TOWN COUNCIL MEETING MINUTES

TOWN OF HIDEOUT, UTAH
July 9th, 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 hearing on July 9, 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, Brian Cooper, and Peter Ginsberg (joined remotely at approximately 5:12 p.m.)
Town Staff and Advisors:	Maria Devereux, Town Recorder; Corbin Gordon, Town Attorney; Thomas Eddington, Town Planner; and other Town staff and advisors participating in person or remotely
Presenters and Participants:	Ben Probst, Gilbert & Stewart; Gareth Lloyd, Interstate Parking; Jan McCosh; and members of the public

Council Members Gunn, Haselton, Brady, and Cooper were present at roll call. Council Member Ginsberg joined remotely at approximately 5:12 p.m. A quorum was present throughout the portions of the meeting at which action was taken.

III. Approval of Council Minutes

The listed April 9, May 6, and May 14, 2026 Town Council minutes were not ready for consideration. The Council deferred them to a later meeting. No formal action was taken.

IV. Public Comment - Items Not Listed on the Agenda

Council Member Jonathan Gunn reported that approximately 15 to 20 percent of observed vehicles were not stopping at the new stop signs on Overlook Drive. He suggested first adding solar-powered flashing red lights and, if needed, requesting targeted Sheriff enforcement. Council also discussed stop bars and improving the signs' visibility.

Council Members raised concerns about construction vehicles arriving before the permitted 7:00 a.m. start time and about active construction sites without the required permit and project-contact signs. Suggestions included entrance signs, portable signs near active projects, renewed notice to builders and subcontractors, and including applicable construction-sign and work-hour provisions in Interstate Parking's enforcement scope.

Council Member Carol Haselton relayed a resident's concern about how natural grade, cut and fill, and building height would be measured at a Long View property. Town Planner Thomas Eddington explained that the Town's 2020 sensitive-lands provisions may not govern property vested under an earlier master development agreement and that the applicable HOA design-review committee may have a role. Mr. Eddington agreed to inspect the site and research the governing provisions. No formal action was taken during general public comment.

V. Mayor's Report

Mayor Severini reported that Stage 2 wildfire restrictions were in effect. He asked Town Attorney Gordon to prepare code language prohibiting contractors from parking vehicles in dry or grassy areas because of wildfire risk.

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Mayor Severini announced community music events in the Lariat area on July 18 and at Public Works on August 29 and encouraged Council Members and residents to share the event information. No formal action was taken.

VI. Agenda Items

1. Annual Audit

Ben Probst of Gilbert & Stewart presented an unmodified, or clean, opinion on the Town's financial statements for the fiscal year ended June 30, 2025. He reported that the state-compliance report contained findings, but the updated audit report and management letter had been completed too late to be included in the agenda packet.

Council Member Peter Ginsberg asked about the audit deadline. Mr. Probst stated that the audit was due six months after the fiscal-year end and was therefore late (by 189 days at the time of the meeting). The Council requested the complete report, management letter, findings, executive summary, action items, and trend information in advance of the next review. By consensus, the Council continued the audit presentation to August 13, 2026. Mayor Severini stated that the item was a presentation and no motion was required; no formal action was taken.

2. Annual Fraud Risk Assessment

The annual fraud-risk assessment was not separately presented or considered. No formal action was taken.

3. GRAMA-Compliant Confidentiality and Non-Disclosure Agreement

Town Attorney Corbin Gordon presented a shortened Town form for confidential economic-development discussions. He explained that the form remained subject to GRAMA, required the submitting party to identify information claimed to be protected, was intended to replace outside parties' forms, and used a two-year term. Council discussed the agreement's remedies, duration, and protection of the Town.

Motion: A motion was made by Council Member Cooper to adopt the confidentiality and non-disclosure agreement as proposed. Council Member Peter Ginsberg seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously, and the Town's confidentiality and non-disclosure agreement was adopted.

4. Interstate Parking and Code Enforcement Services Agreement

Gareth Lloyd of Interstate Parking joined remotely. Town Attorney Gordon reported that the Council had approved the agreement with edits at a prior meeting and had authorized the Mayor to work with counsel on the exhibits. The rules, maps of parking stalls and emergency-access areas, and related procedures were still being completed. Town Planner Eddington reported that he had sent a draft map for review.

The Council requested completion of the agreement and exhibits by the end of the following week so the Mayor could sign under the prior authorization. The Council supported beginning with the current scope and amending the agreement later if additional construction or code-enforcement services were needed.

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Mr. Lloyd explained that Interstate could respond to resident reports, but its officers ordinarily would need to observe and photograph a violation through Interstate's system before issuing a citation. No new formal action was taken.

5. Artificial Intelligence Policy

Town Attorney Gordon requested additional time to revise the proposed Artificial Intelligence Policy, including references to the former Town Administrator and designation of the responsible official. Council Member Tanya Brady raised concerns about adopting requirements beyond the Town's current operational capacity. Council discussed human review of AI-assisted work, approved tools, data protection, records retention, and the need for an effective document-management system.

