new application forms and calculated as needed. She expressed support for the updated structure, and other Council Members concurred, indicating no further questions before moving forward with a motion.

Motion: Council Member Nadelberg moved to adopt Resolution 2025-R-03, repealing and replacing the Town of Hideout Fee Schedule to reorganize, add land distribution disturbance permits and bond amounts for work in the right-of-way and remove weed abatement fees and roadway construction fees. Council Member Baier made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

9. Consideration and possible approval of Ordinance 2025-O-03 amending the Hideout Town Code to formalize the process by which Town Council Members may receive briefings from Town Administration

Council Member Gunn introduced a proposed ordinance intended to establish a formal process for individual Council Members to request confidential briefings from Town Administration on sensitive matters. These matters included potential unbudgeted expenses exceeding \$40,000 and issues that might lead to litigation involving the Town. He emphasized the value of Council's diverse expertise and stated that codifying such a process would improve information flow and allow for more meaningful input from elected officials.

Mayor Rubin and Council Member Baier raised significant concerns about the ordinance. They questioned the necessity of formalizing what they considered already existing channels of communication and warned that requiring staff to respond to individual briefing requests could

strain limited resources and create operational inefficiencies. Mayor Rubin further expressed concern that such a policy could blur the separation between the legislative and executive branches, potentially undermining staff accountability and clarity of communication.

Council Member Baier asked for specific examples that would justify the ordinance, arguing that the language was too broad and left room for overreach. She recommended adding guardrails, such as limiting staff hours, defining what constitutes a “briefing,” clarifying who may provide it, and narrowing the scope of eligible topics. She also emphasized that the ordinance, as written, could be misused by future councils.

Council Member Haselton expressed a desire for more transparency and information-sharing in general, citing frequent constituent questions about Town activities. She questioned whether the proposed ordinance was the right tool for that concern, but agreed that better communication from staff to both Council and residents would be helpful.

Ms. McLean provided legal guidance, recommending several specific changes to improve the ordinance and mitigate risk. These included clarifying that requests must fall under limited categories, ensuring that all Council Members are informed of briefings, restricting briefings to no more than two Council Members at a time to avoid Open Meetings Act violations, and limiting the number of staff hours dedicated to these briefings. She also noted the draft’s broad language undermined its stated intent of narrowly tailoring access.

Council Member Severini defended the ordinance as a necessary response to communication challenges he and Council Member Gunn had experienced, and he supported proceeding with it as written. He also acknowledged that future refinements could be made.

Despite requests from other Council Members and legal counsel to revise the language, Council Member Gunn reiterated that the ordinance was narrowly crafted and necessary to address ongoing concerns.

Motion: Council Member Gunn moved to adopt Ordinance 2025-O-03 amending the Hideout Town Code to formalize the process by which Town Council Members may receive briefings from Town Administration. Council Member Severini made the second. Voting Yes: Council Member Gunn, Council Member Nadelberg, and Council Member Severini. Voting Nay: Council Member Baier and Council Member Haselton. The motion carried.

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

Mayor Rubin opened the floor to the public at 8:49 p.m. He explained that attendees could participate by using the "raise hand" feature on Zoom. No members of the public indicated a desire to speak, and the public input portion was closed at 8:50 p.m.

VII. Committee Updates

1. Planning Commission - Thomas Eddington, Town Planner

Mr. Eddington informed the Council that the Planning Commission’s April 17 meeting would include a public hearing for the proposed Wildhorse development, which involved a rezone request to Neighborhood Mixed Use (NMU) for a commercial component and a Conditional Use Permit (CUP) for clustered residential development. The agenda also included updates to the Engineering Standards and Specifications Manual. He noted that Shoreline Phase 4 and Elkhorn Springs were tentatively noticed for the meeting, although Elkhorn Springs would likely shift to

the May agenda. Shoreline Phase 4, submitted prior to recent state code changes, would still require Town Council approval. Similarly, the Wildhorse rezone and engineering standards revisions would come before the Council as ordinance amendments.

