Town of Alta
Budget Committee

Draft FY 2026

April 24, 2025

Financial Planning

1. Lengthen Financial Planning Horizon
2. Capital Assets Master Planning
3. Wage study (started in 2024)
    1. Stabilize and Sustain the Alta Marshals Office
        - Our full-time sworn officers are in the URS Public Safety System – effective February 2025
        - We plan to hire a 5th Officer in last quarter of FY25

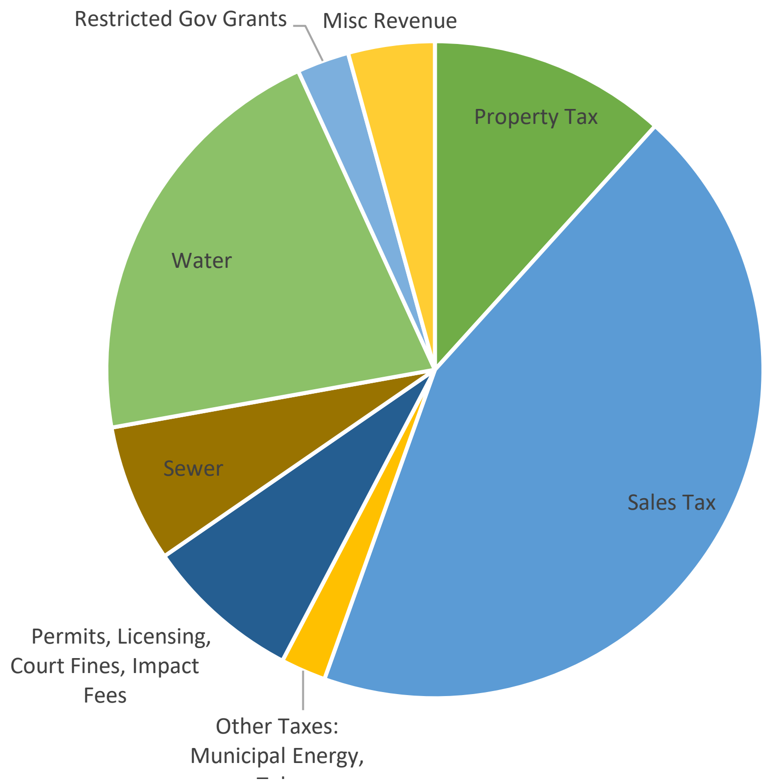
REVENUE: Approach to the FY26 Budget

HIGHLIGHTS

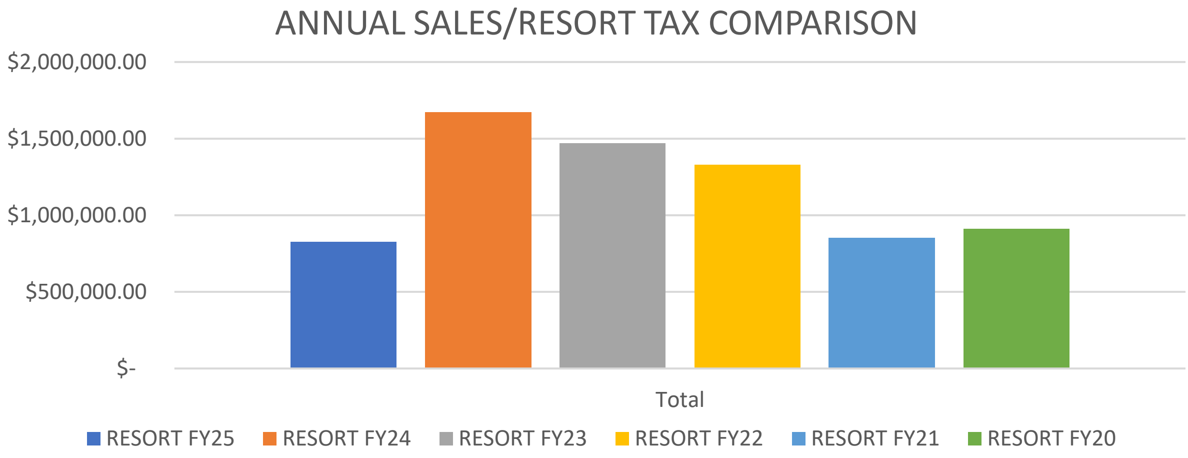
1. Property Tax Increase
    - Truth in Taxation - council has provided guidance to consider this every other year…
    - $100k
2. Sales tax
    - same projected budget for FY26 as FY25
    - Transient Room Tax
        - Consider now or in FY27 ?
        - Estimated at $200k (not included in draft budget)
3. Unreserved Fund Balance
    - Budgeting the use of cash on hand (retreat idea)
    - $225k
4. Alta Resort/Town/Night Shuttles
    - Assuming the same rev/exp

