HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING AND PUBLIC HEARINGS
May 08, 2025
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting and Public Hearings electronically via Zoom and in person at Hideout Town Hall, located at 10860 North Hideout Trail, Hideout Utah for the purposes and at the times as described below on Thursday, May 8, 2025.

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 Public Hearings
6:00 PM

I. Call to Order

II. Roll Call

III. Approval of Council Minutes

1. April 10, 2025 Town Council Meeting Minutes DRAFT
2. May 2, 2025 Town Council Closed Session Minutes DRAFT

IV. Follow up of Items from Approved Minutes

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

VI. Public Hearings

1. Consideration and possible approval of Ordinance 2025-O-XX amending the Engineering Design Standards Manual. The proposed updates would include the following:

   a. Stormwater Drainage Policy Update
   "Surface water drainage originating upon or traversing across privately owned property may not enter the City's stormwater drain system, or otherwise be directed onto publicly owned property, except as approved by the Town Engineer."

   b. Private Utility System Standards
   "Private systems shall be designed the same as public systems. Systems that serve private development shall be master-metered and privately-owned-and-maintained."

   c. Construction Notes Section (New Section 1.5)
   Addition of standard construction requirements for jobsite responsibility, permits, scheduling, work hours, staging, parking, emergency access, signage, lighting, inspections, survey monuments, traffic control, and utility management.

2. Discussion and possible approval of Resolution 2025-R-XX amending the Hideout budget for the Fiscal Year 2024-2025

3. Review and consideration to approve the tentative budget for Fiscal Year 2025-2026 and establish the time and place to adopt the final budget

4. Continuation of a final subdivision approval for the Shoreline Phase 4 subdivision ***(This item will not be discussed)***

VII. Agenda Items

1. Approval of adopting Resolution 2025-R-XX Honoring Phil Rubin
2. Legislative Update
3. Consideration and possible approval of Resolution 2025-R-XX appointing Dalin Hackett, CPA as Hideout Town Treasurer effective May 9, 2025
4. Consideration of adopting Resolution 2025-R-XX authorizing Town Treasurer Dalin Hackett access to the Town's Public Treasurer's Investment Fund (PTIF) account
5. Discussion and consideration of Mayor to remove Alternate Planning Commission Member Peter Ginsberg with advice and consideration of the Council
6. Discussion and possible appointment of Brad Airmet as an alternate member of the Hideout Planning Commission by Mayor with advice and consent of the Council
7. Consideration to approve Ordinance 2025-O-XX to amend Hideout Municipal Code 1.10.050 to meet the intent of the 12/10/2020 ordinance/action
8. Discussion and approval of how the Council should conduct the Special Meeting of May 12, 2025

VIII. Committee Updates

1. Wildfire Committee - *Council Member Gunn*
2. Planning Commission - *Thomas Eddington, Town Planner*
3. Design Review Committee - *Thomas Eddington, Town Planner*
4. Economic Development Committee - *Council Member Severini*
5. Parks, Open Space and Trails (POST) Committee - *Council Member Baier*
6. Transportation Committee - *Council Member Haselton*

IX. Meeting Adjournment

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

HIDEOUT TOWN COUNCIL
10860 N. Hideout Trail
Hideout, UT 84036
Phone: 435-659-4739

Posted 05/07/2025

File Attachments for Item:

1. April 10, 2025 Town Council Meeting Minutes DRAFT

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 McClean
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

DRAFT

File Attachments for Item:

2. May 2, 2025 Town Council Closed Session Minutes DRAFT

Minutes
Town of Hideout
Town Council Special Meeting
May 2, 2025

The Town Council of Hideout, Wasatch County, Utah met in a Special Meeting on May 2, 2025 at 3:00 pm electronically via Zoom.

Special Meeting

I. Call to Order

Mayor Pro Tempore Baier called the meeting to order at 3:16 p.m. There was a delay due to technical difficulties.

II. Roll Call

Attending Remotely: Mayor Pro Tempore Chris Baier
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Bob Nadelberg
Council Member Ralph Severini

Staff Attending Remotely: Town Attorney Polly McLean
Town Administrator Jan McCosh
Town Engineer Gordon Miner
Town Planner Thomas Eddington
Recorder for Hideout Alicia Fairbourne

Public Attending Remotely: none.

III. Closed 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

Mayor Pro Tempore Baier asked for a motion to close the public meeting and reconvene in Closed Session.

Motion: Council Member Severini moved to close the public meeting and reconvene in Closed Session. Council Member Haselton 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 meeting went into Closed Session at 3:19 p.m.

Attending Remotely: Mayor Pro Tempore Chris Baier
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Bob Nadelberg
Council Member Ralph Severini

Staff Attending Remotely: Town Attorney Polly McLean
Town Administrator Jan McCosh
Town Engineer Gordon Miner

The Closed Session concluded at 5:15 p.m., at which time Mayor Pro Tempore Baier called for a motion to adjourn and transition into the Public Session.

Motion: Council Member Severini moved to conclude the Closed Session and proceed to the Public Session. Council Member Nadelberg 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. Meeting Adjournment

Motion: Mayor Pro Tempore Baier adjourned the meeting at 5:16 p.m.

_____
Alicia Fairbourne, Recorder for Hideout

DRAFT

File Attachments for Item:

1. Consideration and possible approval of Ordinance 2025-O-XX amending the Engineering Design Standards Manual. The proposed updates would include the following:

a. Stormwater Drainage Policy Update"Surface water drainage originating upon or traversing across privately owned property may not enter the City's stormwater drain system, or otherwise be directed onto publicly owned property, except as approved by the Town Engineer."b. Private Utility System Standards"Private systems shall be designed the same as public systems. Systems that serve private development shall be master-metered and privately-owned-and-maintained."c. Construction Notes Section (New Section 1.5)Addition of standard construction requirements for jobsite responsibility, permits, scheduling, work hours, staging, parking, emergency access, signage, lighting, inspections, survey monuments, traffic control, and utility management.

TOWN OF HIDEOUT
ORDINANCE 2025-O-XX

AN ORDINANCE ADOPTING AMENDMENTS TO THE HIDEOUT TOWN STANDARD SPECIFICATIONS AND DRAWINGS MANUAL

WHEREAS, the Town of Hideout maintains standards related to private and public construction within the Town; and

WHEREAS, the Hideout Engineering Department has prepared amendments to the Standard Specifications and Drawings Manual, including revisions to Construction Notes, stormwater drainage, and utility system standards; and

WHEREAS, pursuant to Utah Code 10-9a-103 and 10-9a-502, the Town has the authority to implement specifications or rules that govern the use of land; and

WHEREAS, Hideout Town Code §10.10.02 authorizes the Town Council to adopt engineering standards; and

WHEREAS, Utah State Code has been amended to require engineering standards to be considered land use regulations and be adopted by ordinance;

WHEREAS, the Hideout Town Planning Commission held a public hearing on April 17, 2025 and forwarded a recommendation to the Town Council to adopt the proposed amendments; and

WHEREAS, the Hideout Town Council conducted a duly noticed public meeting on _____, 2025, to consider these amendments; and

WHEREAS, the Council finds that the proposed amendments are in the best interest of the health, safety, and welfare of the residents of the Town of Hideout;

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

SECTION I: Amendment. Section 1.5, Construction Notes, Section 2.2 Sanitary Sewer System, and Section 4.0 Design Requirements are hereby amended as shown in Exhibit A attached to this Ordinance.

SECTION II: Adoption. The Hideout Town Engineering Standard Specifications and Drawing Manual, as amended, is hereby adopted as an Ordinance.

SECTION III: Repeal and Replace. The January 9, 2025 Hideout Town Standard Specifications and Drawing Manual is hereby repealed and replaced. The Standards as adopted by any previous Resolutions or Ordinances and that are updated or contained in this Ordinance are hereby repealed and in its place this Ordinance is adopted establishing

any updates to the Standards as attached in Exhibit A. All other parts, sections, regulations or fees of any Resolutions or Ordinances other than those modified or included in this Ordinance shall remain in full force and effect.

Effective Date. This Ordinance shall take effect upon publication.

Adopted and approved this ___ day of _____, 2025.

TOWN OF HIDEOUT:

_____
_____, Mayor

ATTEST:

_____
Alicia Fairbourne, Recorder for Hideout

E. REQUIRED MEHODOLOGIES

1. Runoff for areas less than 90 acres – Rational Method.
2. Runoff for areas 90 acres and greater – NRCS Technical Release 55 (TR-55) within Autodesk Storm and Sanitary Analysis (SSA) with a precipitation distribution and duration from Table 2. The NRCS Unit Hydrograph Transform Method shall be used with the lag time assumed to be equal to the time of concentration. The Muskingum-Cunge Routing Method shall be used for routing hydrographs. Pervious and directly-connected impervious areas must be modeled using separate subbasins. Composite Curve Numbers of these dissimilar areas is not allowed. Mapped Hydrologic Soil Groups (HSG) shall not be used on areas where soil has been or will be disturbed. In areas of disturbed soils, a site-specific soil study shall be conducted to determine its HSG. The applicant must provide the Town with pdf copies of all input and output computer files in sufficient detail and format to perform a design review.
3. Flood control detention for less than 90 acres – Federal Aviation Administration (FAA) Method modified with the Guo "Averaging Parameter" Method in Appendix A. Multi-stage control facilities shall be modeled using TR-55 per Section 2 above.
4. Flood control detention for greater than 90 acres – Regional flood control detention facilities shall be modeled using TR-55 per Section 2 above.
5. Water Quality Volume – WQV = 0.50 in. x $C_{2\text{-yr}}$ x DCIA, where:

   $C_{2\text{-yr}}$ is the Rational Runoff Coefficient for the 2-year return period. See Table 4.

