# Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearing
December 12, 2024

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on December 12, 2024 at 6:00 pm electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting and Public Hearing

## I. Call to Order

Mayor Rubin called the meeting to order at 6:01 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

**Attending Remotely:** Mayor Philip Rubin
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Ralph Severini

**Present:** Council Member Chris Baier

**Excused:** Council Member Bob Nadelberg

**Staff Present:** Recorder for Hideout Alicia Fairbourne

**Staff Attending Remotely:** Town Administrator Jan McCosh
Town Attorney Polly McLean *(joined at 7:58 pm)*
Assistant Town Attorney Cameron Platt
Town Planner Thomas Eddington
Town Engineer Gordon Miner
Public Works Director Daniel Allen
Financial Consultant Katie Shepley

**Public Present:** Joel Pieper.

**Public Attending Remotely:** Barry Schmitt, Bill Woolf, Kara Byrne, Clara Hatcher, Josh Byrom, Bret Rutter, Jay Springer, Anne Procyk, Steve Jones, Jason Biesinger, Wasatch Fire District Chief Eric Hales, and others who may have logged in using a partial name or using only a phone number.

## III. Approval of Council Minutes

### 1. November 14, 2024 Town Council Meeting Minutes DRAFT

There were no corrections.

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***Motion: Council Member Haselton moved to approve the minutes as presented. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton and Council Member Severini. Absent from Voting: Council Member Nadelberg. There were none opposed. The motion carried.***

## IV. Follow up of Items from Approved Minutes

During the follow-up on items from the approved minutes, Council Member Severini raised concerns about financial reporting and the need for greater transparency in reviewing quarterly financials. He noted that certain budget variances warranted further discussion and requested clarification on the increasing revenues from licenses and permits. He emphasized the importance of having a public discussion on financial reports to provide better oversight.

Mayor Rubin confirmed that the financials should be presented in a public meeting, and Town Administrator Jan McCosh explained that while the Town is legally required to post financials annually, quarterly reports should also be reviewed by the Council. The discussion concluded with an agreement to review the first and second quarters of the fiscal year during the January meeting.

Council Member Severini also suggested that a rotating schedule be considered for Council Members to attend Planning Commission meetings to ensure better communication and awareness of projects that may not come before the Council. He pointed out that under Senate Bill 174, some subdivision applications would no longer require Council approval. Council Members debated the best approach, with Council Member Baier noting that meetings were recorded and available for later viewing, though others, including Mayor Rubin, stressed the importance of attending in real time to provide input when necessary. Assistant Attorney Cameron Platt clarified that Council Members could attend as private citizens and offer public comment without creating a conflict, as long as a quorum was not present.

The conversation then shifted to the Ross Creek survey, with Council Member Severini reminding attendees that the survey would close on December 20. Recorder Alicia Fairbourne confirmed this and noted that a final email reminder would be sent to residents. Council Member Haselton also mentioned that she had transportation updates that needed to be sent out in the newsletter, and a discussion followed on whether to include these updates in the same communication or send them separately.

## V. Committee Updates

### 1. Planning Commission - *Planning Commissioner Joel Pieper*

Mayor Rubin suggested that Town Planner Thomas Eddington might provide the Planning Commission updates going forward to prevent Planning Commission members from waiting through the entire Council meeting.

Planning Commissioner Joel Pieper provided an overview of the November 21 meeting. The first item discussed was the proposed amendments to the Town code required by Senate Bill 174 and House Bill 476, which addressed subdivision procedures and land use regulations. The Planning Commission voted 3-2 to provide a positive recommendation, and the matter was now before the Council.

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Next, the Commission considered a conditional use permit application from Rocky Mountain Power for a wildfire mitigation project, which involved rebuilding the existing 46-kilovolt transmission line running 3.5 miles through the Town. The project was unanimously approved, with the work expected to begin in March and take approximately three months to complete. The new steel poles would generally be placed within five feet of the existing poles, with some taller and others shorter than the current structures.

The Commission also discussed a proposed rezone for the Wildhorse development, located on the north side of State Route 248, between the Woolf property and the Klaim subdivision. The applicant was asked to refine the proposal based on Planning Commission feedback, marking the second time revisions had been requested.

