

Town of Hideout, UT
Town Council Meeting Minutes
September 12, 2013

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 September 12, 2013 at 10860 North Hideout Trail, Hideout, Utah and led the Pledge of Allegiance.

2. Roll Call

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

Dean Heavrin
Lana Martino
Steve McMahon

Also attending: Town Clerk - Lynette Hallam, Marc Edminister, Eric Johnson, Kenneth Bloch, Chris Hartley, Kevin Hughes, Steve Leonard, Jonathan Levin, Liz Luedke, Jim Luedke, Laura McMillian, Loren Justice and Cheryl Whitteron

3. Minutes - Consideration and Approval of Minutes for Regular Meeting of August 8, 2013

Councilmember Dean Heavrin made the motion to approve the minutes for the regular meeting of August 8, 2013. Councilor Steve McMahon seconded the motion. The motion passed with a unanimous vote by Councilors Martino, McMahon and Heavrin.

4. DECISION ITEM – Discussion and possible approval of Vote-By-Mail Election

Mayor Martino stated that the Town was considering conducting a total by-mail election. There are other cities in the State that have successfully used a by-mail vote program.

Council Member Dean Heavrin motioned to approve the vote-by-mail election. Council Member Lana Martino seconded the motion. Councilors Heavrin, McMahon and Martino voted in favor. The motion passed unanimously.

5. **DECISION ITEM – Discussion and possible approval of implementing Impact Fee Related Studies.**

Mayor Martino said this would authorize the exercise of looking into and implementing impact fees for roads, parks, etc. Council Member Lana Martino asked who would be doing the study. The mayor said engineers would study it, and today's action would approve them to take the necessary steps.

Steve Leonard asked what steps the Council would take. Mayor Martino replied the Council would engage the entity doing the study.

Cheryl Whitteron inquired who would pay for the study. The mayor said the Town would; and if the impact fees were implemented, that cost could come out of the impact fees.

Council Member Lana Martino made the motion to authorize the initial study into implementing impact fees. Council Member Steve McMahon seconded the motion. The motion passed with Councilors Heavrin, McMahon and Martino voting in favor.

6. **PRESENTATION/DISCUSSION – Related to public works/public safety building**

Mayor Martino explained that he wanted to give more information to the citizens concerning the public works/public safety building. Public works is a common designation with municipalities. The public safety division includes Police, Parks and Recreation, Fire and Utility. Having the building would allow the Town to protect their vehicles from the elements and reduce operating expenses for vehicle maintenance and salt storage. This would allow the Town to offer a better level of service.

The financing terms on the loan would be 1½% for thirty years. In considering repayment for the loan, the mayor stated he compared the growth rate and increased property taxes from that growth. Increased population will also increase the sales tax revenues.

To accommodate growth, the Town needs this facility, which will also allow the Town to give better service to the residents. The mayor stated that the Council seems to be in agreement concerning the need for the building. The mayor indicated he would also like the support of the residents of the Town.

Council Member Steve McMahon indicated the pros of the project would be a better quality of life and safety. For homeowners there would be increased value for their homes because of the infrastructure that would be in place.

Cheryl Whitteron asked who would be financing with the 1½% interest rate. Mayor Martino answered that the Permanent Community Impact Board would be the financing agency. Marc Edminister added that the PCIB was a State Agency. Ms. Whitteron

inquired what the budget differential would be if the building was built. The mayor replied it is hard to quantitate depreciation, etc. As the Town acquires more assets (another vehicle, etc.) the savings will become greater. The quality of service will be affected also. The mayor added that it will not exceed \$1.2 million in cost.

Cheryl Whitteron requested a comparison of what the costs incurred at the present status versus the cost of putting in the building. Council Member Lana Martino opined that the Council is trying to plan for the future as the Town continues to grow.

Jonathan Levin stated that the Town Council had been given a list of questions after last month's meeting for which the residents did not receive an answer. Mr. Levin asked if there were any State, Federal or County requirements that required the Town to build this building. The mayor indicated there was not. Jonathan Levin asked about the size of the building. The mayor indicated it would be 9,000 to 10,000 square feet. Mr. Levin asked about the sites for the building. Mayor indicated he could not discuss that at this time. Cheryl Whitteron asked if it would be within the Town and if there would be a conflict of interest for anyone on the council. The mayor replied it will be in the Town, and there will be no conflict of interest. There will be an impartial appraisal obtained before the property is purchased.

There was a question if taking the loan would increase taxes. The mayor answered that it would not increase individual property taxes. The repayment for the loan will be from the General Fund; and the projected growth will bring in the additional funds to cover the payments.

Chris Hartley inquired if the growth would increase all of Town revenues. Mayor Martino replied it would increase property tax. Also sales tax will be increased as it is based on population. The Town receives distributions from fuel taxes from UDOT; that distribution is based on the length of roads in Town and also on population.

Steve Leonard asked what assets would be protected if the building is built. The mayor indicated at present it would be the snow plow and the police vehicle. In the future the Town is looking to obtain Skidsters and a pickup. Mr. Leonard inquired about offices in the building; the mayor indicated there would be an office for the public works and for the police department. Mr. Leonard further inquired about the availability of space for a fire truck if we add a fire department in the future. Mayor Martino said there would be room or another bay could be added if necessary.

Jonathan Levin asked what the foundation next door to the Town office was intended for. The mayor indicated that area was privately owned and is commercially zoned.

Cheryl Whitteron expressed she did not want the proposed public works/public safety building next to residences. Mayor Martino opined a location with easy access to the highway would be ideal. The Council is just going through the process presently, no one wants the building next to residences. Council Member Lana Martino commented it

would not be in Hideout Canyon or Rustler and would be in a place where it could benefit the entire town.

