TOWN COUNCIL MEETING MINUTES

TOWN OF HIDEOUT, UTAH
June 11, 2026 - 5:00 P.M.
10860 N. Hideout Trail, Hideout, Utah

Regular Meeting

I. Welcome, Call to Order, and Pledge of Allegiance

The Town Council of Hideout, Wasatch County, Utah, held a regular meeting and public hearings on June 11, 2026, at Hideout Town Hall, 10860 N. Hideout Trail, Hideout, Utah, and electronically via Zoom. Mayor Ralph Severini presided and called the meeting to order at approximately 5:00 p.m. The Pledge of Allegiance was conducted.

II. Roll Call

Mayor:	Ralph Severini
Council Members:	Jonathan Gunn, Carol Haselton, Tanya Brady, and Brian Cooper
Absent:	Peter Ginsberg
Town Staff and Advisors:	Jan McCosh, Town Administrator (present before the closed session); Maria Devereux, Town Recorder; Corbin Gordon, Town Attorney; Katie Shepley, Finance; Thomas Eddington, Town Planner; and other Town staff and advisors participating in person or remotely

A quorum was present. Attendance is based on the opening roll call and participation reflected in the supplied meeting dialogue.

III. Consent Agenda - Initial Consideration

The Council deferred the consent agenda until later in the meeting. The Council returned to the listed minutes after completing the public hearings and agenda items.

IV. Closed Executive Session

The Council considered a closed executive session for purposes stated on the agenda and permitted under Utah Code Section 52-4-205, including pending or reasonably imminent litigation, security matters, and the sale or acquisition of real property.

Motion: A motion was made by Council Member Gunn and seconded by Council Member Haselton to enter a closed executive session.

The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Cooper, Yes

The motion passed unanimously among the Council Members present.

The motion carried. The Council entered the closed session at approximately 5:02 p.m. and returned to the open meeting at approximately 6:30 p.m. No action from the closed session was reported in the open meeting.

V. Public Comment - Items Not Listed on the Agenda

A member of the public raised concerns regarding code and parking enforcement, the planned turn and acceleration lanes at SR-248 and Golden Eagle Road, and public understanding of Jordanelle Reservoir operations and Utah water rights. The Mayor stated that code enforcement would be addressed later in the meeting, summarized discussions with UDOT regarding the Golden Eagle and Ross Creek areas, and noted that the Town does not control reservoir releases or the applicable water-rights system.

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The Mayor reported that the Town planned additional newsletter and website information concerning drought conditions, water use, and water rights. No other member of the public requested to speak, and Mayor Severini closed the general public-comment period. No formal action was taken.

Public Hearings

VI. Fiscal Year 2027 Budget

Katie Shepley presented the proposed Fiscal Year 2027 budget. General Fund revenue was projected at approximately $2.6 million, approximately $242,000 favorable to the prior year. The proposal included an additional $100,000 transfer from MIDA Municipal funds, approximately $133,000 in separately tracked capital projects, a four-percent cost-of-living adjustment, and additional funding for Town Hall fire sprinklers, electric streetlights, entrance signs, communications, wildfire mitigation, road work, and professional services.

Enterprise Fund revenue was projected at approximately $2.8 million, approximately $498,000 favorable to the prior year, principally from water, sewer, storm-water, standby, connection, and late-fee revenue. Ms. Shepley also reviewed anticipated transfers from the MIDA Municipal and Development funds and explained that the Class C Road Fund was projected to remain relatively flat.

Council Member Brian Cooper asked how the approximately $246,000 pressure-regulating-valve project and previously authorized Vantage lift-station work were reflected in the budget. Ms. Shepley explained the capital and depreciation treatment and stated that the lift-station work was included in Fiscal Year 2026. Council also discussed budgeting for legal costs and unquantified contingent liabilities.

Mayor Severini opened the hearing for public comment. No public comments were offered, and the Council returned to deliberation.

Motion: A motion was made by Council Member Cooper and seconded by Council Member Haselton to adopt the Fiscal Year 2027 budget.

The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Cooper, Yes

The motion passed unanimously among the Council Members present, and the Fiscal Year 2027 budget was adopted.

The Fiscal Year 2026 budget amendment was scheduled for the June 30, 2026 special meeting so updated June results could be incorporated and the amendment adopted before July 1.

