Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearing
June 12, 2025

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on June 12, 2025 at 6:00 p.m. electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting

I. Call to Order

Mayor Severini called the meeting to order at 4:35 p.m.

II. Roll Call

Present: Mayor Ralph Severini
Council Member Chris Baier
Council Member J.D. Cronin *(appointed and sworn in during meeting)*
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Bob Nadelberg

Staff Present: Town Attorney Polly McLean
Town Administrator Jan McCosh
Recorder for Hideout Alicia Fairbourne

Staff Attending Remotely: Town Planner Thomas Eddington
Town Engineer Gordon Miner
Public Works Director Daniel Allen
Financial Advisor Katie Shepley

Public Present: Doug Silver, Alycia Skousen, Bill Woolf, Brian Cooper, Peter Ginsberg.

Public Attending Remotely: Glynnis Tihansky, Grace Doerfler (KPCW), Rob Sant, Brad Airmet, Ben McAdams, Bill Simmons, Spencer Foster, Brett Rutter and others who may have logged in using a partial name or using only a phone number.

III. 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

Motion: Council Member Haselton moved to enter into a Closed Session. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg.

Present: Mayor Ralph Severini
Council Member Chris Baier
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Bob Nadelberg

Staff Present: Town Attorney Polly McLean
Town Administrator Jan McCosh

Attending Remotely: Town Engineer Gordon Miner
Contracted Attorney Dani Cepernich
Contracted Assistant Engineer Jason Beisinger

Motion: Council Member Gunn moved to recess the Closed Meeting and enter into the Open Meeting. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg.

IV. Agenda Items 5:30 - 6:30 p.m.

1. Interview and make a possible appointment of an Interim Council Member to fulfill the vacancy left by Ralph Severini when he was appointed to Mayor

Mayor Severini called the Open Meeting to order at 5:38 p.m. and introduced the agenda item to interview candidates for the interim council seat vacated when he became mayor. He outlined that each of the four applicants – Brian Cooper, Alycia Skousen, Doug Silver, and JD Cronin – would have approximately ten minutes to present their qualifications and answer questions.

Mr. Cooper detailed his background in physics, electronics engineering, and over 50 years of experience managing large-scale technical projects. He cited his service leading the Infrastructure Committee, work with the Shoreline 1 HOA, and efforts to resolve building code violations in his subdivision. His goals included reinstating the Infrastructure Committee, improving strategic planning, enforcing building codes with an independent inspector, and integrating fire mitigation measures into new and existing construction.

Ms. Skousen described her nearly 20 years as a licensed CPA in California, including public accounting and consulting experience. She emphasized her ability to streamline processes, represent the east side of Town, and promote self-reliance and environmental responsibility, noting her use of water conservation techniques, renewable energy, and sustainable gardening practices on her homestead.

Mr. Silver discussed his service as vice chair of a Connecticut Board of Education, where he managed and presented multimillion-dollar budgets, as well as his prior work as a teacher, administrator, and national consultant for school systems. He highlighted experience in public board governance, municipal finance, and strategic planning, and expressed interest in improving goal setting and project evaluation processes.

Mr. Cronin presented his 30-year career in finance, risk management, and strategic leadership, including senior roles at Bank One and with the Federal Reserve Bank of Chicago. Locally, he had served on the Town's Economic Development Committee since 2021, conducting due

diligence on development proposals. He stressed the importance of transparency, responsible growth, and adherence to rules as the foundation for governance.

Following the presentations, Council Members commended all candidates, noting each brought valuable skills. Several members encouraged those not selected to serve on committees, suggesting possible new committees for conservation and school-related issues, as well as expanded participation in wildfire planning. Mayor Severini emphasized the Town's need for broader resident involvement and referenced the upcoming Wildfire Symposium. Town Attorney Polly McLean reviewed state law and voting procedures, confirming the mayor was eligible to vote on the appointment, but recommended he vote last in case of a tie. The Council then prepared to cast their votes for the interim appointment.