6. The water quality pond should have sufficient additional storage below the lowest outlet to accommodate sediment accumulation. The minimum volume of provided sediment storage shall be equal to or greater than 20 percent of the WQV.
7. DCIA is the directly-connected (to the outfall) impervious area. For single-family residential (SFR) developments, this area shall be: the area of all of the streets between the backs of curbs; the area of all of the driveways, assuming 30-feet-wide driveway the depth of the setback plus 10 feet; and one-fourth of the roof areas. Developments other than SFR shall be calculated individually. The Water Quality Volume can be included as part of the flood control volume.

2.2 DESIGN REQUIRMENTS

4. Surface water drainage originating upon or traversing across privately owned property may not enter the City's stormwater drain system, or otherwise be directed onto publicly owned property, except as approved by the Town Engineer.

A. GENERAL

1. The impact of any proposed storm drainage system on the existing storm drainage system will be reviewed by the Town Engineer. The developer may be required to add off-site storm drain project improvements to provide adequate drainage control for their development.
2. The peak flow from the 2-year storm must be treated for water quality using a water quality detention volume or a GULD water quality treatment device approved by the Washington Department of Ecology.
3. Areas that will be drained through the proposed development will be considered and the method of drainage for those areas will be determined by the Town Engineer. Accommodations for pre-existing pass-through drainage are project improvements.

5 ~~4~~. Public storm drainage shall not flow onto private property and public and private storm drainage shall not be comingled unless the private property owner chooses to accept public storm drainage onto their property, grant an easement to the Town accepting the drainage as theirs, and release and indemnify the Town from potential liabilities associated with it.

6 ~~5~~. Snow from public rights-of-way shall be stored on adjacent private properties. Private properties on which snow from public rights-of-way is stored shall grant an easement to the Town accepting the snow as theirs, and release and indemnify the Town from potential liabilities associated with it.

B. COLLECTION AND CONVEYANCE

1. The piped and surface drainage system together shall be capable of passing the storm runoff from a 100-year event without flooding buildings, with 1 foot of freeboard.
2. The piped system shall be sized for the 10-year event without pressurizing. If the developer desires, the piped system can be used to convey the 100-year event if it is sized from the top of the catchment to receive the 100-year event.
3. Except for when the piped system is sized for the 100-year event, the 100-year system shall remain on the surface, be directed to the street ROW, and shall terminate at a 100-year flood control pond.

HIDEOUT
UTAH

Adopted:
January 9, 2025

Hideout Town
Engineering Department

STANDARD SPECIFICATIONS AND DRAWINGS MANUAL

3.1 DESIGN REQUIREMENTS

A. PIPELINES

1. Pipelines shall be as shown in the Capital Facilities Plan, or at least 8 inches in diameter unless the Town Engineer allows a smaller diameter down to 4 inches to improve water quality in dead-end lines. Pipelines that supply fire hydrants shall be at least 8 inches in diameter.
2. Pipelines in private streets shall be on the same sides as in public streets.
3. The minimum fire flow shall be pursuant to State Standards, or more if determined by the Fire Marshall.
4. The minimum operating pressure in all parts of the system shall be 40 pounds per square inch during peak day demand.
5. The minimum operating pressure in all parts of the system shall be 30 pounds per square inch during peak instantaneous demand.
6. The maximum operating pressure in all parts of the system shall be 120 pounds per square inch.
7. Systems shall be designed so that pressures conform to the pressure zones shown in the Town's Capital Facilities Plan.
8. The maximum flow velocity shall be 6 feet per second.
9. The impact of any proposed system on the existing system will be reviewed by the Town Engineer. The developer may be required to add infrastructure to mitigate impacts to the existing system and provide adequate water supply to their development.
10. If required by the Town Engineer, the Engineer-of-Record shall provide a computer network model, for the Town Engineer's review, of the proposed system showing compliance with this Standard. The Town will provide boundary conditions, based on the system, for the model.
11. Individual booster pumps are not allowed.
12. Permanent dead-ends shall not be longer than 600 feet unless the Town Engineer determines with an accurate water model that water quality will remain in a longer line.
13. The maximum allowable deflection of pipe joints shall be less than or equal to half of the manufacturer recommended maximum deflection.
14. Pipelines shall extend to property lines to accommodate future development.
15. Public pipelines through private property shall be in dedicated home-owner-association or business-owner-association open space centered in a 20-feet-wide easement in favor of the Town.

B. VALVES

1. Valves smaller than 10 inches shall be gate valves. Valves 10 inches and larger shall be butterfly valves.
2. Valves shall be placed at intervals not exceeding 800 feet.
3. At junctions, valves shall be placed on all legs, minus one, as directed by the Town Engineer.
4. Valves shall be placed within 5 feet to 10 feet of the ends of casings.
5. Valves shall be placed at connections to the existing system.
6. Blow-offs shall be placed at the ends of and low points in pipelines. Fire hydrants may be used as blow-offs.
7. Air vacuum valve stations shall be placed at high points of the system and other locations as required for proper system operation.

C. FIRE HYDRANTS

1. Fire hydrants shall be placed at the ends of cul-de-sacs, the ends of dead-end streets, and every 1000 feet of off-site pipelines.
2. Fire hydrants shall be placed as directed by the Fire Marshall.
3. The minimum fire flow shall be pursuant to State Standards, or more if required by the Fire Marshall.

D. JSSD

4.0 SANITARY SEWER SYSTEM

Private systems shall be designed the same as public systems. Systems that serve private development shall be ~~master-metered and~~ privately-owned-and-maintained.

1.5 CONSTRUCTION NOTES

A. TYPICAL

1. Contractor assumes all responsibility for job site conditions during construction of this project, including the safety and well-being of all persons and property. This responsibility shall apply continuously and not be limited to normal working hours.
2. Contractor shall obtain all applicable permits and/or written agreements necessary to complete the work.
3. Contractor shall schedule a pre-construction meeting with the Town's Engineering Department at least 5 business days prior to the start of construction. Contractor must attend and bring one set of the acknowledged construction Plans and a copy of the current Hideout Town Standard Specifications and Drawings Manual (available at hideoututah.gov).
4. Contractor shall have in possession and on-site at all times one copy of the current acknowledged construction Plans, stamped, signed, and dated by the Engineer of Record, the Applicant, and the Town.
5. Construction, including grading and excavation, work shall not be performed outside the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday; or outside of the hours of 8:00 a.m. to 7:00 p.m. on Saturday, Sunday or federal holiday. Construction equipment and construction trailers may only be moved within the Town during those same hours.
6. All work shall be contained within the limits of disturbance shown on the Site Plan.
7. All staging must occur within the approved limits of disturbance, unless identified otherwise on the Site Plan.
8. On-site parking locations (off-street parking), unless otherwise identified on the Site Plan, shall be designated and made continually available for all project personnel. Contractor shall maintain continuous emergency vehicle access on and around the project site, including Public Works vehicles.
9. Deliveries are only permitted during the allowed hours of operation. Two flaggers must be present for all deliveries. A partial road closure permit is required for deliveries that take longer than one hour.
10. Portable toilets shall be provided during construction. Toilets will be located outside adjacent road rights-of-way and secured to prevent tipping.
11. All snow accumulated within the project will be stored within property boundaries, unless shown otherwise on the Site Plan.
12. A project sign shall be posted on site in a location that is readable from the adjacent street. The sign shall include Contractor's name, address, phone number, and emergency contact information. The sizes of the sign shall be: maximum 12 square feet, maximum 6 feet high, maximum 4-inches high lettering.
13. All light fixtures, including motion sensing fixtures and security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source, including any public or private street or road.
14. Developer's Engineers (Civil and Geotechnical) shall perform sufficient inspections and surveys during grading and construction to render an opinion in writing as to adherence to the accepted Plans and compliance with the Town Standard Specifications and Drawings Manual.
15. Survey monuments must be installed in accordance with the current Wasatch County Surveyor's Office requirements.
16. All disturbed property survey markers shall be reset in their original locations upon completion of all construction activities.
17. Contractor shall provide all traffic control which must conform to the current MUTCD. Provide a site-specific Traffic Control Plan prepared by a Certified Traffic Control Design Specialist prior to installation of any traffic control device.

B. TRENCHES AND UTILITIES

1. Contractor is responsible to locate, avoid, protect, and repair all utilities encountered during construction, whether or not they are shown on the Plans. Locations of underground utilities shown on Plans are approximate and require field verification by Contractor.

File Attachments for Item:

2. Discussion and possible approval of Resolution 2025-R-XX amending the Hideout budget for the Fiscal Year 2024-2025

HIDEOUT, UTAH RESOLUTION NUMBER 2025-R-XX

A RESOLUTION AMENDING THE FISCAL YEAR 2024-2025 HIDEOUT BUDGET

WHEREAS, Utah Law allows for the amendment of the budgets of municipalities to reflect changes in revenues and expenditures and to make transfers between departments to meet the best interests of the municipalities; and

WHEREAS, the Town of Hideout has complied with the notice and public hearing requirements of the Utah law in considering an amendment of its 2024-2025 fiscal budgets for the General Fund Enterprise, Enterprise Fund, MIDA Fund, and Class C Road Fund; and

WHEREAS, the Town of Hideout Council has determined that an amendment to its 2024-2025 budget is in the best interest of the municipality and its residents and in order for the budget to match the actual revenues and expenditures for the fiscal year.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS: that the amended Town of Hideout Budgets as attached as Exhibit A, for the 2024-2025 fiscal year of the Town of Hideout, Utah are hereby adopted. That any amounts in the General Fund in excess of thirty-five percent (35%) shall be designated to be used within the Town of Hideout Capital Projects Fund plan as specified in Utah Code Annotated §10-6-116.

