

Town of Hideout, UT
Town Council Meeting Minutes
December 11, 2014

1. Call to Order and Pledge of Allegiance

Mayor Bob Martino called to order the meeting of the Town Council of the Town of Hideout at 3:30 p.m. on December 11, 2014 at 10860 North Hideout Trail, Hideout, Utah and led the Pledge of Allegiance.

2. Roll Call

Mayor Bob Martino conducted a roll call. The following Council Members were present:

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Doug Egerton
Lana Martino
Dean Heavrin

Absent: Steve McMahon and Jim Wahl

Also attending: Town Clerk - Lynette Hallam, Kent Cuillard (Public Works), Cindy Dora, Tim Dora and Dennis VandenAkker

3. MINUTES - Consideration and Approval of Minutes for Regular Meeting of November 13, 2014

Council Member Dean Heavrin motioned to approve the minutes for the regular meeting held November 13, 2014. Council Member Lana Martino seconded the motion. The motion passed with a unanimous vote from Councilors Egerton, Martino and Heavrin.

4. FIRST PUBLIC HEARING – Consideration of Potential Projects for which Funding may be applied under the CDBG Small Cities Program for Program Year 2015

Mayor Martino opened the public hearing for the CDBG program and stated that this hearing is being called to consider potential projects for which funding may be applied under the 2015 Community Development Block Grant Program. It was explained that the grant money must be spent on projects benefiting primarily low and moderate-income persons. The Todd Hollow Apartments meet the low-income category. There was a survey done a few years ago to determine eligibility and this is the last year that that survey can be used. Another survey will need to be done after this year.

The Mountainland Association of Governments in which the Town of Hideout is a member is expecting to receive approximately \$400,000 - \$450,000 in this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual and interested persons can review it at any time. Mayor Martino read several of the eligible activities listed including, (Examples: Construction of public works and facilities i.e.: water and sewer lines, fire stations, acquisition of real property, provision of public services such as food banks or homeless shelters.) Also eligible are loan programs for private businesses which would then hire low income persons and the program can also pay for housing rehabilitation or down payment assistance for low income homeowners). The Town has completed its capital investment plan as part of the regional "Consolidated Plan". This list shows which projects the town has identified as being needed in the community. One of the projects that was identified on that plan was enhancement of the bus access system at Todd Hollow including hard surface paving, lighting, and improvement to the building for waiting for the bus. It was asked that anyone with questions, comments or suggestions during the hearing please identify themselves by name, before they speak. The clerk will include your names in the minutes and we would like to specifically respond to your questions and suggestions during the hearing.

The Mayor then opened the public hearing for further suggestions.

Council Member Egerton asked if the grants are used generally for facilities. Dean Heavrin felt that it should be for something in the ground. The mayor expressed a desire to put something place that would benefit Todd Hollow. Councilor Egerton commented the bus stop was a worthy project.

There were no further comments and the public hearing was closed at 3:45.

5. PUBLIC HEARING – Discuss and Possibly Approve Ordinance 14-02 Establishing Public Utilities Consisting of Water and Sewer Departments within the Town of Hideout

Mayor Martino informed those present that there have been meetings as far back as three or four years proposing to make this change. At this time the Town is formalizing the change.

The mayor opened the hearing for public comment.

Dennis VandenAkker asked how this relates to the situation of water rights and JSSD. The mayor answered the Town will be the water and sewer provider within the Town boundaries. All of the Jurisdiction will fall under the Town.

Dennis VandenAkker asked if the Town is insulated from the JSSD's scenario with the bonds. Mayor Martino said without knowing if there is someone that is subject to bond within the Town and those bonds are subject to JSSD, those in theory could have some impact. Dennis VandenAkker assessed water reservation rights from Town rather than paying to JSSD. The mayor advised that the Agreement would allow Hideout Town to reserve water rights with JSSD or other entities. The protocol will be more clean-cut than it has been with JSSD.

Dennis VandenAkker asked if Hideout is taking water reservation rights from JSSD so they can allocate them for development. Mayor Martino water reservations and water rights are two

different things. The Town is not solely obligated to get the water from JSSD. Town would manage the water and sewer process.

The next step will be to get with landowners and see what their need is going forward. The idea is to get the water & sewer within the control of the Town to be able to control the growth and direction the Town chooses to go. Dennis VandenAkker asked if the Town is using JSSD water now. The mayor stated Hideout will buy the water wholesale from JSSD but the sources are not exclusive. It is a process the Town is working through.

Dennis VandenAkker inquired when the process will be completed. Mayor Martino answered the contract has been signed, and things are being finished up. One of the items is to get any easements changed over, etc. Dennis VandenAkker asked if the reservation rights going to be similar to what they have been. The mayor indicated the fee structure would be the same.

Mayor Martino closed the public comment portion of the hearing.