The vote was as follows:

Council Member Baier: Brian Cooper
Council Member Haselton: Brian Cooper
Council Member Nadelberg: J.D. Cronin
Council Member Gunn: J.D. Cronin
Mayor Severini: J.D. Cronin

2. Consideration and possible adoption of Resolution 2025-R-XX appointing in interim Council Member to serve the remaining term vacated by Ralph Severini

Mayor Severini confirmed that J.D. Cronin had been selected by a 3-2 vote and asked for a motion to adopt the resolution appointing him to the interim council member position.

Motion: Council Member Gunn moved to adopt Resolution 2025-R-09, appointing J.D. Cronin to serve as Council Member for the Town of Hideout for the remaining term of office commencing June 12, 2025, and concluding January 5, 2026. Council Member Nadelberg made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg.

3. Administration of the Oath of Office to the newly appointed Interim Council Member

Recorder Alicia Fairbourne administered the Oath of Office to Mr. Cronin.

There was a short recess at 6:26 p.m., and the meeting reconvened at 6:38 p.m.

V. <u>Public Hearing 6:30 p.m.</u>

1. Discussion and possible approval of Resolution 2025-R-XX adopting the Final Budget for Fiscal Year 2026

Mayor Severini invited Financial Advisor Katie Shepley to provide an overview and updates of the budget since the last meeting. Ms. Shepley reported that FY 2025 revenues were adjusted downward due to fewer building permits than anticipated, dropping the forecast from 123 permits to about 105. Corresponding expenses also decreased, including lower engineering costs covered by escrow accounts. As a result, projected use of MIDA funds decreased from approximately $425,000 to $417,000. Property tax revenue was expected to be higher, with additional grant revenue and matching expenses factored in.

For FY 2026, projections remained close to prior estimates, with opportunities for growth from pending subdivisions, potential reductions in legal costs, and increased compliance enforcement, including fines for developers and residents not adhering to Town ordinances. Risks included possible additional street repair costs beyond the budgeted $150,000, and potential sewer repairs following upcoming inspections.

Ms. Shepley outlined additions since the last meeting, including stipends for Planning Commission members ($100 for the Chair, $50 for Commissioners), Town Council Members and Mayor ($500 per month for the Mayor, $100 per month for Council Members), $2,500 for travel and events split between the General and Water Funds, $10,000 for potential AI-based call automation in the communications budget, and $30,000 for a new website. Legal expenses were increased by $5,000 to align with escrow usage.

Council Member Baier sought clarification on committee pay, cost-of-living adjustments, and the AI budget item, cautioning against pursuing technology without a clear business case. Council Member Cronin and Mayor Severini agreed that any technology investment should be backed by research and a defined plan.

Ms. Shepley also reviewed the enterprise and MIDA funds, noting a projected $250,000 surplus in the enterprise fund and the inclusion of MIDA administrative expenses in both FY 2025 and FY 2026 budgets. Mayor Severini requested the addition of charts and an "opportunities and risks" page in future presentations, which Ms. Shepley agreed to provide.

Ms. McLean advised that compensation changes for elected officials required a separate public hearing and ordinance under state law. Mayor Severini confirmed the budget could still be adopted, with the required hearing for council compensation scheduled for July.

There being no further questions from Council, Mayor Severini opened the Public Hearing at 7:00 p.m. There were no comments. The floor was closed at 7:01 p.m.

Motion: Council Member Nadelberg moved to approve Resolution 2025-R-10, a Resolution of the Town of Hideout, Utah Approving and Adopting the Budgets for the Fiscal Year 2025-2026 (FY2026). Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Cronin, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg. There were none opposed. The motion carried 5-0.

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

At 7:02 p.m., Mayor Severini opened the floor to the public.

Council Member Baier raised concerns about construction-related traffic obstructions during the busy building season, noting instances where trailers and equipment, such as a large concrete pumper, blocked narrow streets without required flaggers or proper safety measures. She stressed the need for more consistent enforcement of existing ordinances to ensure public safety. Discussion followed on whether enforcement should be handled by Public Works, if an additional enforcement officer should be budgeted, and how to improve compliance.