The final major discussion centered on the Elkhorn Springs development, also known as the Salzman property. The developer presented a concept plan, proposing development on both the western and eastern portions of the property. No decisions were made, as the developer was asked to make adjustments before returning for further review.

Commissioner Pieper announced that the Planning Commission's next meeting had been rescheduled from December 19 to December 16 due to scheduling conflicts. The primary agenda item would be potential amendments to Title 10, related to engineering and design standards, with the town engineer in attendance. Additionally, there might be an initial discussion about updating the town's General Plan, which was now five years old. Commissioner Pieper concluded by expressing appreciation for the opportunity to provide updates earlier in the meeting.

**2. Economic Development Committee -** *Council Member Severini*

Council Member Severini provided an overview of ongoing efforts, beginning with the Ross Creek survey, which was intended to gather input from residents who were unable to attend the open house. He then discussed efforts to improve communication and coordination with developers, proposing the formation of a cross-functional project team. This team would include representatives from the Council, Planning Commission, and relevant town staff to assist developers who struggled with navigating the approval process. The goal was to ensure that developers received accurate information in a timely manner, preventing unnecessary delays and frustrations.

Council Member Severini also introduced the topic of wildfire risk and its economic implications for the Town. He shared insights from his research on wildfire assessment tools, including publicly available resources such as Wildfire Risk Utah, FEMA, and data from Park City's wildfire mitigation efforts. Given rising insurance costs and the potential difficulty of obtaining coverage in high-risk areas, he suggested that the Town assemble and share wildfire risk information to educate residents and builders on mitigation strategies. He emphasized that increasing awareness and providing guidance on defensible space and fire prevention could ultimately benefit homeowners by reducing risks and potentially lowering insurance costs.

Mayor Rubin acknowledged the Town's existing wildfire mitigation efforts, including the annual report submitted to the Fire District. He noted that the Town had taken significant steps, such as paving roads to improve evacuation routes and adopting the Wildland-Urban Interface (WUI) ordinance. However, he agreed that there may be additional opportunities for the Town to improve fire preparedness and education.

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Council Member Baier expressed support for the idea but cautioned against overextending the Town's limited resources. She suggested prioritizing initiatives that would have the greatest impact and proposed that broader ideas, such as public education campaigns, be considered during the Town's upcoming retreat in January. She also recommended leveraging community expertise to support these efforts.

Council Member Severini agreed that community engagement would be key and noted that insurance concerns impacted both homeowners and developers. He suggested forming a volunteer committee to explore potential wildfire mitigation strategies and to engage with local experts. He emphasized that increasing awareness and understanding of fire risk data could help residents and developers make informed decisions.

As the discussion continued, Council Member Baier pointed out that while the Town could educate residents on fire risk, securing insurance remained an individual responsibility in an open market. Council Member Severini acknowledged this but reiterated that providing guidance on wildfire preparedness and insurance options could still be beneficial.

Mayor Rubin redirected the discussion, noting the time constraints and the need to move forward with the agenda. Wasatch Fire District Chief Eric Hales briefly weighed in, stating that the fire district was willing to assist with wildfire mitigation planning and had initiatives planned for 2025 that could align with the Town's efforts. Council Member Severini expressed interest in setting up a meeting with the fire department to explore potential collaboration.

**3. Design Review Committee -** *Town Planner Thomas Eddington*

During the Design Review Committee update, Mr. Eddington provided a brief report. He stated that the primary focus at the moment was coordinating with the Lakeview development to finalize outstanding infrastructure obligations related to bonding. The Town would be working with the developer over the next few weeks to close out bonds for horizontal infrastructure, including roads, stormwater basins, trails, and street lighting.

Mr. Eddington encouraged Council Members to report any unfinished or missing infrastructure elements they might notice in the area so that they could be addressed before the bonding process was completed. Aside from that, he had no additional updates.

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

Council Member Baier provided a summary of the November 19 meeting and stated that Amanda White, the Jordanelle State Park Manager, attended the meeting to discuss fencing repairs along Shoreline, Lakeview Estates, and Deer Waters areas. Some residents had been tampering with fences along park boundaries, compromising their integrity. Ms. White had been in communication with Shoreline developer, Glenn Gabler, who acknowledged the need for repairs, and Mr. Eddington was set to meet with Patrick Todd with Holmes Homes regarding their responsibility for certain sections of fencing. Additionally, the Bureau of Reclamation planned to conduct a new survey of the park in the near future.