ADOPTED and resolved by the Town Council of the Town of Hideout, this _____ day of _____, 2025.

TOWN OF HIDEOUT

By: _____
_____, Mayor

ATTEST:

_____
Alicia Fairbourne, Recorder for Hideout

Exhibit A: Town of Hideout Budget FY ended June 30, 2025

Town of Hideout – General Fund
FY25 Budget Restatement

Revenues/Expenditures	FY25 Budget	Actuals + Fcst FY25	Budget Adjustments	Revised Budget
Revenues				
Total Taxes	$814,188	$808,075	($6,113)	$808,075
Total License and Permits	$872,532	$873,607	$1,075	$873,607
Total Miscellaneous Revenues	$86,590	$125,406	$38,816	$125,406
Total Contributions & Transfers	$365,230	$52,567	($312,663)	$52,567
Total General Fund Revenues	**$2,138,540**	**$1,859,655**	**($278,885)**	**$1,859,655**
Expenditures				
Salaries and Benefits	$569,562	$446,504	$123,058	$446,504
Administration	$96,215	$89,858	$6,357	$89,858
Professional Services	$956,121	$955,884	$237	$955,884
Public Safety	$94,202	$92,783	$1,419	$92,783
Streets	$301,927	$190,127	$111,800	$190,127
Parks, Comm. Devel., Matching Grants	$77,000	$12,000	$65,000	$12,000
Debt Services	$43,513	$72,500	($28,986)	$72,500
Total General Fund Expenditures	**$2,138,540**	**$1,859,655**	**$278,884**	**$1,859,655**
Surplus/(Deficit)	**$0**	**($0)**	**($0)**	**$0**

$279k adjustment to revenue

- ✓ Fewer funds being required from MIDA and Class C Road Funds due to operating expense efficiencies. Revenue unfavorability is partially offset by higher interest revenue.

$279k adjustment to expense

- ✓ Lower salaries/benefits due to not hiring a town engineer or additional public works employees and lower street repairs/maintenance as well as matching grant expense not utilized. Offsetting the favorability is lower debt services due to loan write-off in FY25.

Town of Hideout – Enterprise Fund FY25 Budget Restatement

Revenue / Expense	FY25 Budget	Actuals + Fcst FY25	Budget Adjustments	Revised Budget
Total Revenues	$1,914,176	$1,993,527	$79,351	$1,993,527
Total Expenses	$1,972,106	$1,755,266	$216,840	$1,755,266
Surplus/(Deficit)	**($57,930)**	**$238,261**	**$296,191**	**$238,261**

$79k adjustment to revenue

- ✓ Additional water/sewer connection fees resulting from higher building permits than budgeted.

217k adjustment to expense

- ✓ Lower salaries/benefits due to not hiring a town engineer or additional public works employees ($196k) and lower sewer/water/storm repairs/maintenance ($54k) as well as lower JSSD charges ($52k); offset by higher engineering and consulting charges ($90k).

Town of Hideout – MIDA Municipal and Development FY25 Budget Restatement

MIDA Municipal (Fund 23)				
Revenue / Expense	FY25 Budget	Actuals + Fcst FY25	Budget Adjustments	Revised Budget
Total Revenues	$108,724	$111,070	$2,346	$111,070
Total Expenses	$215,230	$56,909	$158,321	$56,909
Surplus/(Deficit)	**($106,506)**	**$54,161**	**$160,667**	**$54,161**

MIDA Development (Fund 24)				
Revenue / Expense	FY25 Budget	Actuals + Fcst FY25	Budget Adjustments	Revised Budget
Total Revenues	$535,422	$544,389	$8,967	$544,389
Total Expenses	$0	$6,952	($6,952)	$6,952
Surplus/(Deficit)	**$535,422**	**$537,437**	**$2,015**	**$537,437**

MIDA Municipal is $161k favorable to budget due to fewer funds being required to support the General Fund. These funds can be used by the General Fund in future years.

MIDA Development is relatively flat to Budget

Note: Actual revenues/expenses for FY25 are not available until mid/end-May.

Town of Hideout – Class C Road Funds
FY25 Budget Restatement

Class C Road Funds (Fund 48)				
Revenue / Expense	FY25 Budget	Actuals + Fcst FY25	Budget Adjustments	Revised Budget
Total Revenues	$165,151	$165,151	$0	$165,151
Total Expenses	$165,151	$0	$165,151	$0
Surplus/(Deficit)	**$0**	**$165,151**	**$165,151**	**$165,151**

Class C Road Funds is $165k favorable to budget due to funds not being required to support the General Fund. These funds can be used by the General Fund in future years.

Town of Hideout

Budgeting Worksheet
10 General Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 Property taxes - current	235,485	248,641	267,619	267,619	395,712	388,195	395,712	
3120 Prior year property taxes - delinquent paid	16,820	38,549	44,010	44,010	43,570	46,908	52,284	
3124 Fee-in-lieu of property taxes	5,283	6,004	5,847	5,847	4,476	6,232	5,968	
3130 Sales tax	176,378	209,494	245,132	245,132	211,958	271,077	255,943	
3136 Transient Room Tax Revenue	0	1,571	1,476	1,476	3,608	1,535	4,545	
3137 Franchise Fee Revenue	3,614	4,676	3,715	3,715	3,762	4,108	4,817	
3140 Municipal energy taxes	50,788	62,752	86,932	86,932	77,570	96,133	88,806	
Total Taxes	**488,368**	**571,687**	**654,731**	**654,731**	**740,656**	**814,188**	**808,075**	
Licenses and permits								
3210 Business licenses	1,875	1,275	2,375	2,375	1,992	2,494	2,390	
3215 MDA revenue/Developer Contributions	0	108,000	108,000	108,000	124,667	108,000	124,667	
3221 Building permits	433,145	293,660	312,160	312,160	363,454	430,463	490,229	
3222 Roadway Fee	189,724	37,500	33,150	33,150	49,895	34,808	49,895	
3223 Excavation Permit Fee Revenue	22,828	7,748	1,704	1,704	22,160	1,789	22,160	
3225 Application Fee Revenue	800	10,050	500	500	3,250	525	4,543	
3227 Construction/Other Sign Fee	0	7,400	6,260	6,260	3,320	6,573	4,025	
3229 Subdivision Development Fees	94,420	21,400	5,000	5,000	23,210	20,000	23,210	
3230 5% Project (Engineering) Fees	320,886	134,092	36,003	15,612	24,469	60,000	24,469	
3231 Planning & Zoning Fees	8,600	124,579	150,749	186,965	99,860	207,880	128,020	
Total Licenses and permits	**1,072,277**	**745,704**	**655,900**	**671,726**	**716,276**	**872,532**	**873,608**	
Intergovernmental revenue								
3310 Grant Revenue	56,695	0	0	0	8,500	0	8,500	
Total Intergovernmental revenue	**56,695**	**0**	**0**	**0**	**8,500**	**0**	**8,500**	
Charges for services								
3490 Other services revenue	2,026	2,446	600	500	2,874	624	2,874	
Total Charges for services	**2,026**	**2,446**	**600**	**500**	**2,874**	**624**	**2,874**	
Fines and forfeitures								
3510 Fines and forfeitures	5,875	0	262	250	0	262	0	
Total Fines and forfeitures	**5,875**	**0**	**262**	**250**	**0**	**262**	**0**	
Interest								
3610 Interest earnings	2,418	22,437	102,101	99,102	91,250	55,570	87,972	
3615 Street impact fees (interest)	0	16,698	17,298	16,740	18,135	17,298	25,347	
Total Interest	**2,418**	**39,135**	**119,399**	**115,842**	**109,385**	**72,868**	**113,319**	
Miscellaneous revenue								
3690 Other revenue	6,762	409	11,612	633	713	658	713	
Total Miscellaneous revenue	**6,762**	**409**	**11,612**	**633**	**713**	**658**	**713**	
Contributions and transfers								
3848 Transfer From Class C Road Fund	8	0	189,843	189,843	0	150,000	0	
3850 Transfer From Municipal MIDA -Fund 23	0	0	0	0	0	215,230	52,567	
3891 Gain/Loss on Sale of Assets	27,000	0	12,180	(1,177)	0	12,180	0	
Total Contributions and transfers	**27,008**	**0**	**202,023**	**188,666**	**0**	**377,410**	**52,567**	