Mayor Severini agreed the issue was ongoing and would likely worsen over the summer. Council Member Cronin suggested that stricter fines could encourage compliance, while Council Member Gunn noted that deterrence measures could be effective if escalation clauses were in place. Council Member Baier emphasized her primary concern was immediate safety and communication with contractors, not solely issuing fines.

Ms. McCosh explained that the Public Works staff were trained in enforcement procedures and responded to reported violations, but enforcement needed to catch violators in the act. She recommended consulting Assistant Town Attorney Cameron Platt for additional guidance due to his law enforcement background. Mayor Severini concluded that the matter would be discussed further offline to determine next steps.

Council Member Baier commented positively on the early opening and upkeep of the Outlaw Golf Course, stating it contributed to the community's vibrancy and appeal.

There being no further comments, Mayor Severini closed Public Input at 7:12 p.m.

Agenda Items *cont.*

1. **Presentation of land acquisition services *(Presented by Ben McAdams and Bill Simmons)***

Mayor Severini introduced Ben McAdams and Bill Simmons to present a proposal for assisting the Town in pursuing potential land acquisition from the federal government, specifically parcels near the Ross Creek area. He noted that obtaining additional acreage could support recreational amenities, a community center, and possible light commercial development, while keeping control of the land local rather than under federal management.

Mr. McAdams described his background as a former Congressman and Mayor, and his current work advising municipalities on better utilizing government-owned real estate to meet local needs. He emphasized the importance of locally informed decision-making for land use. Mr. Simmons outlined his experience in federal land management policy and legislative processes, noting prior success in building consensus among diverse stakeholders. He confirmed familiarity with the Bureau of Reclamation and the Ross Creek area, stating their goal would be to help the Town gain control over key parcels.

Council Member Baier asked about the process and timeline for federal land transfers. Mr. McAdams and Mr. Simmons explained that this effort would likely be a locally driven, administrative process rather than congressional action, requiring stakeholder engagement and consensus building. The focus would be on securing parcels with broad support and minimal controversy. Discussion ensued regarding the opportunities that additional acreage could provide, with consensus that careful parcel selection and public consensus would be essential.

Messrs. McAdams and Simmons explained that their proposal outlined a contingency-based, performance-driven fee arrangement, recognizing the Town's budget constraints and the likely multi-year timeline. Ms. McLean noted the need to ensure compliance with procurement policies and alignment with the ongoing General Plan update, though no current requirement existed for the General Plan to first address the area.

Council Member Haselton requested a visual map of the parcels under consideration. Mayor Severini confirmed one had been shared in a prior Closed Session and would be made public for review. He reiterated that the Town might only seek a portion of the roughly 70 acres adjacent to its existing 10-acre property, with uses potentially including environmental preservation, recreation, retail, and a community center. The Council planned to review the formal proposal before the next meeting.

Mayor Severini thanked Mr. McAdams and Mr. Simmons for their time and informative presentation before moving to the next agenda item.

2. Discussion and consideration of Council to remove Alternate Planning Commission Member Peter Ginsberg

Mayor Severini invited Mr. Ginsberg to explain his experience as an Alternate Planning Commission Member with the Town. Mr. Ginsberg expressed disappointment over how the situation had been handled, noting that although he had been interviewed by the chairman and

appointed by the mayor, he had not been informed of his appointment to the Planning Commission by the mayor or chairman, and was informed by the Town Administrator instead. He had received little communication regarding expectations, and learned of his removal without prior warning or an opportunity to address attendance concerns. He stated he was willing to resign and serve on the Economic Development Committee instead, emphasizing his desire to continue contributing his professional expertise to the town.

Mayor Severini thanked Mr. Ginsberg for his service and acknowledged the need to better establish and communicate expectations for Planning Commission and committee members, including reinstating required training classes for the Planning Commissioners. Council Members expressed support for creating clear attendance and participation requirements for both voting and alternate members, with Council Member Baier noting that alternates should be expected to attend meetings in the same manner as regular members. The Council agreed this should be a priority and could be implemented and refined going forward.

At 7:42 p.m., Council Member Nadelberg was excused from attending in-person at Hideout Town Hall and joined via Zoom.