Kenneth Bloch expressed a desire to see with some clarity as to where the money would be spent. Mayor Martino detailed the budget would be about \$1.2 million; some of that money could be used for equipment, furniture, etc. Cheryl Whitteron asked if it could be used for office furnishings; the mayor replied in the affirmative.

Kenneth Bloch asked what it was going to cost him personally. Mayor Martino felt the Town would be able to repay the loan from the increasing value in the Town. Marc Edminster stated the interest on the loan does not accrue until after the building is complete; the first payment is due one year after completion.

Kenneth Bloch inquired if there is anything for our community in grants. The mayor indicated the PCIB usually only gives grants to communities with mineral rights as that is where the funds come from.

Jonathan Levin asked if there is any projection of costs and savings. Mayor Martino indicated that could not be projected because of the possible need to add additional equipment as the Town grows.

If the revenues do not meet the repayment schedule, Cheryl Whitteron asked where the payments would come from. The mayor expressed confidence in the revenues covering the costs.

Cheryl Whitteron asked if the mowers and golf course equipment would be stored in the proposed building. Mayor Martino indicated only equipment needed for Town-owned facilities would be stored there.

In reply to a question about annexation from Steve Leonard, Mayor Martino answered that in order for property to be annexed into Town it needs to be in the annexation plan area. If it is in that area and borders the Town boundaries, it can be annexed. Mr. Leonard said more rooftops would increase funds for projects. The mayor indicated the Town is open to annexations. Police, parks, etc. could be attractants to possible annexation requests. Cheryl Whitteron asked where parks were planned. Mayor Martino replied that the Town is working with the State to improve the area on the north side of Town. There would be beach access with a beach area, boat docks, pavilions, volleyball courts, basketball courts, etc.

Cheryl Whitteron inquired if the State provided for cost overruns on the project. Eric Johnson said the State will not hand over the money until the Town has a firm bid so there wouldn't be cost overruns. Chris Hartley asked if the Town gets the loan, will there be no repayment for two years. Marc Edminster said that is essentially how it will work.

Kevin Hughes asked if the projections are based on current values; Mayor Martino replied they are based on tax values. As values go up, the projections go up. Mr. Hughes

commented they left Los Angeles because of declining values. Council Member Dean Heavrin offered that values went up last year.

Kevin Hughes asked if properties would annex in at higher than current density. The mayor said that annexations are granted with current land use as the baseline they come in at. They would have to petition for different land use. Kevin Hughes asked how a new section would annex into Town. Eric Johnson reported the owners would have to submit an annexation petition. The Town would review it for statutory requirements. The determination of whether or not to annex would be made by the Council.

Kenneth Bloch asked about Wasatch County and his feeling they were becoming an affordable housing vehicle for Summit County. Mayor Martino commented that one of those areas is up by Stock Lumber. The mayor thought the Town had some say in what was going on, but there are only so many things we can do.

Mayor Martino expressed his hope to explain the ultimate plan and get the opinion of the residents. The needs are there, and this is a very good finance opportunity. Jonathan Levin stated he felt more comfortable with the project and expressed the desire that the placement be unobtrusive. Council Member Lana Martino asked how the location gets decided. The mayor said there would be appraisals of possible properties and architectural input would be solicited.

Kenneth Bloch asked about the property that the Town office sits on. Mayor Martino indicated the land was donated.

Marc Edminster outlined that the same procedure in obtaining the loan for the Town would be followed. Council Member Dean Heavrin mentioned the 1½ percent interest.

Mayor Martino stated if there was no strong objection, the Town will go forward with the process. Chris Hartley commented the Town is small now, but there is a lot of open land that can be developed. Mr. Hartley said he wanted to have services, and it would be nice to know we are a real city with services. That will appeal to people who are looking to relocate here. It is an investment into where we live. As the Town grows, it needs to be more efficient. The mayor said the Council is just trying to do what is best for the Town.

Kenneth Bloch asked if the Town had a mission statement. Mayor Martino said we have one but it could be better. Mr. Bloch stated it would be good to look at.

Cheryl Whitteron stated with the clarification that has been offered, she feels the project is a good idea.

Marc Edminster talked about the timing of the process. The next State meeting is the first Thursday in October. The funding is done in the October meeting. If the Town is approved, the bond documents would be drawn up and funds would be released at the end of November. From start to finish, the bonding is a 45 to 60 day process. Chris Hartley asked if a spreadsheet could be prepared to show the timing on the process.

On another matter, Laura McMillan asked what could be done about dead animals in the Town limits. Council Member Dean Heavrin suggested calling the Sheriff; and they will get it taken care of.

7. **ADJOURN TO RECONVENE AS HIDEOUT TOWN LOCAL BUILDING AUTHORITY**

Council Member Dean Heavrin made the motion to adjourn the Council meeting to reconvene as the Hideout Town Local Building Authority. Council Member Steve McMahon seconded the motion. Motion passed unanimously with affirmative votes from Councilors Martino, McMahon and Heavrin.

8. **RECONVENE AS HIDEOUT TOWN COUNCIL**

9. **CONSIDERATION & APPROVAL OF BILLS TO BE PAID – Approval of payment of September bills**

Council Member Dean Heavrin made the motion to approve the payment of September bills. Councilor Steve McMahon seconded the motion. Council Members Martino, McMahon and Heavrin voted in favor. The motion passed unanimously.

10. **REVIEW FINANCIAL STATEMENTS, IF NEEDED**

There was no discussion.

13. **PUBLIC INPUT**

There was no public input

14. **ADJOURNMENT**

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

The meeting adjourned at 5:00 p.m.

Lynette Hallam, Town Clerk

Approved:

Mayor Bob Martino