The Committee also revisited discussions about a potential Hideout-Jordanelle State Park pass, which would allow local residents to access the park without contributing to the broader state park system. This initiative had stalled, but it remained an ongoing topic, particularly given Skyridge's previous discussions about issuing a similar pass for their residents through their

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HOA. The committee wanted to ensure that any such arrangement would directly benefit Jordanelle State Park.

A key actionable item from the meeting was winter trail grooming. Kathleen and John Hopkins had marked single-track trails in Ross Creek using driveway stakes so that they could be located when snow falls. Hideout volunteers planned to conduct trail grooming, and the Committee had previously considered purchasing grooming equipment. However, after consulting with the Wasatch Trails Foundation, which has experienced groomers, it was decided that the Town would first test borrowed equipment before making a purchase. The goal was to determine what worked best for the terrain before investing in grooming tools.

John Hopkins and other volunteers planned to work with the Wasatch Trails Foundation's groomers once the snow arrived. The Committee coordinated with Ms. White to ensure proper communication with the public, so that trail grooming activities would not cause confusion. The State Park would provide signage to inform visitors when official trail grooming was in progress.

Council Member Baier concluded her report by noting that Council Member Haselton had attended the meeting and participated in discussions about potential parking and pickup locations for bus service. She then turned the floor over to Council Member Haselton for a transportation update.

**5. Transportation Committee -** *Council Member Haselton*

Council Member Haselton provided an overview of upcoming changes to transit services. She reported that the Silver Bus, which ran from Richardson Flat into Park City and the resorts, would now operate on a 40-minute schedule. While its route remained mostly the same, one key change was that it would now stop at Fresh Market instead of the Clock Tower on Bonanza Drive. This change was expected to improve connections, as Fresh Market serves as a hub for multiple bus routes and now has a covered waiting area.

She also noted adjustments to express bus services. The express route to Park City Mountain would run every 15 minutes, while the express route to Deer Valley's Snow Park Lodge would operate every 15 to 30 minutes. Service would begin as early as 5:45 am, with return buses from the resorts departing as late as 6:15 pm and 6:21 pm. The Silver Bus, however, would continue operating until 11:05 pm, providing a later transit option. Council Member Haselton planned to forward these details to Carol Kusterle for distribution to residents.

Regarding broader transit issues, Council Member Haselton shared an update from Wasatch County Manager Dustin Grabow about the county's contract with High Valley Transit. Currently, High Valley Transit's micro-transit service operated only within a designated zone in Heber Valley, and upcoming paratransit service would also be limited to that area. Council Member Haselton noted that Jordanelle Basin, including Hideout, would not be included in micro-transit services until local sales tax revenues reached a level sufficient to support it. However, Wasatch County indicated a willingness to discuss the possibility of extending High Valley Transit bus service to Hideout in the fall or winter of 2025.

Council Member Baier acknowledged that securing transit stops in Town would be a step forward, while Council Member Haselton pointed out that any expansion would require designated parking areas for residents who drive to transit stops before boarding the bus. Council Member Severini asked whether the Town would be required to cover costs for service, to which Council Member

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Haselton recalled an earlier meeting where Park City Transit representatives had indicated that Hideout would likely need to provide funding, though no specific costs had been discussed.

Town Administrator Jan McCosh then added that Park City was actively working on traffic issues along Highway 248. She had reached out to explore potential collaboration and opportunities for Hideout to be involved in those discussions. Council Member Baier inquired about a public survey on the matter, and Ms. McCosh confirmed that a public input process was already underway. Mayor Rubin requested that Ms. McCosh share opportunities for council participation so members could decide how to engage in the process.

Mayor Rubin redirected the conversation to stay on track with the meeting agenda, emphasizing that any transit expansion discussions were still at least a year away.

## VI. 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 6:59 pm.

*Bill Woolf* introduced himself and noted his background in security, having designed systems for Lucasfilm, Apple, and Chevron Park. He mentioned his ongoing involvement in security conferences and his connections with experts who had worked with cities like Chicago and Ogden. Referencing the closed session agenda item on security, he offered to provide consulting assistance if needed.

Mayor Rubin thanked Mr. Woolf for his input and expressed interest in following up. Council Member Baier also acknowledged his offer before the meeting moved forward.