Revenue

COMBINED FUND REVENUE FOR FY 2026



Sales tax accounts for 44% of our combined revenue



Property Tax - Truth in Taxation

If the Town raises Alta property tax by $100k, going from $405K to $505K, it would represent 12% of the Town's combined revenue. This would result in an additional ~$47 per $100,000 in value. Numbers are rough estimates!

Taxing Entity	Alta 25 Draft	Alta 24	Sandy City 24	Cottonwood Heights 24	Brighton 24	Unincorp SL Co. (Snowbird) 24
Local Government Levy	0.001260	0.000990	0.000988	0.001357		
County	0.001456	0.001456	0.001456	0.001456	0.001456	0.001505
Fire Service	0.001403	0.001403	0.000000	0.000000	0.001403	0.001403
Law Enforcement	0.000000	0.000000	0.000000	0.000000	0.002038	0.002038
Library	0.000446	0.000446	0.000446	0.000446	0.000446	0.000446
Parks and Rec	0.000000	0.000000	0.000105	0.000685	0.000000	0.000000
Schools	0.005677	0.005677	0.005677	0.005677	0.005677	0.005677
Utility	0.000400	0.000400	0.000916	0.000566	0.000400	0.000469
Other	0.000009	0.000009	0.000112	0.000009	0.000009	0.000009
Total	**0.010651**	**0.010381**	**0.009700**	**0.010196**	**0.011429**	**0.011547**
Per $100,000 in Valuation	**$ 1,065**	**$ 1,038**	**$ 970**	**$ 1,020**	**$ 1,143**	**$ 1,155**
Local Levy % of Total	**12%**	**10%**	**10%**	**13%**	**0%**	**0%**

VERY PRELIMINARY

VERY ROUGH ESTIMATE - Alta rate drafted using: $505,000 in property tax revenue and estimates from last 2 years for proposed tax rate value ($383,503,016) and avg residential value ($1,784,350)

Transient Room Tax

Shall the Town impose a 1% municipal transient Room tax?

If imposed, revenue estimated at $200k / year ($145k for ¾ of a year)

COMPARABLES	**Transient Room - Total Tax Rate**
Cottonwood Heights	13.32%
Park City	13.37%
Sandy City	13.82%
Alta - currently	13.92%
Brian Head	14.22%
Salt Lake City	14.32%
Brighton	14.42%
Park City East	14.72%
Alta - with 1% TM	14.92%
Moab	14.92%