Town of Hideout

Budgeting Worksheet
10 General Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	Original Budget	Revised Budget	Worksheet Notes
Total Revenue:	**1,661,429**	**1,359,381**	**1,644,527**	**1,632,348**	**1,578,404**	**2,138,542**	**1,859,656**	
Expenditures:								
General government								
Administrative								
5001.1 Admin Contract services	5,627	4,858	5,634	9,732	15,483	5,859	6,902	
5001.2 Admin Council pay	392	266	480	1,030	0	499	0	
5001.4 Admin Insurance	7,303	11,805	11,710	25,141	20,201	12,178	13,141	
5001.6 Admin Mileage reimbursement	2,997	1,929	1,846	3,285	3,218	1,920	2,161	
5001.7 Admin Office supplies	7,082	3,688	4,255	7,358	4,532	4,425	2,130	
5001.8 Admin Personnel	173,527	343,734	315,767	291,172	233,943	380,342	280,337	
5001.9 Admin Public notices	32	731	2,016	4,328	970	2,096	(339)	
5001.A Admin Security Alarm Monitoring	640	912	671	1,440	1,488	698	1,042	
5003 Admin Benefits	34,507	141,174	213,857	194,302	133,561	189,220	166,167	
5004 Admin Other	1,710	1,152	4,611	9,152	16,276	4,795	6,600	
5010 Admin Information Technology	13,707	15,002	29,098	21,396	40,409	30,262	27,187	
5016 Admin Telephone	5,099	5,663	7,194	12,495	9,740	7,482	6,211	
5017 Admin Training	1,748	2,178	3,016	3,959	4,021	3,137	2,762	
5018 Admin Website	350	1,181	20	44	0	21	0	
5019 Admin Membership	5,159	5,540	5,678	11,028	6,666	5,905	4,666	
5030 Admin Repairs & Maintenance	3,304	4,250	6,623	7,893	7,945	6,888	5,561	
5050 Admin Utilities	5,250	10,300	9,662	17,466	22,287	10,049	11,833	
5069 Miscellaneous	2,572	279	0	(52,000)	0	0	0	
5070 Bad Debt Expense	(8,913)	0	(5,500)	0	0	0	0	
Total Administrative	**262,092**	**554,642**	**616,637**	**569,221**	**520,740**	**665,776**	**536,361**	
Professional services								
5002 Advisory Committee	0	0	0	0	37,356	215,000	48,135	
5002.1 Accounting	18,979	80,100	44,815	50,196	30,013	60,000	48,018	
5002.2 Legal	130,536	274,495	154,130	137,297	264,662	290,000	408,662	
5002.3 Engineering 5% project/escrow	248,851	42,980	67,020	68,090	31,093	60,000	41,457	
5002.35 Town Engineering	0	56,604	111,425	109,091	86,083	55,712	114,777	
5002.36 Town Engineering - projects	0	30,380	31,061	32,817	19,684	16,152	26,246	
5002.4 Building inspection and Plan Review	241,617	176,056	132,431	145,763	129,853	187,918	188,499	
5002.5 Plan prints	3,544	7,264	1,409	863	2,753	1,999	2,825	
5002.6 Auditor	6,744	6,940	18,600	18,600	125	15,000	15,000	
5002.60 Planning	89,950	59,840	52,250	52,500	51,100	54,340	62,267	
5002.65 Building Plan Review(5% escrow)	18,881	15,013	(25,679)	(17,856)	20,931	0	0	
Total Professional services	**759,103**	**749,671**	**587,462**	**597,361**	**673,652**	**956,121**	**955,886**	
Total General government	**1,021,195**	**1,304,313**	**1,204,100**	**1,166,582**	**1,194,392**	**1,621,897**	**1,492,247**	
Public Safety								
5103 Safety Maintenance	6,371	0	0	0	0	0	0	
5105 Safety Police department	67,440	77,502	80,124	80,124	60,093	83,329	80,124	
5305 Animal Services	6,115	11,996	10,455	11,807	10,549	10,873	12,659	
Total Public Safety	**79,927**	**89,498**	**90,579**	**91,931**	**70,642**	**94,202**	**92,783**	
Streets								
5201 Streets Personnel	98,125	425	0	0	3,753	0	0	

Town of Hideout
Budgeting Worksheet
10 General Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	Original Budget	Revised Budget	Worksheet Notes
5202 Streets Auto maintenance	12,406	2,784	28,156	30,186	4,659	6,283	5,591	
5203 Streets Benefits	15,076	8,686	0	0	245	0	0	
5204 Streets Fuel	8,739	13,496	10,477	9,714	8,067	10,896	8,894	
5205 Streets Materials & Supplies	19,396	102,986	53,588	78,615	34,136	63,232	47,096	
5207 City Road Repairs	0	0	322,110	322,110	87,603	150,000	97,603	
5208 Streets Repair & maintenance	5,609	63,582	56,424	51,639	15,352	58,681	18,097	
5208.1 Street/Road Expenses	0	0	0	0	0	0	0	
5209 Streets Equipment lease	2,500	30,750	14,563	10,750	8,565	11,978	12,847	
5215 Streets Utilities	0	572	824	989	0	857	0	
Total Streets	**161,851**	**223,282**	**486,143**	**504,003**	**162,378**	**301,927**	**190,128**	
Parks								
5450 Parks and Recreation	1,391	5,834	2,310	2,310	0	15,000	0	
5480 CAPITAL PROJECTS	1,485	0	0	0	0	0	0	
Total Parks	**2,876**	**5,834**	**2,310**	**2,310**	**0**	**15,000**	**0**	
Miscellaneous								
5650 Community Development	3,438	4,960	7,646	10,047	(876)	12,000	12,000	
5655 Grant Matching	0	0	0	0	0	50,000	0	
Total Miscellaneous	**3,438**	**4,960**	**7,646**	**10,047**	**(876)**	**62,000**	**12,000**	
Debt service								
5800 Principal	19,439	19,552	30,889	26,221	58,708	30,889	58,708	
5801 Interest	10,867	10,458	12,468	12,468	13,791	12,468	13,791	
5802 penalities and fines	0	14,522	157	235	0	157	0	
Total Debt service	**30,306**	**44,532**	**43,513**	**38,924**	**72,500**	**43,514**	**72,499**	
Total Expenditures:	**1,299,593**	**1,672,420**	**1,834,291**	**1,813,797**	**1,499,035**	**2,138,540**	**1,859,657**	
Total Change In Net Position	**361,836**	**(313,039)**	**(189,764)**	**(181,449)**	**79,369**	**2**	**(1)**	

Town of Hideout

Budgeting Worksheet
23 Municipal Services - MIDA - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 Property taxes - Current MIDA	9,424	20,520	44,362	51,138	0	93,553	93,553	
3140 Energy - Current MIDA	5,705	12,646	12,571	15,525	6,905	12,571	12,571	
3145 Transient Room tax - Current MIDA	0	524	518	240	0	600	600	
Total Taxes	**15,129**	**33,690**	**57,451**	**66,903**	**6,905**	**106,724**	**106,724**	
Interest								
3610 Interest earnings	0	0	2,278	1,874	(1,654)	2,000	4,346	
Total Interest	**0**	**0**	**2,278**	**1,874**	**(1,654)**	**2,000**	**4,346**	
Total Revenue:	**15,129**	**33,690**	**59,729**	**68,777**	**5,251**	**108,724**	**111,070**	
Expenditures:								
General government								
Administrative								
4500 transfer to Fund 10 for municipal services	0	0	0	0	0	215,230	52,567	
4700 MIDA-Admin	0	1,317	0	1,389	0	0	4,342	
Total Administrative	**0**	**1,317**	**0**	**1,389**	**0**	**215,230**	**56,909**	
Total General government	**0**	**1,317**	**0**	**1,389**	**0**	**215,230**	**56,909**	
Total Expenditures:	**0**	**1,317**	**0**	**1,389**	**0**	**215,230**	**56,909**	
Total Change In Net Position	**15,129**	**32,373**	**59,729**	**67,388**	**5,251**	**(106,506)**	**54,161**	

Town of Hideout

Budgeting Worksheet
24 Development- MIDA - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 Property taxes - Current MIDA	44,695	100,431	261,938	250,277	0	493,160	500,112	
3130 MIDA - Sales tax	662	24,851	9,003	37,407	9,084	26,262	26,262	
Total Taxes	**45,357**	**125,282**	**270,941**	**287,684**	**9,084**	**519,422**	**526,374**	
Interest								
3610 Interest earnings	0	0	7,968	6,554	(3,069)	16,000	18,015	
Total Interest	**0**	**0**	**7,968**	**6,554**	**(3,069)**	**16,000**	**18,015**	
Total Revenue:	**45,357**	**125,282**	**278,909**	**294,238**	**6,015**	**535,422**	**544,389**	
Expenditures:								
General government								
Administrative								
4000 Parks	0	0	0	15,000	0	0	0	
4700 MIDA - admin	0	2,485	0	1,762	0	0	6,952	
Total Administrative	**0**	**2,485**	**0**	**16,762**	**0**	**0**	**6,952**	
Total General government	**0**	**2,485**	**0**	**16,762**	**0**	**0**	**6,952**	
Total Expenditures:	**0**	**2,485**	**0**	**16,762**	**0**	**0**	**6,952**	
Total Change In Net Position	**45,357**	**122,797**	**278,909**	**277,476**	**6,015**	**535,422**	**537,437**	

Town of Hideout

Budgeting Worksheet
48 Class C Road Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Intergovernmental revenue								
3356 Class C road allotment	69,990	62,860	160,359	160,800	104,939	160,800	160,800	
Total Intergovernmental revenue	**69,990**	**62,860**	**160,359**	**160,800**	**104,939**	**160,800**	**160,800**	
Interest								
3610 Interest earnings	91	0	7,229	4,351	10,801	4,351	4,351	
Total Interest	**91**	**0**	**7,229**	**4,351**	**10,801**	**4,351**	**4,351**	
Total Revenue:	**70,080**	**62,860**	**167,588**	**165,151**	**115,740**	**165,151**	**165,151**	
Total Change In Net Position	**70,080**	**62,860**	**167,588**	**165,151**	**115,740**	**165,151**	**165,151**	
Income or Expense								
Income From Operations:								
Operating expense								
6010 Transfers to General Fund	8	0	189,843	189,843	0	150,000	0	
Total Operating expense	**8**	**0**	**189,843**	**189,843**	**0**	**150,000**	**0**	
Total Income From Operations:	**8**	**0**	**189,843**	**189,843**	**0**	**150,000**	**0**	
Total Income or Expense	**8**	**0**	**189,843**	**189,843**	**0**	**150,000**	**0**	