At 7:44 p.m., Council Member Baier was excused from attending in-person at Hideout Town Hall and joined via Zoom.

3. Discussion and Potential Adoption of Ordinance 2025-O-XX to Create a Community Reinvestment Agency (CRA) ***(Presented by Rob Sant and Spencer Foster)***

Economic Development Consultant Rob Sant, joined by Spencer Foster from the Mountainland Association of Governments (MAG), presented on the formation of a Community Reinvestment Agency (CRA) for the Town. Mr. Sant explained that a CRA is a legal entity created by a municipality or county to promote economic development, job creation, redevelopment of underutilized areas, public infrastructure projects, and affordable housing, primarily through public–private partnerships. The CRA would be governed by the Town Council acting as the CRA Board, with the Mayor serving as the Executive Director.

He reviewed the concept of tax increment financing (TIF), noting that property tax revenue from the year a project area is created would be frozen for taxing entities, with a negotiated portion of taxes from new development above that base redirected into the project area for a set time. These funds could be used for infrastructure, incentives for development, affordable housing, administrative costs, property acquisition, and, with taxing entity approval, certain municipal uses.

Mr. Sant detailed the statutory process for creating a CRA and subsequent project areas, which typically takes 120–180 days due to mandatory public notice and negotiation periods with each taxing entity. Negotiations could result in varying participation levels from different entities. He emphasized the importance of early engagement with potential partners, though typically after the agency is formed, and stated there was no significant downside to creating the agency.

Council Members asked about restrictions on property types, benefits if other taxing entities did not participate, and potential costs. Mr. Sant confirmed state law imposes few prohibitions, benefits could still exist without full participation through greater flexibility in funding uses, and the cost to create the agency would be minimal under his current $2,000 per month consulting contract. Mr. Foster added that his assistance was provided at no cost to the Town through state funding.

Mayor Severini clarified that the ordinance under consideration would establish the CRA itself, with decisions on specific project areas, such as a potential Ross Creek area, to follow later.

There being no further questions, Mayor Severini invited a motion to adopt the Ordinance.

Motion: Council Member Baier moved to adopt Ordinance 2025-O-05, an Ordinance creating a Community Reinvestment Agency (CRA). Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Cronin, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg. There were none opposed. The motion carried 5-0.

Following the motion, Ms. McLean asked whether a separate motion was required for submittal to the Lieutenant Governor. Mr. Sant explained that, while the ordinance would be submitted, several preparatory steps had to occur first. These included preparing a Notice of Impending Boundary Action with a certified map of Hideout, which would be reviewed and certified by the county surveyor before submission to the Lieutenant Governor along with the ordinance.

Mr. Foster inquired whether the process would require submittal to both counties since Hideout lies in multiple counties. Mr. Sant responded that this was likely and suggested confirming with legal counsel. Mr. Foster noted that the taxing entities involved would vary depending on the project area's location.

Mr. Sant clarified that, for practical purposes, the initial process would likely involve only Wasatch County and that the ordinance defined the agency's boundaries as always matching the boundaries of Hideout. This would allow any future annexations to be automatically included without repeating the boundary action process.

Mayor Severini confirmed no further action was needed from the Council at this time, and Mr. Sant stated he would coordinate with staff to complete the required attachments for submission. The Mayor thanked Mr. Sant and Mr. Foster for their informative presentation.

4. Discussion and possible adoption of Ordinance 2024-O-XX requiring Planning Commission Members to be residents of Hideout and establishing training requirements

The Council discussed a proposed ordinance to amend qualifications, training requirements, attendance expectations, and compensation for Planning Commission members. Ms. McLean outlined key provisions, including requiring appointees to have resided in the Town for at least 12 months prior to their appointment (without requiring full-time or primary residence) and replacing a property ownership requirement with residency, allowing both owners and renters to serve. She also proposed adopting state code standards for annual land use training – four hours per year – with new members completing at least two hours within 60 days of appointment.