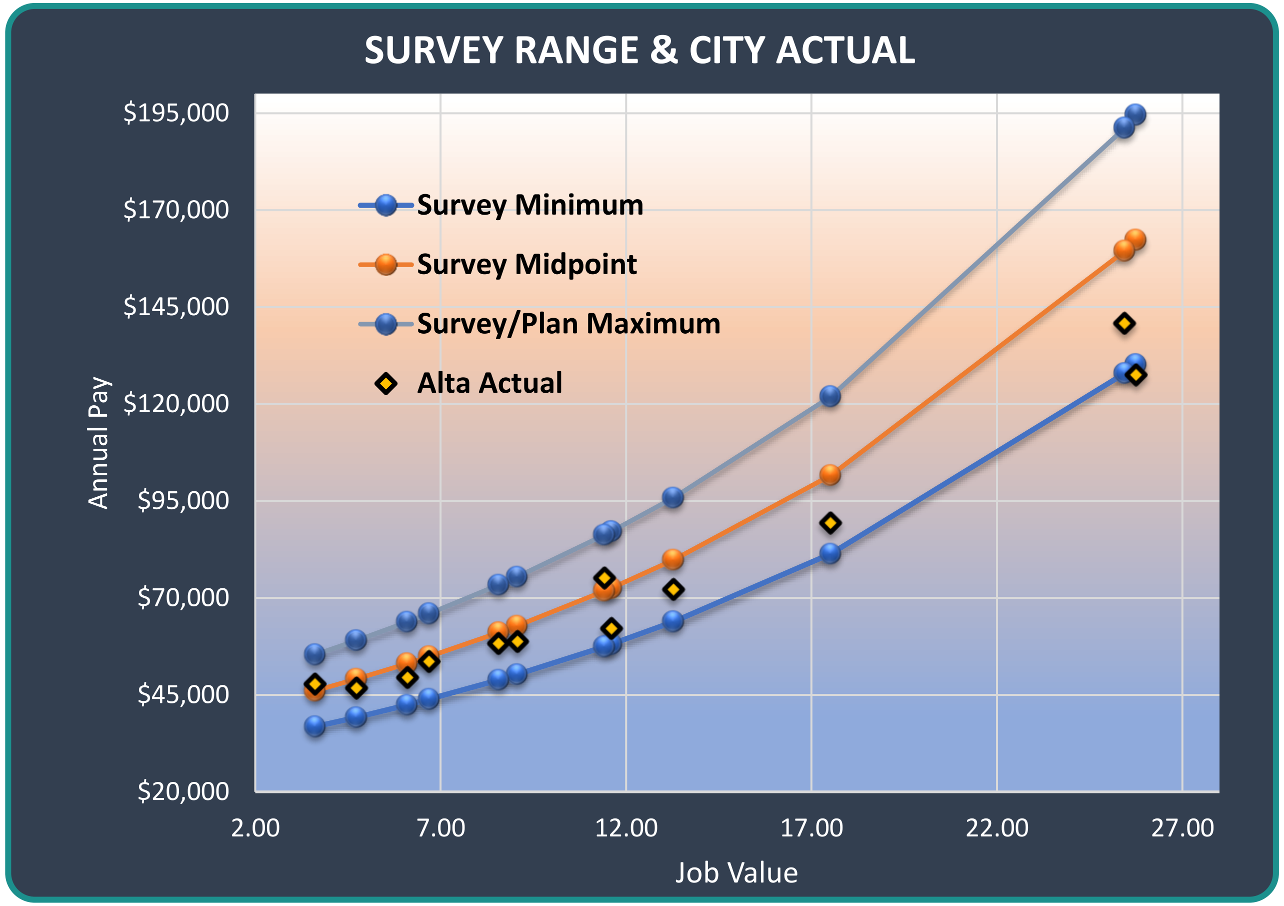
	CURRENT SALES TAX RATES	**Sales (Non-Food)**	**Sales/ Store Food**	**Food (restaurant)**	**Transient Room**
State		4.85%	1.75%	4.85%	5.17%
County		1.30%	0.25%	2.30%	6.05%
Alta					
LS	Local Sales & Use Tax	1.00%	1.00%	1.00%	1.00%
RR	Resort Community Tax (includes Add'l Resort)	1.60%	0.00%	1.60%	1.60%
A2	Addl Transit Local	0.10%	0.00%	0.10%	0.10%
TM	Municipal Transient Room Tax	0.00%	0.00%	0.00%	0.00%
	Grand Total	**8.85%**	**3.00%**	**9.85%**	**13.92%**

	OPTIONAL INCREASE	**Sales (Non-Food)**	**Sales/ Store Food**	**Food (restaurant)**	**Transient Room**
State		4.85%	1.75%	4.85%	5.17%
County		1.30%	0.25%	2.30%	6.05%
Alta					
LS	Local Sales & Use Tax	1.00%	1.00%	1.00%	1.00%
RR	Resort Community Tax (includes Add'l Resort)	1.60%	0.00%	1.60%	1.60%
A2	Addl Transit Local	0.10%	0.00%	0.10%	0.10%
TM	Municipal Transient Room Tax	0.00%	0.00%	0.00%	1.00%
	Grand Total	**8.85%**	**3.00%**	**9.85%**	**14.92%**

EXPENSES: Approach to the FY26 Budget

1. Wages
   - Pay Plan - The “WOW” tool has been updated
     - Work of Worker framework
   - Adding a 5th full-time officer
   - COLA 2.5%
   - Performance / merit updates
   - Town Council, Treasurer, Planning Commission stipend increases proposed
2. Vendors
   - many of our contracts are increasing by 3-5%
3. Transfer: General Fund to Capital Projects Fund
   - $150k (~5% of $3M)
4. Our Lady of the Snows
   - Not in FY 26 budget – we have a stand-alone summary