Town of Hideout

Budgeting Worksheet
51 Water Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	Original Budget	Revised Budget	Worksheet Notes
Income or Expense								
Income From Operations:								
Operating income								
3310 Grant Revenue	61,419	0	0	0	0	0	0	
5110 Interest earnings	0	0	41,753	28,657	29,881	35,000	50,556	
5140 Water service	810,888	927,081	1,023,055	987,773	1,008,495	1,198,946	1,225,828	
5141 Standby water	281	271,536	200,745	207,209	7,224	200,916	200,916	
5142 Water reservation fee	0	(1,108)	0	0	0	0	0	
5143 Meter rental	2,900	1,350	3,550	3,300	3,250	3,692	4,333	
5145 Storm water service	30,638	34,093	45,766	45,684	41,165	53,599	49,197	
5150 Sewer service	195,792	223,107	254,350	251,680	234,884	297,974	280,910	
5310 water meter connection fees	142,181	78,683	97,253	97,282	96,208	97,253	121,618	
5312 sewer connection fees	0	0	0	0	41,400	0	51,636	
5315 Water Transfer fees	3,260	2,260	2,748	2,849	2,508	2,858	2,957	
5410 Late penalties and fees	950	10,640	23,018	26,220	2,970	23,938	2,887	
5490 Other operating income	3,000	355	0	0	2,688	0	2,688	
Total Operating income	**1,251,308**	**1,547,996**	**1,692,238**	**1,650,654**	**1,470,673**	**1,914,176**	**1,993,526**	
Operating expense								
5001.1 Admin Contract Services	0	4,280	4,723	903	0	4,912	6,726	
5001.2 Admin Council Pay	417	328	465	69	0	484	0	
5001.4 Admin Insurance	0	7,815	11,336	0	0	0	9,060	
5001.6 Admin Mileage Reimbursement	0	2,112	1,505	1,446	0	1,565	926	
5001.7 Admin Office Supplies	0	3,489	3,359	736	0	3,493	2,341	
5001.9 Admin Public Notices	33	900	1,952	190	0	2,030	1,284	
5001.A Admin Security Alarm Monitoring	680	973	649	205	0	675	446	
5004 Admin Other	7,800	405	4,251	85	0	4,421	8,543	
5019 Admin Membership	0	6,623	5,609	1,250	703	5,833	4,203	
5030 Admin Repairs & Maintenance	3,513	5,556	6,411	1,172	0	6,667	6,883	
5050 Admin Utilites	0	10,141	8,668	2,140	0	9,015	8,928	
5069 Miscellaneous	449	3,751	0	0	0	0	0	
5070 Bad Debt Expense	182,697	0	(2,492)	0	0	0	0	
5080 Interest Expense	637	368	93	370	0	93	0	
6001.1 Insurance	23,231	0	0	1,649	0	0	0	
6005 Accounting and Audit	27,745	24,753	46,924	45,941	11,226	25,000	20,000	
6006 Consulting Services - PW	0	0	10,000	52,000	11,220	10,400	30,585	
6010 Information Technology	17,433	15,591	19,682	7,709	0	28,472	29,847	
6016 Telephone	5,421	4,821	6,107	1,017	0	6,351	4,162	
6017 Training	2,397	8,102	2,796	2,040	255	2,908	3,939	
6018 Website	371	465	20	298	0	21	0	
6120 Depreciation Expense	215,659	220,264	52,485	239,642	0	243,924	243,924	
6140 Engineering	27,854	51,354	14,254	14,606	1,772	14,824	2,362	
6141 Engineering - projects	0	2,396	(2,382)	(2,382)	62,337	0	83,116	
6150 Legal	16,216	39,966	39,254	40,375	28,378	43,000	41,337	
6205 materials and supplies	0	21,469	9,908	10,069	2,758	10,304	3,309	
6209 Street Equipment Lease	0	0	24,188	0	25,694	0	30,832	
6210 Meters	30,031	51,070	72,466	68,394	71,481	97,966	97,489	
6240 Office expenses	7,550	0	0	0	0	11,789	0	

Town of Hideout

Budgeting Worksheet
51 Water Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	Original Budget	Revised Budget	Worksheet Notes
6241 Contract Services (truck leases)	0	0	0	32,250	0	27,950	0	
6250 Operating expenses	(694)	1,337	0	0	0	0	0	
6305 Repairs and Maint - Sewer	29,739	1,069	7,446	8,123	14,557	87,744	47,469	
6310 Repairs and Maint - Water	15,802	2,136	5,617	6,039	2,124	5,842	2,324	
6315 Repairs and Maint - Storm	0	0	0	0	240	15,000	5,000	
6350 Salaries and wages	304,595	365,357	492,622	460,408	356,511	553,411	427,743	
6355 Benefits	56,090	90,632	174,909	170,064	192,372	307,968	237,935	
6360 Software and technology	0	2,645	7,695	0	695	0	0	
6390 Utilities	7,945	0	0	0	0	0	0	
6405 JSSD - Sewer	99,384	48,380	50,980	50,509	43,495	59,827	53,142	
6410 JSSD - Water	309,904	277,039	274,536	274,093	230,625	322,180	276,749	
6412 Water reservation fees	55,562	56,365	58,037	58,037	64,661	58,037	64,661	
6610 Depreciation Expense	0	0	179,824	0	0	0	0	
Total Operating expense	**1,448,460**	**1,331,950**	**1,593,896**	**1,549,447**	**1,121,104**	**1,972,106**	**1,755,265**	
Total Income From Operations:	**(197,152)**	**216,046**	**98,342**	**101,207**	**349,569**	**(57,930)**	**238,261**	
Non-Operating Items:								
Non-operating income								
7000 Gain/Loss on Disposal of Assets	0	0	(10,080)	(10,000)	0	0	0	
Total Non-operating income	**0**	**0**	**(10,080)**	**(10,000)**	**0**	**0**	**0**	
Total Non-Operating Items:	**0**	**0**	**(10,080)**	**(10,000)**	**0**	**0**	**0**	
Total Income or Expense	**(197,152)**	**216,046**	**88,262**	**91,207**	**349,569**	**(57,930)**	**238,261**	

File Attachments for Item:

3. Review and consideration to approve the tentative budget for Fiscal Year 2025-2026 and establish the time and place to adopt the final budget

Town of Hideout – General Fund
FY26 Budget vs. FY25 Actual Plus Forecast

Operating Income and Expense	FY25 Actual plus Forecast	FY26 Budget	FY26 Budget vs. FY25 $	FY26 Budget vs. FY25 %
Taxes	$808,075	$885,835	$77,760	9.6%
License and Permits	$873,607	$737,102	($136,505)	-15.6%
Miscellaneous Revenues	$125,406	$177,150	$51,744	41.3%
Contributions & Transfers	$52,567	$425,026	$372,459	708.5%
Operating Income	**$1,859,655**	**$2,225,113**	**$365,458**	**19.7%**
Operating Expense				
Salary/Wages/Benefits	$446,504	$506,315	($59,811)	-13.4%
Administration	$89,858	$104,303	($14,446)	-16.1%
Professional Services	$955,884	$1,100,261	($144,376)	-15.1%
Public Safety	$92,783	$94,874	($2,091)	-2.3%
Streets	$190,127	$267,905	($77,778)	-40.9%
Parks and Community Development	$12,000	$111,000	($99,000)	-825.0%
Debt Service	$72,500	$40,455	$32,045	44.2%
Operating Expense	**$1,859,655**	**$2,225,113**	**($365,458)**	**-19.7%**
As-is Surplus/Deficit	**($0)**	**($0)**	**$0**	**NA**

FY26 is flat to FY25:

- ✓ ***Revenues are favorable by $365k*** due to contributions from MIDA Municipal and Development Fund, grant revenue and inspection fees as well as higher property, sales and municipal energy taxes (increase in COs of 8.3%); partially offset by fewer building permits and lower roadway fees.
- ✓ ***Operating expenses are unfavorable by $365k*** due to higher salaries/benefits (4% COLA, 3% 401k matching and 5.5% medical benefits) and higher administrative charges due to election year as well as higher legal and engineering charges (offsetting inspection fee increase), street repairs/maintenance and matching grant expense. Partially offsetting the unfavorability are lower building permit and debt service expense (loan paid off in FY25).

Town of Hideout – Enterprise Fund
FY26 Budget vs. FY25 Actual Plus Forecast

Operating Income and Expense	FY25 Actual plus Forecast	FY26 Budget	FY26 Budget vs. FY25 $	FY26 Budget vs. FY25 %
Residential Water Services	$1,756,852	$1,988,148	$231,296	13.2%
Total Other Enterprise Revenue	$236,675	$208,638	($28,038)	-11.8%
Operating Income	**$1,993,527**	**$2,196,786**	**$203,259**	**10.2%**
Operating Expense				
Salaries and Benefits	$665,678	$733,172	($67,494)	-10.1%
Public Works Department	$217,008	$287,454	($70,446)	-32.5%
General Water Service Expense	$480,030	$494,431	($14,401)	-3.0%
Administrative Expense	$87,288	$103,656	($15,841)	-18.1%
Professional	$61,337	$87,462	($26,125)	-42.6%
Bad Debt and Depreciation Expense	$244,017	$245,029	($1,012)	-0.4%
Operating Expense	**$1,755,359**	**$1,951,204**	**($195,846)**	**-11.2%**
Surplus/(Deficit)	**$238,168**	**$245,582**	**$7,413**	**3.1%**

FY26 if $7k favorable to FY25:

- ✓ ***Revenues are favorable by $203k*** due to higher water services charges resulting from an increase in certificates of occupancy of 11.9% plus 3% average JSSD rate increase; offset by lower connection fees due to fewer building permits (100 vs. 123).
- ✓ ***Operating expenses are unfavorable by $196k*** due to higher salaries (4% COLA, 3% 401k matching and medical benefits), additional sewer/water/storm maintenance/repairs and a 3% average increase in JSSD rates as well as higher administrative charges due to election year and higher legal expense.