Council Member Brian Cooper volunteered to contact a Wasatch County information-technology resource regarding the County's document-management and AI-policy work. Mr. Gordon was to incorporate Council's comments and return the revised policy for later consideration.

Motion: A motion was made by Council Member Brady and seconded by Council Member Cooper to table the proposed Artificial Intelligence Policy.

The vote on the motion was as follows:

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

The motion passed unanimously.

VII. Committee Updates - Initial Reports

1. Planning Commission

Town Planner Eddington reported that no formal land-use applications were pending. The Planning Commission expected to review the General Plan schedule, follow up on housing issues discussed at the June 30 work session, and consider annexation-declaration-area policy recommendations.

2. Infrastructure and Public Safety Advisory Committee

Council Members Gunn and Cooper reported that excavation for the permanent fire station was progressing toward anticipated operation in late October. They also reviewed Golden Eagle infrastructure activity, the pending Rocky Mountain Power upgrade, the draft water-system master plan, and the Fiscal Year 2027 pressure-regulating-valve project. Town Attorney Gordon continued compiling development-agreement and water-dedication information. Council Member Gunn planned to schedule a project meeting and obtain competitive bids for the pressure-regulating valve. No formal action was taken.

Public Hearing

VIII. Review of Employment Termination

The Council recessed briefly and convened the employment-termination public hearing at approximately 6:30 p.m. Jan McCosh described her background and service to the Town and challenged the authority, process, and stated basis for her termination. She also raised concerns about benefits, Town financial-management decisions, development and MIDA discussions, and whether the termination was retaliatory or influenced by a developer. These statements were Ms. McCosh's assertions to the Council.

Mayor Severini opened the hearing for public comment limited to the employment-termination review. Donna Turner asked whether she could comment on another matter but offered no comment on the employment item. No other public comments were offered, and the public-comment portion was closed.

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Motion: A motion was made by Council Member Ginsburg enter a closed executive session to discuss the employment matter. Council Member Brian Cooper seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously. The Council entered the closed session at approximately 6:44p.m. Mayor Severini, all five Council Members, and Town Attorney Gordon participated. The open meeting resumed at approximately 7:11 p.m.

Motion: Council Member Gunn moved that the Council affirm the Mayor's decision to eliminate the position of Town Administrator and terminate based upon reorganization and reduction of Town staff, effective that day. The motion was seconded by Council Member Brady.

During discussion, the Council asked whether a future decision to restore an administrator or another position would affect the pending motion. Town Attorney Gordon advised that the Council was acting on the facts then existing and could not bind a future Council or Mayor.

The vote on the motion was as follows:

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

The motion passed unanimously. The Council affirmed the Mayor's decision as stated in the motion.

IX. Civil Penalty for Obstruction of Emergency Access Areas

Town Attorney Gordon asked whether the Council wished to use a $1,000 civil penalty for obstruction of designated emergency-access areas. Council Members expressed support for $1,000 per day or per violation, but Mr. Gordon stated that no motion was required because the map and final ordinance and rate-schedule language still needed to be completed.

The Council opened the public hearing. Bret Rutter asked the Council to narrow the definitions so lawful street parking would not be swept into the penalty, publish the final wording and map for public comment before a vote, and adhere more closely to posted meeting agenda times. Council and staff explained that the map would identify only designated emergency-access areas and discussed one-side parking on qualifying streets and existing recreational-vehicle parking rules.

The Council directed Town Attorney Gordon to revise the wording, attach the emergency-access map, review the Town's recreational-vehicle parking provisions, and return the item for future consideration. No ordinance, resolution, or fee-schedule amendment was adopted.

X. Committee Updates – Continued

1. Economic Development and Budget Advisory Committee

Council Member Brady reported that the committee remained in the early stages of developing its work and had no substantive action to report.

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2. Community Engagement and Communications Committee

Mayor Severini and Council Member Ginsberg reported on the July 18 and August 29 community events, the rollout of Constant Contact for email communications, and exploration of a text-messaging service.

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

Council Member Haselton reported that the transportation-planning scope had been submitted to UDOT and that the Town was awaiting funding approval before soliciting consultant proposals. She and Council Member Cooper also reported severe thistle overgrowth along the perimeter and roadside trails. Council discussed coordinating with Jordanelle State Park, organizing volunteers, and learning from other communities' trail-maintenance practices.

4. Wildfire and Water Conservation

Mayor Severini reported that a location for an AlertWest wildfire camera had not been finalized after the proposed tank site was declined. The Town continued exploring Town Hall, the future fire station, and other higher locations. Work also continued on the Community Wildfire Protection Plan, HOA landscaping guidance, and budget priorities. The Council noted that Alicia had volunteered for the developing water-conservation committee. No formal action was taken.

XI. Meeting Adjournment

Motion: A motion was made by Council Member Gunn and seconded by Council Member Haselton to adjourn.

The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Not Voting
Council Member Cooper, Yes
Council Member Ginsberg, Not Voting

The motion carried, and the meeting adjourned at approximately 7:48 p.m.

These minutes were prepared from the meeting agenda and contemporaneous video recording and were approved by the Hideout Town Council on Thursday, August 13, 2026. (CG)

Maria Devereux, Town Recorder

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