VII. Amendments to the Consolidated Fee and Rate Schedule

The Council reviewed the amended consolidated fee and rate schedule. Discussion addressed the reduction of the parking-violation amount to $240, revised water rates required by increases imposed by the Jordanelle Special Service District, and the need to place a specific penalty for unauthorized motor-vehicle use of a marked emergency egress in the schedule. No standby-fee change was adopted at this time.

Council Member Jonathan Gunn also proposed adding collection costs to overdue accounts so the Town would not absorb third-party collection expenses. Mayor Severini opened the hearing for public comment. No public comments were offered, and the Council returned to deliberation.

Motion: Council Member Gunn moved to adopt the fee and rate schedule as presented in the agenda packet, with two additions: (1) add "plus collection costs" under overdue accounts; and (2) add a $1,000 fine for unauthorized motor-vehicle use of any marked emergency egress. The motion was seconded by Council Member Cooper.

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The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Cooper, Yes

The motion passed unanimously among the Council Members present.

Agenda Items

VIII. Agenda Items 1 through 9

1. Annual Audit

Spencer Hintzie of Gilbert & Stewart was not present. The annual-audit presentation was deferred. No formal action was taken.

2. Annual Fraud Risk Assessment

Because the scheduled presenter was not present, the annual fraud-risk-assessment presentation was deferred. No formal action was taken.

3. Parking and Code Enforcement Services Agreement

Gareth Lloyd of Interstate Parking was not present. Town Attorney Corbin Gordon explained that the proposed agreement would apply only where the Town has enforcement jurisdiction and that the draft required substantial revision. The Council discussed the distinction among public roads, private roads, and roads maintained by Hideout Local District No. 1.

The Council directed Town Planner Thomas Eddington to coordinate with Town Engineer Dennis Pay and Public Works to prepare an inventory and GIS map showing Town roads, mileage, ownership, and maintenance responsibility, with priority given to the areas necessary for the enforcement agreement. The Council requested the map and a revised agreement for the June 30, 2026 meeting.

Motion: A motion was made by Council Member Gunn and seconded by Council Member Cooper to table the proposed parking and code enforcement services agreement until it could be properly noticed and returned with the revised agreement and road information.

The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Cooper, Yes

The motion passed unanimously among the Council Members present.

4. Stop Work Orders Ordinance

Town Attorney Gordon presented an ordinance strengthening the Town's authority to issue stop work orders, administrative holds, and permit suspensions for code, permit, approval, development-agreement, and financial defaults. Council supported the proposed enforcement authority and discussed the need for a separate fee-schedule penalty for work that continues in violation of an order.

Motion: A motion was made by Council Member Gunn and seconded by Council Member Cooper to adopt the stop-work-order ordinance as presented.

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The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Cooper, Yes

The motion passed unanimously among the Council Members present. The Council directed that any additional stop-work-order penalty return as a separate fee-schedule amendment.

5. 2025 Water Audit Report

The revised water-audit information was not complete, and the scheduled engineering presenters were not present. The Council noted that the report would need formal acceptance after the remaining source-water information was received.

Motion: A motion was made by Council Member Haselton and seconded by Council Member Cooper to table acceptance of the 2025 Water Audit Report.

The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Cooper, Yes

The motion passed unanimously among the Council Members present.

6. Planning Commission Rules of Procedure Ordinance

Town Attorney Gordon explained that the proposed ordinance would allow the Planning Commission to recommend rules while reserving final adoption and amendment authority to the Town Council. Discussion addressed collaboration with the Planning Commission, agenda control, budgetary authority, staff and consultant costs, and the distinction between legislative policy and internal meeting procedure.

The Council requested that the existing Planning Commission rules and the proposed ordinance be circulated for review and discussed with the Planning Commission at the June 30 joint work session.

Motion: A motion was made by Council Member Gunn and seconded by Council Member Cooper to table the proposed ordinance until a future properly noticed meeting.

The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Cooper, Yes

The motion passed unanimously among the Council Members present.

7. Artificial Intelligence Policy

Town Attorney Gordon presented the proposed Artificial Intelligence Use Policy. Council discussed human review of AI-generated work, use of enterprise or commercial accounts, protection of personally identifiable and other sensitive information, GRAMA and records-retention issues, approved tools, document-management systems, and the operational controls needed to support the policy.