Town of Hideout – MIDA Municipal Fund FY26 Budget vs. FY25 Actual Plus Forecast

Operating Income	FY24	FY25 Actual plus Forecast	FY26 Budget	FY26 Budget vs. FY25 $	FY26 Budget vs. FY25 %
Property taxes - Current MIDA	$20,520	$93,553	$113,123	$19,570	20.9%
Energy - Current MIDA	$12,646	$12,571	$15,201	$2,630	20.9%
Transient Room Tax	$524	$600	$726	$126	20.9%
Interest Revenue	$0	$4,346	$2,500	($1,846)	-42.5%
Total Revenues	**$33,690**	**$111,070**	**$131,549**	**$20,478**	**18.4%**
Operating Expense					
Admin expense	$1,317	$4,342	$5,143	($801)	-18.4%
Transfer to Fund 10	$0	$52,567	$160,506	($107,939)	-205.3%
Total Expenses	**$1,317**	**$56,909**	**$165,649**	**($108,740)**	**-191.1%**
Surplus/(Deficit)	**$32,373**	**$54,161**	**($34,100)**	**($88,261)**	**-163.0%**

$88k <u>unfavorable</u> to FY25 primarily due to the transfer of an additional $108k to the General Fund offset by higher property taxes associated with a 20.9% increase in Certificates of Occupancy in the MIDA area.

Town of Hideout – MIDA Development Fund
FY26 Budget vs. FY25 Actual Plus Forecast

Operating Income	FY24	FY25 Actual plus Forecast	FY26 Budget	FY26 Budget vs. FY25 $	FY26 Budget vs. FY25 %
Property taxes - Current MIDA	$100,431	$497,043	$601,016	$103,973	20.9%
Interest Revenue	$0	$21,084	$20,494	($590)	-2.8%
MIDA - Sales tax	$24,851	$18,015	$21,784	$3,769	20.9%
Total Revenues	**$125,282**	**$536,142**	**$643,294**	**$107,152**	**20.0%**
Operating Expense					
Admin expense	$2,485	$12,299	$14,872	($2,573)	-20.9%
Transfer to Fund 10	$0	$0	$264,520	($264,520)	#DIV/0!
Total Expenses	**$2,485**	**$12,299**	**$279,392**	**($267,093)**	**-2171.7%**
Surplus/(Deficit)	**$122,797**	**$523,843**	**$363,903**	**($159,941)**	**-30.5%**

$160k <u>unfavorable</u> to FY25 primarily due *to the* transfer of $264.5k to the General Fund; partially offset by higher property taxes associated with a 20.9% increase in Certificates of Occupancy in the MIDA area

Town of Hideout

Budgeting Worksheet
10 General Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2025 Actual	2025 Budget	2026 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 Property taxes - current	248,641	267,619	395,712	395,712	0	428,747	0	
3120 Prior year property taxes - delinquent paid	38,549	44,010	43,570	52,284	0	56,649	0	
3124 Fee-in-lieu of property taxes	6,004	5,847	4,476	5,968	0	6,466	0	
3130 Sales tax	209,494	245,132	211,958	255,943	0	284,988	0	
3136 Transient Room Tax Revenue	1,571	1,476	3,608	4,545	0	4,681	0	
3137 Franchise Fee Revenue	4,676	3,715	3,762	4,817	0	4,961	0	
3140 Municipal energy taxes	62,752	86,932	77,570	88,806	0	99,344	0	
Total Taxes	**571,687**	**654,731**	**740,656**	**808,075**	**0**	**885,836**	**0**	
Licenses and permits								
3210 Business licenses	1,275	2,375	1,992	2,390	0	2,462	0	
3215 MDA revenue/Developer Contributions	108,000	108,000	124,667	124,667	0	124,667	0	
3221 Building permits	293,660	312,160	363,454	490,229	0	400,154	0	
3222 Roadway Fee	37,500	33,150	49,895	49,895	0	0	0	
3223 Excavation Permit Fee Revenue	7,748	1,704	22,160	22,160	0	10,000	0	
3225 Application Fee Revenue	10,050	500	3,250	4,543	0	3,708	0	
3227 Construction/Other Sign Fee	7,400	6,260	3,320	4,025	0	3,286	0	
3229 Subdivision Development Fees	21,400	5,000	23,210	23,210	0	15,000	0	
3230 5% Project (Engineering) Fees	134,092	36,003	24,469	24,469	0	75,000	0	
3231 Planning & Zoning Fees	124,579	150,749	99,860	128,020	0	102,825	0	
Total Licenses and permits	**745,704**	**655,900**	**716,276**	**873,608**	**0**	**737,102**	**0**	
Intergovernmental revenue								
3310 Grant Revenue	0	0	8,500	8,500	0	50,000	0	
Total Intergovernmental revenue	**0**	**0**	**8,500**	**8,500**	**0**	**50,000**	**0**	
Charges for services								
3490 Other services revenue	2,446	600	2,874	2,874	0	2,960	0	
Total Charges for services	**2,446**	**600**	**2,874**	**2,874**	**0**	**2,960**	**0**	
Fines and forfeitures								
3510 Fines and forfeitures	0	262	0	0	0	47,500	0	
Total Fines and forfeitures	**0**	**262**	**0**	**0**	**0**	**47,500**	**0**	
Interest								
3610 Interest earnings	22,437	102,101	91,250	87,972	0	56,000	0	
3615 Street impact fees (interest)	16,698	17,298	18,135	25,347	0	20,690	0	
Total Interest	**39,135**	**119,399**	**109,385**	**113,319**	**0**	**76,690**	**0**	
Miscellaneous revenue								
3690 Other revenue	409	11,612	713	713	0	0	0	
Total Miscellaneous revenue	**409**	**11,612**	**713**	**713**	**0**	**0**	**0**	
Contributions and transfers								
3848 Transfer From Class C Road Fund	0	189,843	0	0	0	0	0	
3850 Transfer From Municipal MIDA -Fund 23	0	0	0	52,567	0	425,026	0	
3891 Gain/Loss on Sale of Assets	0	12,180	0	0	0	0	0	
Total Contributions and transfers	**0**	**202,023**	**0**	**52,567**	**0**	**425,026**	**0**	

Town of Hideout

Budgeting Worksheet
10 General Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2025 Actual	2025 Budget	2026 Actual	Original Budget	Revised Budget	Worksheet Notes
Total Revenue:	**1,359,381**	**1,644,527**	**1,578,404**	**1,859,656**	**0**	**2,225,114**	**0**	
Expenditures:								
General government								
Administrative								
5001.1 Admin Contract services	4,858	5,634	15,483	6,902	0	7,109	0	
5001.2 Admin Council pay	266	480	0	0	0	7,500	0	
5001.4 Admin Insurance	11,805	11,710	20,201	13,141	0	13,535	0	
5001.6 Admin Mileage reimbursement	1,929	1,846	3,218	2,161	0	2,226	0	
5001.7 Admin Office supplies	3,688	4,255	4,532	2,130	0	2,194	0	
5001.8 Admin Personnel	343,734	315,767	233,943	280,337	0	342,328	0	
5001.9 Admin Public notices	731	2,016	970	(339)	0	901	0	
5001.A Admin Security Alarm Monitoring	912	671	1,488	1,042	0	1,073	0	
5003 Admin Benefits	141,174	213,857	133,561	166,167	0	163,988	0	
5004 Admin Other	1,152	4,611	16,276	6,600	0	6,798	0	
5010 Admin Information Technology	15,002	29,098	40,409	27,187	0	28,003	0	
5016 Admin Telephone	5,663	7,194	9,740	6,211	0	6,398	0	
5017 Admin Training	2,178	3,016	4,021	2,762	0	2,845	0	
5018 Admin Website	1,181	20	0	0	0	0	0	
5019 Admin Membership	5,540	5,678	6,666	4,666	0	7,806	0	
5030 Admin Repairs & Maintenance	4,250	6,623	7,945	5,561	0	5,728	0	
5050 Admin Utilities	10,300	9,662	22,287	11,833	0	12,188	0	
5069 Miscellaneous	279	0	0	0	0	0	0	
5070 Bad Debt Expense	0	(5,500)	0	0	0	0	0	
Total Administrative	**554,642**	**616,637**	**520,740**	**536,361**	**0**	**610,620**	**0**	
Professional services								
5002 Advisory Committee	0	0	37,356	48,135	0	96,500	0	
5002.1 Accounting	80,100	44,815	30,013	48,018	0	35,899	0	
5002.2 Legal	274,495	154,130	264,662	408,662	0	450,000	0	
5002.3 Engineering 5% project/escrow	42,980	67,020	31,093	41,457	0	86,250	0	
5002.35 Town Engineering	56,604	111,425	86,083	114,777	0	118,220	0	
5002.36 Town Engineering - projects	30,380	31,061	19,684	26,246	0	27,033	0	
5002.4 Building inspection and Plan Review	176,056	132,431	129,853	188,499	0	153,864	0	
5002.5 Plan prints	7,264	1,409	2,753	2,825	0	2,910	0	
5002.6 Auditor	6,940	18,600	125	15,000	0	15,450	0	
5002.60 Planning	59,840	52,250	51,100	62,267	0	34,135	0	
5002.65 Building Plan Review(5% escrow)	15,013	(25,679)	20,931	0	0	0	0	
5002.9 Communications	0	0	0	0	0	80,000	0	
Total Professional services	**749,671**	**587,462**	**673,652**	**955,886**	**0**	**1,100,261**	**0**	
Total General government	**1,304,313**	**1,204,100**	**1,194,392**	**1,492,247**	**0**	**1,710,881**	**0**	
Public Safety								
5105 Safety Police department	77,502	80,124	60,093	80,124	0	82,528	0	
5305 Animal Services	11,996	10,455	10,549	12,659	0	12,346	0	
Total Public Safety	**89,498**	**90,579**	**70,642**	**92,783**	**0**	**94,874**	**0**	
Streets								
5201 Streets Personnel	425	0	3,753	0	0	0	0	