Council Member Baier sought clarification on which items would ultimately require Council action, and Mr. Eddington confirmed that all of the listed items – including Elkhorn Springs, if it moved forward – would proceed to Council following Planning Commission review. Council Member Baier also inquired about the status of the wildlife movement and vehicle collision report. Mr. Eddington indicated that while the final report was not yet ready, a draft had been circulated. Council Member Baier added that the POST Committee planned to hold a special meeting the following day at 3:30 p.m. to review the draft and submit feedback by the April 15 deadline, as their regular meeting would be held later that day and was already full with other business.

2. Design Review Committee - *Thomas Eddington, Town Planner*

Not discussed.

3. Economic Development Committee - *Council Member Severini*

Council Member Severini reported that the EDC had recently reviewed aspects of the Elkhorn Springs development, focusing on the budget and pro forma, particularly projected sales tax revenue. He expressed concern that the revised proposal appeared to double the residential component while keeping commercial square footage at 18,000, with no guarantee of buildout beyond the initial 6,000 square feet, which was also planned to be phased over two years. He suggested that further discussion with the developer, Nate Brockbank, was necessary to understand the intent and whether the commercial value could be better allocated to another area like Ross Creek. He also mentioned upcoming discussions with Javier and Scott, the individuals proposing an open-air restaurant concept at Ross Creek. Lastly, he recognized Town Administrator Jan McCosh for securing MAG funding approval for a study and noted that it appeared to be moving forward.

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

Council Member Baier reported that the POST Committee had been actively planning during the winter and was now preparing for hands-on work. She highlighted the ongoing improvements to the Jordanelle State Park connector trail, noting that a new 10-foot-wide trail segment had been installed and would soon be topped with road base. A volunteer day would be organized for that effort, as well as for general trail maintenance and drilling tasks. She commended the successful channeling of water via culverts, which resolved prior flooding issues – except in an area where a bridge would soon be installed.

She also announced that the longstanding effort to establish Hideout resident access passes to Jordanelle State Park was now officially abandoned. Due to complications involving federal agencies, staffing reductions, and other jurisdictional issues, all park access must now go through the Ross Creek entrance. Consequently, the committee would pivot toward repairing the existing fence – particularly in front of Shoreline – and had begun evaluating design and funding options. The replacement would be paid for using existing grants and restitution from developers who damaged the current fencing.

Council Member Baier then provided an update on two other committee goals. The first was the spine trail, a long-envisioned active transportation path to connect Hideout and remove pedestrians and cyclists from high-speed traffic on SR-248. The committee was still in discussion with MAG and UDOT on potential funding opportunities. The second goal was to establish an official bike route through town, complete with painted sharrows and signage, in time for the annual Summit Challenge ride held in August. She concluded by deferring to Council Member Haselton for additional transportation updates.

5. Transportation Committee - Council Member Haselton

Council Member Haselton provided a transportation update, noting that the express buses to the ski resorts had ceased operations the previous Sunday. She stated that both Park City and High Valley Transit were exploring new options, with High Valley Transit specifically focusing on Highway 224. However, she explained that plans for SR-248 remained uncertain due to the ongoing ski season. She committed to continuing to monitor developments and keep the Council informed.

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

There was a need for a Closed Session. Council Member Baier asked for a 10-minute recess between sessions. Mayor Rubin noted he would not be present for the Closed Session and Council Member Baier would act as Mayor Pro Tempore.

Motion: Council Member Haselton moved to proceed into Closed Session after a 10-minute recess. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

There was a recess at 9:10 p.m.

The meeting proceeded into a Closed Session at 9:20 p.m.

Present: Council Member Jonathan Gunn
Council Member Ralph Severini

Attending Remotely: Mayor Pro Tempore Chris Baier
Council Member Carol Haselton
Council Member Bob Nadelberg

Staff Attending Remotely: Town Attorney Polly McLean

At 10:05 p.m., the Closed Session concluded.

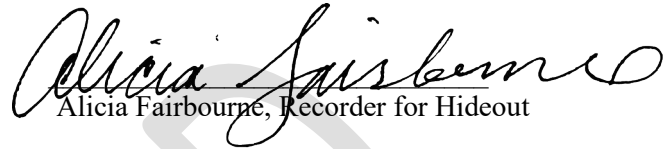
Motion: Council Member Nadelberg moved to proceed into Public Session. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

IX. Meeting Adjournment

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

The meeting adjourned at 10:05 p.m.




Alicia Fairbourne, Recorder for Hideout

APPROVED