*Kara Byrne, a Shoreline resident,* expressed concerns about speeding in her neighborhood. She noted that the current speed mitigation efforts were ineffective, with speed limit signs only flashing when drivers exceeded the limit by 10 mph rather than any amount over. She also shared that at least six or seven of her neighbors supported installing speed humps to address the issue.

Ms. Byrne also mentioned the need for additional mulch at the playground, as the current surface was hard and posed a safety risk for small children. Mayor Rubin clarified that playground maintenance was the responsibility of the HOA, not the Town.

*Bret Rutter* raised concerns about construction parking, particularly at Lot 3 in Glistening Ridge on Longview Trail. He described near-miss incidents and unsafe conditions due to parked construction vehicles, including concrete trucks blocking the road. He also noted inconsistencies in winter parking regulations and difficulty enforcing them. Mr. Rutter had previously attempted to address the issue by contacting a builder, as suggested by Staff, but encountered resistance.

Mayor Rubin acknowledged the concern and directed the Public Works Director to increase enforcement, emphasizing that fines should be issued to ensure compliance. Council Member Baier agreed that the issue was problematic but pointed out that construction-related parking fluctuated daily, making enforcement challenging. She suggested that hiring a dedicated enforcement officer could be considered but cautioned against delaying construction unnecessarily. She emphasized the need to balance public safety with facilitating development and acknowledged that while some days parking was manageable, others posed significant hazards.

Mayor Rubin concluded by instructing Staff to explore the possibility of hiring an enforcement officer to address ongoing issues.

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*Josh Byrom, a Shoreline resident,* voiced concerns about excessive speeding in his neighborhood. He noted that speeds had increased significantly in recent months, particularly since the installation of double yellow lines, which he believed gave drivers a false sense of security. He described witnessing cars traveling at dangerous speeds, including an Uber vehicle he estimated was going 60 mph.

Mr. Byrom supported installing speed cushions, citing their effectiveness in other cities. He also suggested placing patrols at 4 pm, when construction workers and service vehicles were leaving, and at 8 pm, when Ubers and other drivers were passing through. He emphasized that many drivers likely did not realize they were in a residential area and that physical traffic-calming measures would be the most effective solution.

Mayor Rubin acknowledged Mr. Byrom's concerns, confirmed the suggested patrol times, and thanked him for his input.

Public Works Director Daniel Allen clarified that he had asked Mr. Rutter to contact builders directly as a way to speed up responses but emphasized that enforcement remained the Town's responsibility. He explained that increased complaints help put pressure on builders and that residents providing timely reports or photos would assist in issuing citations.

Mayor Rubin acknowledged ongoing concerns about speeding and construction parking, stating that speed bumps could not be installed during the winter and that stop signs had previously been discouraged by traffic experts. He proposed increasing police patrols at key times, ensuring speed limit signs were properly posted, and improving communication with contractors and the community. He encouraged residents to submit photos of violations, which would allow the Town to issue fines even if the situation had been resolved by the time officials arrived.

Mr. Byrom reiterated his concerns about reckless driving on Shoreline Drive, detailing instances where drivers ignored warnings and sped through the neighborhood. He committed to sending video footage from his home security camera to assist in enforcement.

Council Member Severini asked whether photo evidence should also be used to address contractor violations, which Mr. Allen confirmed. Council Member Severini then suggested requiring general contractors to post visible contact information at construction sites, which Mayor Rubin noted was already required and needed better enforcement.

With no further comments, Mayor Rubin closed the public input session at 7:23 pm and moved to the public hearing.

## VII. Public Hearing

### 1. Discussion and possible approval of an Ordinance regarding updates related to subdivision procedures pursuant to Senate Bill 174 (2023) and House Bill 476 (2024), including technical corrections and amendments to Hideout Municipal Code Titles 3, 10, and 11

Jay Springer, a contracted attorney with Smith Hartvigsen, PLLC, explained that the updates were drafted to meet state mandates while maintaining as much local control as possible. He noted that preliminary approval would now encompass all engineering and utility plans, while final approval would primarily be administrative. The ordinance also formalized the requirement for a single public hearing, as mandated by state law.