Town of Hideout

Budgeting Worksheet
10 General Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2025 Actual	2025 Budget	2026 Actual	Original Budget	Revised Budget	Worksheet Notes
5202 Streets Auto maintenance	2,784	28,156	4,659	5,591	0	5,758	0	
5203 Streets Benefits	8,686	0	245	0	0	0	0	
5204 Streets Fuel	13,496	10,477	8,067	8,894	0	10,791	0	
5205 Streets Materials & Supplies	102,986	53,588	34,136	47,096	0	48,509	0	
5207 City Road Repairs	0	322,110	87,603	97,603	0	150,000	0	
5208 Streets Repair & maintenance	63,582	56,424	15,352	18,097	0	40,000	0	
5209 Streets Equipment lease	30,750	14,563	8,565	12,847	0	12,847	0	
5215 Streets Utilities	572	824	0	0	0	0	0	
Total Streets	**223,282**	**486,143**	**162,378**	**190,128**	**0**	**267,905**	**0**	
Parks								
5450 Parks and Recreation	5,834	2,310	0	0	0	15,000	0	
Total Parks	**5,834**	**2,310**	**0**	**0**	**0**	**15,000**	**0**	
Miscellaneous								
5650 Community Development	4,960	7,646	(876)	12,000	0	11,000	0	
5655 Grant Matching	0	0	0	0	0	85,000	0	
Total Miscellaneous	**4,960**	**7,646**	**(876)**	**12,000**	**0**	**96,000**	**0**	
Debt service								
5800 Principal	19,552	30,889	58,708	58,708	0	26,250	0	
5801 Interest	10,458	12,468	13,791	13,791	0	14,205	0	
5802 penalities and fines	14,522	157	0	0	0	0	0	
Total Debt service	**44,532**	**43,513**	**72,500**	**72,499**	**0**	**40,455**	**0**	
Total Expenditures:	**1,672,420**	**1,834,291**	**1,499,035**	**1,859,657**	**0**	**2,225,115**	**0**	
Total Change In Net Position	**(313,039)**	**(189,764)**	**79,369**	**(1)**	**0**	**(1)**	**0**	

Town of Hideout

Budgeting Worksheet
23 Municipal Services - MIDA - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2025 Actual	2025 Budget	2026 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 Property taxes - Current MIDA	20,520	44,362	0	93,553	0	113,123	0	
3140 Energy - Current MIDA	12,646	12,571	6,905	12,571	0	15,201	0	
3145 Transient Room tax - Current MIDA	524	518	0	600	0	726	0	
Total Taxes	**33,690**	**57,451**	**6,905**	**106,724**	**0**	**129,050**	**0**	
Interest								
3610 Interest earnings	0	2,278	(1,654)	4,346	0	2,500	0	
Total Interest	**0**	**2,278**	**(1,654)**	**4,346**	**0**	**2,500**	**0**	
Total Revenue:	**33,690**	**59,729**	**5,251**	**111,070**	**0**	**131,550**	**0**	
Expenditures:								
General government								
Administrative								
4500 transfer to Fund 10 for municipal services	0	0	0	52,567	0	160,506	0	
4700 MIDA-Admin	1,317	0	0	4,342	0	5,143	0	
Total Administrative	**1,317**	**0**	**0**	**56,909**	**0**	**165,649**	**0**	
Total General government	**1,317**	**0**	**0**	**56,909**	**0**	**165,649**	**0**	
Total Expenditures:	**1,317**	**0**	**0**	**56,909**	**0**	**165,649**	**0**	
Total Change In Net Position	**32,373**	**59,729**	**5,251**	**54,161**	**0**	**(34,099)**	**0**	

Town of Hideout

Budgeting Worksheet
24 Development- MIDA - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2025 Actual	2025 Budget	2026 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 Property taxes - Current MIDA	100,431	261,938	0	500,112	0	601,016	0	
3130 MIDA - Sales tax	24,851	9,003	9,084	26,262	0	21,784	0	
Total Taxes	**125,282**	**270,941**	**9,084**	**526,374**	**0**	**622,800**	**0**	
Interest								
3610 Interest earnings	0	7,968	(3,069)	18,015	0	20,494	0	
Total Interest	**0**	**7,968**	**(3,069)**	**18,015**	**0**	**20,494**	**0**	
Total Revenue:	**125,282**	**278,909**	**6,015**	**544,389**	**0**	**643,294**	**0**	
Expenditures:								
General government								
Administrative								
4500 transfer to Fund 10 for development services	0	0	0	0	0	264,520	0	
4700 MIDA - admin	2,485	0	0	6,952	0	14,872	0	
Total Administrative	**2,485**	**0**	**0**	**6,952**	**0**	**279,392**	**0**	
Total General government	**2,485**	**0**	**0**	**6,952**	**0**	**279,392**	**0**	
Total Expenditures:	**2,485**	**0**	**0**	**6,952**	**0**	**279,392**	**0**	
Total Change In Net Position	**122,797**	**278,909**	**6,015**	**537,437**	**0**	**363,902**	**0**	

Town of Hideout

Budgeting Worksheet
51 Water Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2025 Actual	2025 Budget	2026 Actual	Original Budget	Revised Budget	Worksheet Notes
Income or Expense								
Income From Operations:								
Operating income								
5110 Interest earnings	0	41,753	29,881	50,556	0	36,000	0	
5140 Water service	927,081	1,023,055	1,008,495	1,225,828	0	1,408,052	0	
5141 Standby water	271,536	200,745	7,224	200,916	0	200,916	0	
5142 Water reservation fee	(1,108)	0	0	0	0	0	0	
5143 Meter rental	1,350	3,550	3,250	4,333	0	4,463	0	
5145 Storm water service	34,093	45,766	41,165	49,197	0	56,511	0	
5150 Sewer service	223,107	254,350	234,884	280,910	0	322,669	0	
5310 water meter connection fees	78,683	97,253	96,208	121,618	0	99,272	0	
5312 sewer connection fees	0	0	41,400	51,636	0	42,148	0	
5315 Water Transfer fees	2,260	2,748	2,508	2,957	0	3,046	0	
5410 Late penalties and fees	10,640	23,018	2,970	2,887	0	23,709	0	
5490 Other operating income	355	0	2,688	2,688	0	0	0	
Total Operating income	**1,547,996**	**1,692,238**	**1,470,673**	**1,993,526**	**0**	**2,196,786**	**0**	
Operating expense								
5001.1 Admin Contract Services	4,280	4,723	0	6,726	0	6,927	0	
5001.2 Admin Council Pay	328	465	0	0	0	7,500	0	
5001.4 Admin Insurance	7,815	11,336	0	9,060	0	0	0	
5001.6 Admin Mileage Reimbursement	2,112	1,505	0	926	0	954	0	
5001.7 Admin Office Supplies	3,489	3,359	0	2,341	0	2,412	0	
5001.9 Admin Public Notices	900	1,952	0	1,284	0	2,572	0	
5001.A Admin Security Alarm Monitoring	973	649	0	446	0	460	0	
5004 Admin Other	405	4,251	0	8,543	0	8,799	0	
5019 Admin Membership	6,623	5,609	703	4,203	0	9,329	0	
5030 Admin Repairs & Maintenance	5,556	6,411	0	6,883	0	7,090	0	
5050 Admin Utilites	10,141	8,668	0	8,928	0	9,196	0	
5069 Miscellaneous	3,751	0	0	0	0	0	0	
5070 Bad Debt Expense	0	(2,492)	0	0	0	0	0	
5080 Interest Expense	368	93	0	0	0	95	0	
6005 Accounting and Audit	24,753	46,924	11,226	20,000	0	27,462	0	
6006 Consulting Services - PW	0	10,000	11,220	30,585	0	31,000	0	
6010 Information Technology	15,591	19,682	0	29,847	0	30,742	0	
6016 Telephone	4,821	6,107	0	4,162	0	4,287	0	
6017 Training	8,102	2,796	255	3,939	0	4,057	0	
6018 Website	465	20	0	0	0	0	0	
6120 Depreciation Expense	220,264	52,485	0	243,924	0	244,934	0	
6140 Engineering	51,354	14,254	1,772	2,362	0	2,433	0	
6141 Engineering - projects	2,396	(2,382)	62,337	83,116	0	85,609	0	
6150 Legal	39,966	39,254	28,378	41,337	0	60,000	0	
6205 materials and supplies	21,469	9,908	2,758	3,309	0	3,409	0	
6209 Street Equipment Lease	0	24,188	25,694	30,832	0	30,832	0	
6210 Meters	51,070	72,466	71,481	97,489	0	91,213	0	
6240 Office expenses	0	0	0	0	0	9,332	0	
6250 Operating expenses	1,337	0	0	0	0	0	0	
6305 Repairs and Maint - Sewer	1,069	7,446	14,557	47,469	0	80,000	0	

