

TOWN COUNCIL WORK MEETING MINUTES

January 18, 2018

The Town Clerk was not in attendance at the meeting and the following minutes are taken from notes taken by the mayor.

1. Call to Order and Pledge of Allegiance

Mayor Phil Rubin called to order the January 18, 2018 work session of the Town Council of the Town of Hideout at 10860 North Hideout Trail, Hideout, Utah and led the Pledge of Allegiance.

2. Roll Call

The mayor pro-temp conducted a roll call. The following Council Members were present:

Mayor Rubin
Doug Egerton
Chris Baier
Hanz Johansson
Jim Wahl, by phone

Absent: Dean Heavrin

3. DISCUSSION ITEMS

Miscellaneous topics covered at the meeting start

- Phil mentioned we received a letter requesting updated Census info. Phil will send the memo to all for review
- Phil mentioned we received a letter from Bruce Baird regarding Deer Waters and that the letter we had them sign regarding being under the master HOA was not correct. Bruce is asking Hideout to withdraw the letter. Phil sent the letter to David Church and asked for advice
- Phil will ask that Brian send the budget update to all Council members for review. The council asked that we schedule a separate session to review with Brian. Phil will ask Brian for possible dates

Road Maintenance

- Discussed how we might develop road maintenance plan
- Phil mentioned that Dave Erichsen suggested we connect with other municipalities and see what they do
- Doug suggested we ask if any of these other municipalities have a road engineer we could "borrow"
- It was suggested that we may have had someone come in previously and develop a quote - and that we should ask Dean and Kent if they have any knowledge of this
- If we do get assistance from a road engineer, the council suggested that we get Dave Ericson engaged at the same time

- The council asked if we have a town standard for roads, and if so, is it followed? Council suggested we review Town Code, and Phil will contact Dave E to get his view
- And if we have a standard, can we all be educated in what it means and how it should be enforced?
- And if we don't, can we ask the planning commission to make a recommendation?

Water Main/Sewer Main

- Discussed that Phil had spoken with Dave Ericson and that we seem to not have a written procedure for how we would handle a water main break or sewer blockage/leak issue
- Dave E suggested we contact Steve Jackson and begin to develop a procedure
- Phil suggested we also have a drill once we have the information
- Phil spoke with Kent and Kent said that he thinks Rick Gines may have started mapping the valve locations. Kent will follow up

Planning Commission

- Discussed fixing a date for Planning Commission meetings each month; can cancel if not needed - Council agreed
- Council suggested that we move Planning meeting to 3rd Thursday at 6pm for longer time to review Planning recommendations and also change time to 6pm to improve attendance
- Council asked for longer lead time to review materials prior to meeting's - Phil will discuss with Dave E
- Council suggested that Dave E provide a written report on the planning commission agreements prior to having Developers come to the Council for approval - - Phil will discuss with Dave E
- Phil suggested a standard checklist be developed for the Commission to use and supply the Council - - Phil will discuss with Dave E
- Council suggest that Dave E or a Planning Commission member be at any Town Council meeting that involves Planning Commission recommendations - Phil will discuss with Dave E

Public Input

- Phil suggested that the Council begin a process to separate public input on Planning Commission recommendations from the actual session where we are asked to vote. That way we would have time to consider public input for a reasonable time period prior to voting. Council felt this was a good idea. - Phil will discuss with Dave E

Top Town Initiatives

- Council discussed Phil's draft list of possible items for the Town to tackle
- Council suggested that we have both strategic and tactical issues and some could be done in parallel
- After further discussion, Council agreed with that the following are the immediate priorities:
 1. Must find a Town lawyer. Phil has provided an RFP to Lynette to post, plus sent directly to several lawyers previously recommended for consideration including David Church.

2. The Town needs a plan for managing CC&R's and a DRC process for insuring building approvals for developments not covered by the Master HOA maintain the same standards we have had enforced so far. Doug agreed to try and pull something together, and asked that all of the Council send any examples of other Town codes or Association examples to him for consideration
3. The Town needs a plan for managing growth and annexation. We do not have a solid perspective on what we want Hideout to be. We have approved some 1000 doors of town homes. Is this our vision for Hideout? Doug suggested we put a project scope together and possibly use University of Utah to help us create a vision. Phil will explore options and come back to the Council.
4. We need to get to the bottom of the impact fee issue from some months back. The Council mentioned that David Church had been engaged once, and that a survey was commissioned. Council suggested that we ask Dean, David Erichsen, and David Church the status. Phil will ask Dean to pull together what we know
5. Town Emergency Plan - need to develop a way to contact all residents and inform them when we have emergency situations such as fire, water main outage, etc.
6. Need to revisit the Noxious Weeds policy and determine how we better enforce. We need to be ready for a springtime assault on weeds. Phil has asked Chis to spearhead this effort.

5. **ADJOURNMENT**

- A motion for adjournment was made at 7:30 and accepted

Approved 3/8/18