Council Members debated whether residency should be limited to full-time residents. Several favored prioritizing full-time residents to ensure local engagement, while others expressed

concern about reducing the pool of qualified applicants by excluding second-home owners. Discussion also addressed ensuring training requirements were practical and tied to specific available courses, and the importance of gathering input from Planning Commission Chair Tony Matyszczyk before finalizing the ordinance.

Regarding attendance, the draft set removal thresholds at two consecutive absences or four total absences from regularly scheduled meetings in a calendar year. Members agreed the ordinance should allow discretion for extenuating circumstances and stressed the need for new appointees to receive clear expectations from the outset.

Ms. McLean also noted a separate resolution would be required to establish compensation - $50 per meeting for members and $100 for the chair. Since the resolution was not on the agenda, action was deferred. The Council agreed to refine the language, seek the Planning Commission Chair's input, and bring the ordinance and resolution back for consideration in July.

5. Discussion and possible adoption of Ordinance 2025-O-XX amending the Engineering Design Standards Manual to update the Town's stormwater drainage policy *(continued from May 8, 2025 public hearing)*

The Council revisited proposed amendments to the Engineering Design Standards Manual regarding stormwater drainage. Town Engineer Gordon Miner explained that the updated language was intended to remove discretion from the town engineer while allowing incidental sheet flow from residential properties to enter the municipal storm system. Council Member Gunn expressed concern that the wording, as written, might prohibit stormwater from a residence's yard from entering the system. He suggested replacing the reference to "driveways" with a broader term to ensure residential runoff could be accommodated.

After discussion, the Council agreed to remove the words "driveways" and replace them with "parcels," and to also remove the word "buildings" from the proposed amendment. This change was intended to ensure that incidental sheet flow from parcels fronting a public street could enter the municipal stormwater system, preventing the burden from falling on homeowners to contain stormwater on their property.

Being that this was a continued Public Hearing from the May 8, 2025 meeting, Mayor Severini opened the floor for any further public comment at 8:54 p.m. There were no comments. The floor was closed.

Motion: Council Member Gunn moved to approve Ordinance 2025-O-06, an Ordinance adopting amendments to the Hideout Town Standard Specifications and Drawings Manual with the following amendments to the proposed language: 1. Remove the words "driveways" and replacing them with the word "parcels"; and 2. Remove the word "buildings". Council Member Cronin made the second. Voting Yes: Council Member Baier, Council Member Cronin, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg. There were none opposed. The motion carried 5-0.

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

Mayor Severini invited Mr. Airmet to tell the Council about himself and why he was interested in joining the Planning Commission. Mr. Airmet provided background on his long-term connection to the area, professional experience managing printing companies, and community

involvement, including adopting and maintaining a section of SR-248. He described his past experience working with utilities, HOAs, and infrastructure projects. Referring to the prior agenda item on Planning Commissioners' training requirements, Mr. Airmet noted he had spoken with the Planning Commission Chair and offered suggestions for potential training resources, such as the American Planning Association, the Land Use Institute, and the Utah League of Cities and Towns Spring and Fall Conferences.

Council Members expressed support for Mr. Airmet's appointment, noting prior positive interactions and the Planning Commission Chair's approval. Mayor Severini confirmed Mr. Airmet met all qualifications and reviewed meeting expectations.

Vote: Mayor Severini asked the Council for consent to appoint Brad Airmet as an alternate member of the Hideout Planning Commission to fulfill the vacancy left by Peter Ginsberg's resignation. The vote was as follows: Council Member Baier, "Yes"; Council Member Cronin, "Yes"; Council Member Gunn, "Yes"; Council Member Haselton, "Yes"; and Council Member Nadelberg, "Yes".

Following the Council's vote of consent, Mayor Severini congratulated Mr. Airmet on his appointment and stated that his oath of office would be administered at the upcoming Planning Commission meeting on July 26.

7. Discussion and possible approval of Ordinance 2025-O-XX amending Hideout Code regulating installation and clearance of fire hydrants

The Council discussed a proposed ordinance amendment regarding the regulation and clearance of fire hydrants, which had been drafted in response to concerns raised by Public Works Director Daniel Allen about hydrants being obstructed by landscaping materials or snow. Ms. McLean explained that the amendment consolidated related provisions in the code into one section and clarified that hydrants must remain clear of all materials. Mr. Allen emphasized that hydrants needed to be accessible year-round for safety and noted that, since all hydrants in Town were on private property, responsibility for clearing them rested with property owners or HOAs.