Town of Hideout

Budgeting Worksheet
51 Water Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2025 Actual	2025 Budget	2026 Actual	Original Budget	Revised Budget	Worksheet Notes
6310 Repairs and Maint - Water	2,136	5,617	2,124	2,324	0	41,000	0	
6315 Repairs and Maint - Storm	0	0	240	5,000	0	10,000	0	
6350 Salaries and wages	365,357	492,622	356,511	427,743	0	475,034	0	
6355 Benefits	90,632	174,909	192,372	237,935	0	258,138	0	
6360 Software and technology	2,645	7,695	695	0	0	0	0	
6405 JSSD - Sewer	48,380	50,980	43,495	53,142	0	54,736	0	
6410 JSSD - Water	277,039	274,536	230,625	276,749	0	285,052	0	
6412 Water reservation fees	56,365	58,037	64,661	64,661	0	66,601	0	
6610 Depreciation Expense	0	179,824	0	0	0	0	0	
Total Operating expense	**1,331,950**	**1,593,896**	**1,121,104**	**1,755,265**	**0**	**1,951,205**	**0**	
Total Income From Operations:	**216,046**	**98,342**	**349,569**	**238,261**	**0**	**245,581**	**0**	
Non-Operating Items:								
Non-operating income								
7000 Gain/Loss on Disposal of Assets	0	(10,080)	0	0	0	0	0	
Total Non-operating income	**0**	**(10,080)**	**0**	**0**	**0**	**0**	**0**	
Total Non-Operating Items:	**0**	**(10,080)**	**0**	**0**	**0**	**0**	**0**	
Total Income or Expense	**216,046**	**88,262**	**349,569**	**238,261**	**0**	**245,581**	**0**	

File Attachments for Item:

1. Approval of adopting Resolution 2025-R-XX Honoring Phil Rubin

Jan McCosh - Town Adm
Alicia Fairbourne – Recorder

Council Members
Chris Baier
Jonathan Gunn
Carol Haselton
Bob Nadelberg
Ralph Severini

RESOLUTION 2025-R-XX

HONORARY RESOLUTION IN APPRECIATION FOR OUTSTANDING

PUBLIC SERVICE BY PHIL RUBIN

WHEREAS, Phil Rubin has served as Mayor since January 2018, and an advocate of a town led by the people for the people, continually focused on improving the lives of the residents; and

WHEREAS, Phil Rubin has brought respect, honor, and integrity to the Town of Hideout by leading by example, exhibiting the highest level of diligence and maintaining a high moral character; and

WHEREAS, Phil Rubin provided tireless service, tenacity and grit and a steady hand in his leadership position amidst many diverse and opposing viewpoints; and

WHEREAS, Phil Rubin has volunteered numerous hours, incurred personal sacrifice and exhibited outstanding personal character in his efforts to bring the community together; and

WHEREAS, Phil Rubin's sense of determination and verve has enriched those fortunate enough to know and work with him; and

WHEREAS, Phil Rubin was admired and respected by his staff as being kind, fair, a great mentor and who was abundantly patient in approaching problems to understand the issues for continual improvement and was willing to roll up his sleeves—even to the point of snow plowing in the middle of the night when the budget was tight; and

WHEREAS, Phil Rubin's unwavering commitment, willingness and ability to stand up for what he believes, has made a substantial contribution to the betterment of the Town of Hideout and the residents in the region.

NOW, THEREFORE, BE IT RESOLVED that the Town Council does hereby thank Phil Rubin for his dedication and outstanding public service

.

BY: _____
Chris Baier, Mayor Pro Tempore

ATTEST:

_____
Alicia Fairbourne, Recorder for Hideout

File Attachments for Item:

3. Consideration and possible approval of Resolution 2025-R-XX appointing Dalin Hackett, CPA as Hideout Town Treasurer effective May 9, 2025

RESOLUTION #2025-R-XX

A RESOLUTION APPOINTING THE TREASURER FOR THE TOWN OF HIDEOUT, UTAH

WHEREAS, a Treasurer being required by State Statute and necessary to the effective functioning of the Town's affairs; and

WHEREAS, it has become necessary to appoint a new Treasurer for Hideout to perform such duties as required by the Town Council and State code; and

WHEREAS, after review and consideration, the Mayor desires, upon advice and consent of the Council, to appoint Dalin Hackett as the Treasurer for the Town of Hideout, Utah, and it is the desire of the Council to consent to said appointment.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Hideout, Utah:

1. That the Mayor hereby appoints Dalin Hackett as the Treasurer for the Town of Hideout.
2. That the Council hereby consents to said appointment.

WHEREFORE, this Resolution shall take effect and be in force beginning May 9, 2025.

ADOPTED and PASSED by the Hideout Town Council and approved by the Mayor of Hideout, Utah, this _____ day of _____, 2025.

TOWN OF HIDEOUT

_____

_____, Mayor

Attest:

_____

Alicia Fairbourne, Recorder for Hideout

File Attachments for Item:

4. Consideration of adopting Resolution 2025-R-XX authorizing Town Treasurer Dalin Hackett access to the Town's Public Treasurer's Investment Fund (PTIF) account

1. Certification of Authorized Individuals

I, _____(Name) hereby certify that the following are authorized: to add or delete users to access and/or transact with PTIF accounts; to add, delete, or make changes to bank accounts tied to PTIF accounts; to open or close PTIF accounts; and to execute any necessary forms in connection with such changes on behalf of _____ (Name of Legal Entity). Please list at least two individuals. Each individual must have a unique email.

Name	Title	Email	Signature(s)

The authority of the named individuals to act on behalf of _____ (Name of Legal Entity) shall remain in full force and effect until written revocation from _____ (Name of Legal Entity) is delivered to the Office of the State Treasurer.

2. **Signature of Authorization**

I, the undersigned, _____(Title) of the above named entity, do hereby certify that the forgoing is a true copy of a resolution adopted by the governing body for banking and investments of said entity on the _____day of _____, 20_____, at which a quorum was present and voted; that said resolution is now in full force and effect; and that the signatures as shown above are genuine.

Signature	Date	Printed Name	Title

Utah Notary Acknowledgment

STATE OF UTAH)
§
COUNTY OF _____)

Subscribed and sworn to me on this _____ day of _____, 20____ , by _____ (Name), as _____ (Title) of _____(Name of Entity), proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary
(seal)

Notary
Signature_____

UTAH STATE TREASURER
UTAH PUBLIC TREASURERS' INVESTMENT FUND
New Account Application and Change Form

DATE_____

ACTION:

☐ Create New PTIF Account *(Sec. A,C,D,E,F)*	☐ Add/Delete Bank Account *(Sec. A,B,E,F)*	☐ Opt In Paper Statements *(Sec. A,B,F)*
☐ Change Address *(Sec. A,B,D,F)*	☐ Change Authorized Individuals *(Sec. A,B,C,F)*	

A. Entity Name/Account Title_____

B. PTIF Account Number(s) _____

C**. Individuals Authorized to Make Deposits/Withdrawals**:

	NAME	TITLE	PHONE	E-MAIL	INTERNET ACCESS
1.					☐
2.					☐
3.					☐
4.					☐

D**. Mailing Address**:

_____
Attn: _____
_____
_____

E. **Bank (Depository) Information**:

New/Additional Bank - (Include deposit slip with submission)

a. Name of Bank _____

b. Account Number _____

☐ Checking ☐ Savings ☐ Other _____

Delete Bank

Name of Bank _____

Account Number _____

F. **Authorization:** In accordance with applicable statutes and procedures established by the Utah State Treasurer, we the undersigned hereby authorize the Utah State Treasurer to make the above changes and/or initiate wire and/or automated clearing house (ACH) credit entries and/or debit entries to our bank indicated above. The depository named above is authorized to credit and/or debit the same to such account. This authorization is to remain in full force and effect until the Utah State Treasurer has received written notification from us of its termination.

Signed _____ (Date)
Name _____
Title_____

Signed_____ (Date)
Name_____
Title _____

TWO SIGNATURES REQUIRED

Please scan and return this completed form to ptifadmin@utah.gov or fax to 801-538-1465

Form UPTIF 10/14

File Attachments for Item:

6. Discussion and possible appointment of Brad Airmet as an alternate member of the Hideout Planning Commission by Mayor with advice and consent of the Council

RESOLUTION #2025-R-XX

A RESOLUTION REMOVING AND APPOINTING ALTERNATE MEMBERS OF THE PLANNING COMMISSION

WHEREAS, Hideout Code 3.02.010 requires the Mayor, with the advice and consent of the Council, to appoint five members to the Planning Commission ("Commission"), plus two alternate members; and

WHEREAS, a current alternate member of the Commission is no longer able to serve on the Commission, and a replacement member has been identified.

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

Section I: Peter Ginsberg is hereby removed as an alternate member of the Commission.

Section II: Brad Airmet is hereby appointed as a new alternate member of the Commission.

Section III: Effective Date. This resolution shall be effective immediately.

PASSED AND APPROVED by the Hideout Council, of Utah, this 8th day of May in the year 2025.

HIDEOUT

_____

Chris Baier, Mayor Pro Tempore

ATTEST:

_____

Alicia Fairbourne, Hideout Recorder