

## **Town Council Meeting Minutes May 14, 2015**

### **1. Call to Order and Pledge of Allegiance**

Mayor Bob Martino called to order the meeting of the Town Council of the Town of Hideout at 3:30 p.m. on May 14, 2015 at 10860 North Hideout Trail, Hideout, Utah and led the Pledge of Allegiance.

### **2. Roll Call**

The mayor conducted a roll call. The following Council Members were present:

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Doug Egerton  
Dean Heavrin  
Jim Wahl

Absent: Council Members Lana Martino and Steve McMahon

Also attending: Town Clerk - Lynette Hallam and Kent Cuillard (Public Works), Chris Baier, Neil Bowen, Kevin Hughes, Richard Lafayette, Laura McMillian and Dennis VandenAkker

### **3. MINUTES - Consideration and Approval of Minutes for Regular Meeting of April 9, 2015**

*Council Member Dean Heavrin made the motion to approve the minutes as presented for the regular meeting of April 9, 2015. Council Member Doug Egerton seconded the motion. The motion received unanimous approval with affirmative votes from Councilors Heavrin, Wahl and Egerton.*

### **4. DECISION ITEM – Discussion and Possible Approval of Tentative Budget for Fiscal Year 2015-2016**

Mayor Martino commented this was the first crack at the 2015-2016 Fiscal Year budget. There are a couple of things that need to be refined. A week or two before next month's meeting a revised version will be sent out to the Council.

Councilor Egerton asked if the water and sewer would be in one statement with the general budget or if it will be separate. The mayor replied it will be identified separately.

The needed revisions will be made over the next month.

Council Member Jim Wahl made the motion to approve the tentative budget, with the understanding that it will be adjusted before adopting the final budget next month. Council Member Dean Heavrin seconded the motion. The motion was affirmed by Councilors Egerton, Wahl and Heavrin for a unanimous approval.

5. **DECISION ITEM – Discussion and Possible Approval of Fees to be charged for Late Payments on Utility Bills and Fee to be charged for Hydrant Meters (Rental and Deposit)**

Mayor Martino stated that some contractors are tapping into the water line before a meter is installed, as discussed last month. Meters have been procured by the Town that can be hooked up to a fire hydrant to obtain water before the individual meter has been installed. The mayor detailed that Rick Gines had recommended a \$1500 deposit \$350 of which is non-refundable or the \$350 non-refundable could be added to the \$15000 deposit. In addition a charge of \$12.50 per 1000 gallons should be charged for water used.

Council Member Doug Egerton asked for some clarification. The council member asked if the \$350 was kept by the Town or given to the individual who installs the meter. The mayor indicated this is a rental of a meter. A contractor that needs water would rent the meter and they would pay for the water used. If the meter is returned in good shape

Councilor Jim Wahl asked what the contractors are presently paying. The mayor explained the problem is the contractors are putting in a “cheater” on the line where the meter is to be installed. Councilor Doug Egerton suggested the fee cover the cost of the meter in case it is damaged or not returned.

The mayor continued on to the late payment issue on utility bills. The suggestion for late charge of 10% per month plus 1½% interest on the outstanding balance was suggested by the administrator of the billings. Councilor Doug Egerton voiced his understanding that the water was to be disconnected when it is 30 days overdue. It was thought the wording stated it “may” be turned off.

Councilor Dean Heavrin made the motion to charge a \$1500 deposit on hydrant meters plus an additional \$350 nonrefundable and \$12.50 per thousand gallons used. When the meter is returned in good condition, the \$1500 deposit will be refunded. Late fees on overdue utility accounts will be charged at 10% per month on amounts still due at the time of billing. 1.5% interest will be charged on the overdue amount at the time of the following billing. Councilor Jim Wahl seconded the motion. The motion carried with a unanimous vote from Council Members Egerton, Wahl and Heavrin,

6. **CONSIDERATION & APPROVAL OF BILLS TO BE PAID – Approval of Payment of April Bills**

JSSD wholesale water charge is not on the list as pointed out by the mayor. The Town Clerk indicated that Steve Jackson had said to wait on it until he follows up on it.

Council Member Egerton asked if the Town had been reimbursed on the storm drain and was told UDOT had reimbursed. He also asked about reimbursement for the hydrant. Mayor Martino said he had talked to Steve Jackson about the matter but could not remember what was said. The Mayor said he will follow up on this matter

*Council Member Doug Egerton motioned to approve payment of the April bills. Council Member Jim Wahl seconded the motion. The motion passed unanimously with “aye” votes from Councilors Heavrin, Wahl and Egerton.*

## **7. Review Financial Statements, If Needed**

Mayor Martino mentioned the billing issues with JSSD. Hopefully the items will be set up right by next month.

The mayor commented the financial statements of the Town look pretty good. He added there still can be some improvements with more timely information.