Council Member Gunn suggested removing the phrase "if they are responsible for snow removal" from the language so that the duty to clear hydrants applied to the landowner in all cases, regardless of HOA obligations. The Council agreed to this change. Discussion followed about challenges with public awareness, HOA responsibility, and enforcement. Mr. Allen described past efforts by Public Works to clear hydrants and notify responsible parties, noting that the Town had not been reimbursed and that code enforcement resources were limited. Council Members agreed that while compliance was preferred, fines could encourage adherence, and a broader discussion on code enforcement staffing was needed.

Motion: Council Member Gunn moved to approve Ordinance 2025-O-07, an Ordinance amending Hideout Code regulating installation and clearance of fire hydrants, with the following amendments to the proposed language: 1. Remove the line "it shall be the duty of every property owner, including Homeowners Associations"; and 2. Remove the words "if they are responsible for snow removal". Council Member Cronin made the second. Voting Yes: Council Member Baier, Council Member Cronin, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg. There were none opposed. The motion carried 5-0.

8. Consideration of adopting Resolution 2025-R-XX authorizing Mayor Ralph Severini access to the Town's Public Treasurer's Investment Fund (PTIF) account

Ms. McLean explained that this was a formality and that the purpose was primarily to provide backup access to the Town's PTIF account. Ms. McLean confirmed the item required a vote for adoption of the resolution.

Motion: Council Member Haselton moved to approve Resolution 2025-R-12, authorizing Mayor Severini access to the Town's Public Treasurer's Investment Fund (PTIF) account. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Cronin, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg. There were none opposed. The motion carried 5-0.

VII. Committee Updates

1. Planning Commission - *Thomas Eddington, Town Planner*

Ms. Fairbourne reported on behalf of the Town Planner that the Planning Commission was scheduled to meet on June 26, 2025, to consider the Elkhorn Springs and Wildhorse projects.

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

Ms. Fairbourne reported on behalf of the Town Planner that there were no updates for the Design Review Committee.

3. Wildfire Committee - *Council Member Gunn*

Council Member Gunn reported that the permanent fire station project continued to progress, with UDOT having issued a punch list of ten items, now reduced to two to four remaining. The fire department anticipated retaining a general contractor and obtaining a permit by mid-to-late summer.

Mayor Severini provided an update on the Wildfire Risk Mitigation Regional Symposium, scheduled for July 15, 2025, from 9:00 a.m. to 3:00 p.m. at Black Rock Mountain Resort. He outlined a lineup of speakers, including representatives from the offices of Senator Mike Lee and Congressman Mike Kennedy, the Utah League of Cities and Towns, Utah Department of Forestry Executive Director Jamie Barnes, Utah Insurance Commissioner Jonathan Pike, insurance industry representatives, and others. Mayor Severini noted that Governor Cox had been invited, along with local fire officials from Wasatch and Summit Counties. The event would be open to the public, with outreach planned via a special newsletter to encourage attendance.

Council discussion emphasized the seriousness of wildfire threats, the need for public education, and the importance of community-wide mitigation efforts, including changes in landscaping practices. Council Member Haselton referenced the upcoming *One Book, One Community* event at the Park City Library on July 20, featuring author John Vaillant, who wrote *Fire Weather*, a book addressing the realities and impacts of wildfires. Mayor Severini confirmed that HOAs, neighboring municipalities, and regional partners had been invited, and that lunch would be provided at the event. Council Member Gunn added that Rocky Mountain Power would participate and that several HOAs, including Tuhaye, had RSVP'd.