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Mr. Springer clarified that the ordinance had been refined over multiple meetings with input from staff, including Town Planner Thomas Eddington and Town Engineer Gordon Miner. The Planning Commission had previously reviewed and recommended approval with a 3-2 vote. He emphasized that while the ordinance required procedural changes, it did not alter zoning regulations, setbacks, or other substantive development requirements.

Mayor Rubin acknowledged the extensive work put into drafting the ordinance and stressed that the Council was required to adopt the changes before the end of the year. He stated that while the ordinance must be passed now, adjustments could be made in the future if necessary.

Council Member Gunn inquired about handling incomplete applications and ensuring that submission deadlines were enforced. Mr. Springer confirmed that applications must be completed before any review timelines begin, and if an applicant fails to submit required materials within 60 days of written notice, the application would be automatically terminated. Council Member Gunn also asked if the ordinance incorporated water service requirements, to which Mr. Springer responded that all existing water requirements remained unchanged.

Council Member Severini raised concerns about ensuring proper collaboration among Town officials during the approval process, particularly regarding the provision stating that the Town Administrator "shall confer" with the planner, engineer, or fire district representative as stated in 11.06.28(F). After discussion, the Council agreed to revise the language to clarify that all listed officials must participate in the review process, replacing “or” with “and.” Additionally, it was determined that the Town Administrator could designate another staff member to oversee certain responsibilities if needed. The designee must be a staff member and could not be a Council Member, the Mayor, or any other non-staff individual.

Council Member Haselton asked why the legislation only applied to Towns under 5,000 residents. Mr. Springer clarified that the procedural changes applied to all Utah municipalities, with smaller towns simply receiving more time to review applications before making determinations.

There being no further questions from Council, Mayor Rubin opened the floor for public input at 7:45 pm. No public comments were made. Council Member Gunn emphasized the need for heightened scrutiny during the first few subdivision reviews under the new process to ensure nothing was overlooked. Mr. Eddington stated that staff would establish a detailed checklist and meet regularly to track applications and deadlines.

With all questions addressed, Mayor Rubin closed the public hearing at 7:51 pm and called for a motion to adopt the ordinance, incorporating the discussed language modifications.

***Motion: Council Member Severini moved to adopt Ordinance 2024-O-13, amending Hideout Municipal Code Titles 3, 10, and 11 regarding subdivision procedures, with the revision to Section 11.06.28(F) replacing “or” with “and” to clarify required reviews. Additionally, the ordinance will include language in Section 11.02.06 allowing the Town Administrator to designate a staff member to oversee reviews as needed, provided that the designee cannot be a Council Member, the Mayor, or any other non-staff individual. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.***

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## VIII. Agenda Items

Due to time constraints and a personal matter, Mayor Rubin proposed adjusting the agenda to ensure necessary items were completed before he had to leave. Council Member Baier suggested addressing the establishment of the 2025 regular meeting schedule immediately, as it was a straightforward item.

### 1. Discussion and possible approval of Ordinance 2024-O-XX Establishing a 2025 Regular Meeting Schedule for the Meetings of the Town Council of Hideout, Utah

Mayor Rubin introduced the ordinance, stating that the regular meetings would continue to be held on the second Thursday of each month, with flexibility to adjust if needed. No changes were proposed, and Council Members indicated they had no objections, agreeing that the current schedule had been working well.

***Motion: Council Member Gunn moved to adopt Ordinance 2024-O-14, establishing a 2025 Regular Meeting Schedule for the Meetings of the Town Council of Hideout, Utah. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.***

### 2. Discussion and possible action to authorize the Mayor to negotiate terms on a long term lease for a fire station on Town property

The Council discussed finalizing the lease agreement for the fire station, which had been under review for some time. Assistant Town Attorney Cameron Platt explained that all terms had been negotiated with the Fire District, and the lease was ready for approval, pending a final visual and written description of the project location. The lease covered a portion of the parcel, approximately 0.95 to 1 acre, leaving room for potential future public works use.

Council Member Baier asked about the lease terms, confirming that it was a $0 lease for a renewable period. She also inquired about remedies in case of breach, to which Mr. Platt explained that both parties had protections, including depreciation provisions if the lease were terminated before the fire station's useful life was met. If the Fire District failed to staff and operate the facility, the lease could be terminated.