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The Council requested additional work, including stronger restrictions on personally identifiable information and coordination with the Town's privacy, records-management, retention, and technology practices.

Motion: A motion was made by Council Member Gunn and seconded by Council Member Brady to table the proposed policy until a future, properly-noticed meeting so the policy and operational requirements could be refined.

The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Cooper, Yes

The motion passed unanimously among the Council Members present.

8. Confidentiality and Non-Disclosure Agreement

Town Attorney Gordon presented a proposed Town form intended to address requests for confidential economic-development discussions while remaining subject to GRAMA. Council discussed narrowly defining protectable information, requiring the submitting party to identify the information claimed confidential, limiting the duration of protection, preserving transparency, and declining to sign outside forms that did not meet Town requirements. The form required additional Council review.

Motion: A motion was made by Council Member Gunn and seconded by Council Member Haselton to table consideration of the proposed confidentiality and non-disclosure agreement.

The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Cooper, Yes

The motion passed unanimously among the Council Members present.

9. Hideout U

Town Attorney Gordon reported that he would circulate a proposed list of municipal training and orientation topics for Council review and prioritization. Suggested subjects included water rights, affordable housing, committee responsibilities, and the boundary between legislative and executive authority. The Council also requested guidance and a disclaimer addressing the advisory nature of committee discussions and the absence of authority to make promises or bind the Town. No formal action was taken.

IX. Consent Agenda - Continued

Town Recorder Maria Devereux identified the minutes ready for renewed approval and stated that the March 12, April 9, and May 6, 2026 minutes were not yet ready and would return on a later agenda.

Motion: A motion was made by Council Member Gunn to approve or reapprove, with all revisions previously requested by Council Members and the Mayor, the Town Council minutes for July 10, August 14, September 11, October 9, October 29, November 21, December 3, and December 17, 2025, and January 8, February 10, and February 12, 2026. Council Member Cooper Seconded.

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The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Cooper, Yes

The motion passed unanimously among the Council Members present. The March 12, April 9, and May 6, 2026 minutes were continued.

X. Mayor's Report

Mayor Severini reported progress on the comprehensive emergency management plan and anticipated completion within approximately 60 days. He requested volunteers for a water-conservation working group, reported that the Town was in Stage 2 drought conditions, and stated that the Town planned twice-monthly newsletters and expanded website information. He also reported continued wildfire-planning work and progress on the firehouse. No formal action was taken.

XI. Committee Updates

1. Planning Commission

Town Planner Thomas Eddington reported that a June 30 joint work session with the Town Council would address General Plan and affordable-housing issues and would replace the Planning Commission's regular June meeting. No major applications were pending.

2. Infrastructure and Public Safety Advisory Committee

Council Members Gunn and Cooper reported that draft final water-system planning included an approximately $246,000 pressure-regulating-valve project to address high pressure near Reflection Ridge and inadequate fire flow in the upper Soaring Hawk area. The committee was waiting for revised source-water audit data to complete the water master-plan work.

3. Economic Development and Budget Advisory Committee

Council Member Brady reported that three prospective members had signed confidentiality agreements and that discussions continued with two others. The committee planned to use project assignments, including work relating to Richardson Flat and the Ross Creek town-center concept, while it developed its structure and priorities. Formal committee minutes were not yet available.

4. Community Engagement and Communications Committee

The Mayor discussed potential cooperation with Black Rock Mountain Resort on community events, meeting space, partnerships, and possible emergency uses. Planned communications improvements included a redesigned website, more frequent newsletters, email distribution through Constant Contact, and informational text messaging. Council discussed Everbridge emergency alerts, records implications of text communications, and the preference for Town email for Council business.

5. Transportation and Parks, Open Space, and Trails Committee

Council Member Haselton and the Mayor discussed continuing transportation and trail coordination, potential grant-supported planning, and adding an additional volunteer to the transportation committee. Council Member Haselton and the Mayor planned a separate follow-up meeting concerning materials received from the Town Administrator. No formal action was taken.

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XII. Meeting Adjournment

Motion: Council Member Carol Haselton moved to adjourn, and Council Member Cooper seconded.

The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Cooper, Yes

The motion carried, and the meeting adjourned at approximately 8:59p.m.

These minutes were prepared from the meeting agenda and contemporaneous video recording and were approved by the Hideout Town Council on _____.

_____

Maria Devereux, Town Recorder.

Date Signed: _____

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