Council Member Doug Egerton asked about the water and sewer superintendent. Mayor Martino indicated his plan was to have an outline of that today, but there was a change having something to do with the meters. The Town plans to outsource a lot of these duties. The Town has contracted a very economical service provider to do the billings. There will be additional staffing requirements to some degree but the plan is to keep that minimal. It can be done in a very efficient way. The Town has contracted individuals who have a lot of experience. The Town attorney is reviewing the contracts at this time. Additional time requirements internally are also anticipated. Even at the current levels, there is money available to cover costs. The plan of business has been submitted and accepted by the Division of Drinking Water.

Councilor Egerton asked about the blanks or questions marks on the water ordinance which will become part of the Town Code. The mayor indicated there was a section reserved in the Town Code for utilities. The mayor stated that a template that was used in another city was obtained from the Town attorney. The process would be to approve it in this format and then the Council would have to approve what goes in the blanks, etc. The plan is take over the billing on January 1st. Councilor Egerton had a couple of questions concerning procedures in the Code. The mayor suggested that these could be determined by the Council in the future.

Council Member Egerton asked if the Town is prepared for a major repair if needed. The mayor indicated that the Town is seeking bids. Depending on bids, the Town is seeking insurance coverage for such a circumstance. Councilor Egerton once JSSD approved, Town responsible. The mayor can't use as a comparison basis. Without knowing the problem, JSSD could still be subject to having to pay. Council Member Egerton go back on installer. The mayor infrastructure new should be able to go forward. Councilor Egerton commented we should get insured for the issue going forward. Mayor reserves, insurance providers.

Council Member Lana Martino made the motion to approve Ordinance #14-02 with the option to amendment of late payments time to pay and complete the blanks. Council Member Dean Heavrin seconded the motion. The motion passed unanimously with affirmative votes from Councilors Heavrin, Martino and Egerton.

6. **TOWN OF HIDEOUT FEE & RATE RESOLUTION #2014-05 (Amending Resolution #2013-01, specifically pertaining to Water and Sewer Rates) – Discussion and Possible Approval**

Councilor Dean Heavrin motioned to approve Fee and Rate Resolution #2014-05 (amending Resolution 2013-01.) Councilor Doug Egerton seconded the motion. Council Members Egerton, Martino and Heavrin voted in favor, the motion passed unanimously.

7. **ORDINANCE #14-03 An Ordinance Establishing a 2015 Regular Meeting Schedule for the Meetings of the Town Council of Hideout, Utah**

Council Member Lana Martino made the motion to approve Ordinance #2014-03, an Ordinance Establishing a 2015 Regular Meeting Schedule for the Meetings of the Town Council of Hideout Utah. Councilor Dean Heavrin seconded the motion. The motion passed unanimously with “aye” votes from Councilors Heavrin, Martino and Egerton.

Councilman Doug Egerton brought up the issue of moving the time of the meetings to later so that people could attend without having to take time off work. The mayor opined if the matter was important enough, people would do what they needed to do to attend. Councilor Lana Martino commented that consistency was important.

8. **RESOLUTION – Consideration and Possible Resolution of Fines assessed to Rustler Subdivision**

Council Member Doug Egerton stated he had spent a lot of time, and Council Member Dean Heavrin had spent time in the past, trying to work out a resolution of the fines that had been assessed to the Rustler Subdivision. Councilor Egerton commented we are trying to work in unison going forward and create a balance being reasonable and being safe.

Council Member Dean Heavrin motioned to approve the reassessed fines for the Rustler Subdivision. Council Member Egerton seconded the motion. Voting in favor were Councilors Egerton, Martino and Heavrin.

When the Mylar is signed by all parties, it will be recorded.

9. **CONSIDERATION & APPROVAL OF BILLS TO BE PAID – Approval of payment of November bills and ratification approval to pay October bills**

Council Member Lana Martino made the motion to approve payment of November bills as presented and to ratify the payment of the October bills. Council Member Doug Egerton seconded the motion. Motion passed unanimously with affirmative votes from Councilors Heavrin, Martino and Egerton.

10. **Review Financial Statements, If Needed**

No comments.

11. Public Input

Dennis VandenAkker inquired if the Town Council had considered any infrastructure expansions outside of the existing developments for the near future such as commercial, roads, utilities, etc. Mayor Martino opined what would have to happen is some type of proposal would need to go through planning; any projects would begin through the Planning Department.

Dennis VandenAkker also asked if there is a general plan for Longview Drive and how it ties into the County road. Mr. VandenAkker felt that it had deviated somewhat at the Silver Sky development. Mayor Martino commented Longview Drive goes all the way out to the north. The road is under construction needs to realign and tie into the County road. Longview Drive needs to be a continuous road but can deviate until it is platted. Mr. VandenAkker asked if the ingress Silver Sky is through the main entrance for Hideout Canyon and if the emergency egress is on Longview through Ross Creek. The mayor replied he thought that was the way it was, but suggested talking to Dave Erichsen.

12. Adjournment

Council Member Heavrin made the motion to adjourn the Hideout Town Council Meeting. Council Member Martino seconded the motion. The motion passed unanimously.

The meeting adjourned at 4:20 p.m.

Lynette Hallam, Town Clerk

Approved: 1/8/15