Council Member Severini raised concerns about liability, noting that while the Fire District would cover property insurance, the agreement did not explicitly outline liability coverage. He emphasized the need for the Town to be indemnified to avoid potential legal exposure. Mr. Platt stated that the Fire District would be responsible for incidents occurring on its leased portion, but Council Member Severini requested that liability language be clarified in Section 16.

Mayor Rubin agreed that additional clarity on property boundaries and liability protections would be beneficial. The Council reached consensus to approve the lease while allowing for final adjustments to Section 16 regarding liability coverage.

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

***Motion: Council Member Gunn moved to authorize the mayor to enter into a lease agreement for a fire station on Town-owned property, subject to the addition of appropriate liability protections for the Town of Hideout in Section 16 and the attachment of the final project site exhibit. Council Member Severini made the second. Voting Yes: Council Member Baier,***

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***Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.***

**3. Discussion and possible approval for the Mayor to enter into an agreement for litigation counsel with Fabian VanCott**

Mayor Rubin introduced the discussion and noted that the Utah Local Government Trust had determined to discontinue land use legal coverage for municipalities as of June 30, 2024. Mayor Rubin explained that the Town had previously relied on legal representation assigned by the Trust but now needed independent counsel for ongoing and future cases.

The Town had issued an RFP and received proposals from multiple firms. A review committee consisting of Mayor Rubin, Council Member Gunn, and Ms. McCosh evaluated the proposals and selected Fabian VanCott as the recommended firm. The initial engagement would be for an upcoming case scheduled for January 2025, with the potential for future representation based on their performance.

Town Attorney Polly McLean supported the selection and emphasized the firm's strong reputation. Council Member Gunn noted that the contract did not include a "not to exceed" provision, which raised concerns about managing costs. Ms. McLean assured the Council that language would be added to specify a budget cap. Additionally, monthly expense reports would be required to ensure oversight.

Council Member Baier asked whether there was a separate budget line for outside counsel versus in-house legal expenses. Ms. McCosh confirmed that while there was no distinct line item, financial reporting improvements were being implemented with the Town's new treasurer to ensure clearer budget tracking.

Council Member Severini asked about the retainer structure in the agreement, noting that the retainer only applied once the firm began work on an active case. Ms. McLean stated that she would review the contract in detail before finalizing the agreement.

Due to the urgency of the upcoming court date, Mayor Rubin stressed the need to move forward quickly. He proposed that the Council approve the agreement in principle, allowing Ms. McLean and Council Member Gunn to finalize contract details while enabling Fabian VanCott to begin preparing for the case.

***Motion: Council Member Gunn moved to authorize the mayor to enter into an agreement with Fabian VanCott for litigation counsel, subject to the inclusion of a budget cap and necessary revisions to ensure appropriate financial oversight, and the Town Attorney's approval of the terms. Council Member Baier made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.***

Mayor Rubin stated that the Council had completed the public portion of the agenda and needed to move into a closed Executive Session. The session was necessary to discuss pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or the sale or acquisition of real property, as needed. He requested a motion to close the public meeting and proceed to the Executive Session.

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***Motion: Council Member Haselton moved to close the public meeting and proceed into a Closed Session. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from Voting: Council Member Nadelberg. There were none opposed. The motion carried.***

The public meeting was closed at 8:18 pm.

## IX. 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

The Closed Session began at 8:19 pm.

**Attending Remotely:** Mayor Philip Rubin *(excused during the meeting)*
Council Member Chris Baier
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Ralph Severini

**Excused:** Council Member Bob Nadelberg

**Staff Attending Remotely:** Town Attorney Polly McLean
Dani Cepernich (Legal Counsel)
Jason Biesinger (HAL)
Steve Jones (HAL)

At 9:00 pm, Mayor Pro Tempore Baier asked for a motion to adjourn the Closed Session and proceed to an open meeting to adjourn the Regular Meeting.

***Motion: Council Member Gunn moved to adjourn the closed session. Council Member Haselton made the second. Voting Yes: Council Member Haselton, Council Member Gunn, and Council Member Severini. Absent from voting: Council Member Baier and Council Member Nadelberg. There were none opposed. The motion carried.***

## X. Meeting Adjournment

***Motion: Council Member Haselton moved to adjourn the Regular Meeting.***

The meeting adjourned at 9:00 pm.

TOWN OF HIDEOUT CORPORATE Seal WASATCH COUNTY, UTAH

Alicia Fairbourne, Recorder for Hideout

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