4. Economic Development Committee - *Council Member Severini*

Mayor Severini invited Council Member Cronin to provide an update on the Economic Development Committee. Council Member Cronin reported that discussions had continued with various development projects, including the Ross Creek development. He noted that Ms. McCosh had been doing substantial work on the project and that he and others had spoken with developers about a concept called "Fooderie," which featured multiple small restaurant spaces in an outdoor setting. He believed the concept could integrate well with Ross Creek and mentioned that co-developers had been introduced to the idea, though next steps remained uncertain.

Mayor Severini added that another concept under consideration involved converting the maintenance building at Ross Creek into a food court, utilizing existing parking near the site and creating an open-area restaurant space. He stated that this was one option, with the other being a more permanent development, and confirmed there had been interest from potential developers.

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

Council Member Baier reported that the POST Committee had continued preparations for the summer completion of new trails in the Ross Creek section of the state park. Planning was also underway for the permanent installation of ADA-accessible commemorative signs honoring Japanese families from California who relocated to the Keetley area during World War II to avoid internment camps. These signs would likely be placed in the park's new day-use area, which included handicap parking and improved accessibility.

She added that the committee, in coordination with the Public Works Director, was purchasing bike route signs approved at the previous meeting, with installation expected soon. The committee also anticipated supporting the National Ability Center's annual Summit Challenge bike ride by hosting a rider aid station in Hideout at the end of August. Additionally, the committee planned to seek funding for an engineering study to develop a 10-foot-wide, paved spine trail along SR-248 to provide a safe alternative for cyclists, runners, and walkers.

6. Transportation Committee - *Council Member Haselton*

Council Member Haselton reported that she attended a meeting at the Park City film studio regarding trails along Highway 40. She stated that several Hideout residents were present and successfully advocated for SR-248 to be included in the study, emphasizing the need for transportation solutions on the eastern portion of SR-248. The discussion also covered transportation on Highway 40 into Park City, with Council Member Haselton noting she pushed for services extending further east toward Hideout.

She reported that High Valley Transit's bus barn was open, but current planning focused on SR-224. While some improvements had been discussed for SR-248, the scope ended at Highway 40. She added that there had been no decisions yet for ski season transportation but that a proposal had been made for a bus route from Hideout to the Canyons, possibly connecting through Richardson Flat and Kimball Junction to allow for access to shopping and skiing.

Following Council Member Haselton's report, Council Member Baier noted that several former committees had dissolved and might need to be reinstated, including the Infrastructure Committee, a possible Conservation Committee, and the Community Engagement Committee. She suggested that the Council consider reforming these groups if enough residents expressed interest.

Mayor Severini stated that he agreed with Council Member Baier's comments regarding the need to reestablish certain committees. He said he would be willing to draft a newsletter article to help recruit members and emphasized that getting committees started required finding qualified and willing participants. He added that it was partly the Council's responsibility to actively recruit residents, citing the formation of the Economic Development Committee (EDC) as an example of how outreach could be done. He concluded by saying he would add the matter to his list of items for discussion at the next meeting.

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

At the conclusion of the agenda items, Mayor Severini noted that one additional item could require discussion in a Closed Session. He asked the Council whether they wished to address it during the current meeting or defer it to the next. Ms. McLean commented that there was always more to discuss but expressed that it was up to the Council, adding that this was a rare opportunity to meet. Council Member Gunn suggested taking a five-minute break before continuing if the Council decided to proceed. Mayor Severini agreed to a short recess and proposed limiting the Closed Session discussion to no more than 15 minutes to ensure the meeting ended on time.

Motion: Council Member Gunn moved to proceed into a Closed Session after a 5-minute recess. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Cronin, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg. There were none opposed. The motion carried 5-0.

At 9:50 p.m., Mayor Severini called the Closed Session to order.

Present: Mayor Ralph Severini
Council Member Chris Baier
Council Member J.D. Cronin
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Bob Nadelberg

Staff Present: Town Attorney Polly McLean

Motion: Council Member Gunn moved to adjourn the Closed Meeting and enter into the Open Meeting. Council Member Cronin made the second. Voting Yes: Council Member Baier, Council Member Cronin, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg.

IX. Meeting Adjournment

There being no further business, Mayor Severini adjourned the meeting at 10:29 p.m.

Alicia Fairbourne,
Recorder for Hideout