## **8. Public Input**

Richard Lafayette said he had received notification from the Community Preservation Association about walking on the golf course indicating the trails on the golf course cannot be used for walking trails and asks that designated trails be used. Mr. Lafayette indicated he lives on Viewside Circle and the only designated trails are the road. Mr. Lafayette asked if there are any plans to build trails. The mayor stated the main connection trail that is basically follows the streets but meanders around will continue at least to the intersections. The original plan had it going through all the way to the South. There's one little area that has been a holdup that has something to do with JSSD. As soon as that can be resolved, it will continue on. Mr. Lafayette asked about trails on Viewside in Rustler. The mayor answered he didn't know of any plans. Mr. Lafayette inquired if that was up to the developer and the mayor said it was. Mr. Lafayette voiced there is a real need. Mayor Martino said there could be a possibility of future trails.

Richard Lafayette commented when they closed on their house they paid \$2500 to the Homeowner's Association and \$2500 to the golf course. Mr. Lafayette stated he is a golfer and he might or might not use the golf course, but he can't see any reason why they can't the golf course trails to walk when it is not the golf season. Council Member Dean Heavrin it is because of liability. Richard Lafayette asked who owned the golf course. Mayor Martino replied it is private property. The golf course is a separate entity. Neil Bowen asked who owns the golf course. The mayor said it is a separate business entity – the Outlaw Golf Club.

Chris Baier informed the Council that a trails committee has been started, at present there are five volunteers. They are working on putting together a plan. They are starting with the existing trails. They are seeking information about the existing trails. Mayor Martino stated the State Park has a map of the existing trails in the surrounding area. Ms. Baier thought that may be the perimeter trail. Ms. Baier stated she didn't know how to get info on what trails they are permitted to use in the Town of Hideout. Mayor Martino stated he is not aware of a map of the trails in Hideout, but there is a goal of putting one together. The mayor stated there is a main connection trail that will run from South to North along the road to some degree.

Mayor Martino declared he and Council Member Dean Heavrin had met with Park City and did not have much success getting their help to connect the Park and Ride and the Rail Trail from the Town. The canvass is blank and connectivity seems ideal. Councilor Jim Wahl commented he had talked to Mountain Trails, Park City's trail system, Wasatch County trail system; and they indicated they had more important things to do right now. Chris Baier stated she has an acquaintance who works with Mountain Trails system.

Chris Baier informed the Council the committee is looking for leadership from the Council for their vision and to come up with a master concept. One of the issues is access to the lands. Is the goal to have a place to walk, to walk dogs, have connectivity, for mountain biking and to improve marketability? Mayor Martino stated anything the committee is willing to do will be great for the Town. Some suggestions would be a North to South trail, connectivity to the rail trail, etc. Another piece would be the perimeter trail and access. State Park's willingness to work with the Town is another issue.

Council Member Doug Egerton asked if there any other known trails. Mayor Martino replied there are trails, but they may not technically be real trails. There is the consideration of private, Federal and State Park land.

Chris Baier offered that Park City Mountain Resort has worked out and figured out the liability aspect. The Council could pursue that. Mayor Martino indicated someone had been working on using the golf course for cross country skiing last year; he stated he would find the person's name and get it to Ms. Baier.

The mayor suggested using maps on the Wasatch County website and indicated the Town Clerk could help in accessing them. Mayor Martino expressed appreciation for the Committee's willingness to work on this.

Dennis VandenAkker handed out a printout covering what he wanted to comment on so the Council could read it over. The mayor indicated he was somewhat familiar with what Mr. VandenAkker was requesting. Dennis VandenAkker stated he had met with the Planning Commission and talked about increasing density in the Town. The mayor advised that the proper process would require filling out an application. Dennis VandenAkker indicated what he wanted to do was for the Town not just for him. Mayor Martino did not feel Mr. VandenAkker could not speak on behalf of the others, but could

request something for himself then work with the Planning Commission. There is also an application fee. Dennis VandenAkker asked about changing the Development Code. The mayor said there is an application for that also. It needs to be a more formal process.

Dennis VandenAkker reiterated he is not for him personally but for the whole Town. At present time only 1eru per acre. That is what the owners and developers would want to have revisited, he talked to the Planning Commission and they were in favor of doing that. Mr. VandenAkker did not approach them as a private developer, he approached them as starting a discussion for the Town, The mayor restated there is a process for change. Councilor Doug Egerton asked if the other owners would be willing to be a party to the request. Mr. VandenAkker was not aware he could include them. He added the Town would benefit in property taxes. As a landowner approached by developers who are not willing to develop without density. Council Member Dean Heavrin and Jim Wahl indicated they would have to look at it before they could express an opinion.

Chris Baier asked that when thinking about density, the Council increase open space and not just developing. Quality of life for all residents should be considered. Mayor Martino advised that a public hearing would be included in the process.

**9. Adjournment**

Council Member Egerton made the motion to adjourn the Hideout Town Council Meeting. Council Member Wahl seconded the motion. The motion passed unanimously.

The meeting adjourned at 4:30 p.m.

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Lynette Hallam, Town Clerk

Approved: 6/11/15