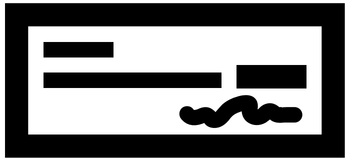
FY26 Wage Study Pay Plan



JOB TITLE	Job Value	Pay Range Minimum	Pay Range Midpoint	Pay Range Maximum
TOWN MANAGER	***25.75***	$133,473	$160,167	$186,862
TOWN MARSHAL	***25.45***	$131,165	$157,398	$183,631
TOWN CLERK	***17.52***	$83,441	$100,129	$116,817
ASSISTANT TOWN MANAGER	***13.28***	$65,513	$78,615	$91,718
DEPUTY MARSHAL	***11.61***	$59,559	$71,471	$83,383
LEAD DISPATCHER	***11.42***	$58,916	$70,700	$82,483
DEPUTY TOWN CLERK	***9.07***	$51,519	$61,823	$72,127
LEAD BUILDING MAINTENANCE TECHNICIAN	***8.57***	$50,074	$60,089	$70,104
DISPATCHER	***6.69***	$44,981	$53,977	$62,973
MAINTENANCE TECHNICIAN	***6.11***	$43,510	$52,212	$60,914
POSTAL CLERK	***4.73***	$40,228	$48,273	$56,319
CUSTODIAN	***3.62***	$37,747	$45,297	$52,846
DEPUTY MARSHAL 48 Hour Work Week	***11.61***	$77,427	$92,913	$108,398

FY26 Wages by Department

Tentative Department Budgets (including overtime)				
WAGES & OT ONLY				
			DRAFT	
GL Code	**Department**	**FY25 Budget**	**FY26 Budget**	**Difference**
10-41-110	LEGISLATIVE	$ 18,000	$ 22,200	$ 4,200
10-42-110	COURT	$ 18,423	$ 18,896	$ 473
10-43-110	ADMINISTRATIVE	$ 342,033	$ 353,162	$ 15,729
10-45-110	MUNICIPAL BUILDINGS	$ 22,460	$ 17,138	$ (5,072)
10-53-120	PLANNING AND ZONING	$ 2,000	$ 6,250	$ 4,250
10-54-110	POLICE DEPARTMENT	$ 899,720	$ 1,017,815	$ 130,065
10-56-110	POST OFFICE	$ 27,733	$ 35,986	$ 8,953
10-70-110	SUMMER PROGRAM	$ 2,650	$ 3,187	$ 687
51-40-110	WATER FUND EXPENDITURES	$ 15,545	$ 17,700	$ 2,155
52-40-110	SEWER FUND EXPENDITURES	$ 13,759	$ 15,500	$ 1,741
		$ 1,362,323	$ 1,507,833	$ 163,180
******First year with a 5th full-time officer******				
	Total Difference		$ 163,180	
	5th Officer Wages, Scheduled & Unscheduled OT		$ 108,971	
	Remaining difference due to other staff		$ 54,208	



Capital Projects: FY26

Facilities Planning

- As-built surveys, geotechnical analysis, massing studies:
  - $25,000
- *Can we decide what our first building replacement will be during FY 26?*

Tom Moore Stabilization

- Historic Structure Report anticipated May 2025
- $25,000 in budget to mitigate further collapse
- More expensive? Seek SHPO funds, SLCo Historic Pres. Collaboration

AMO Technology

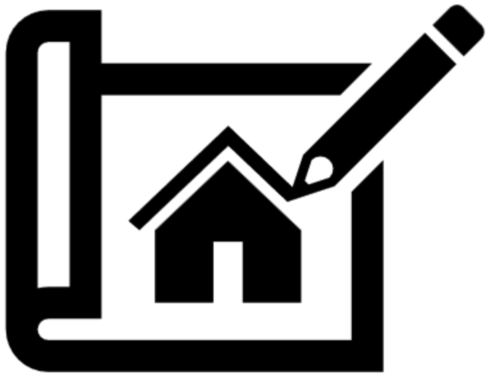
- Security Cameras: $13,000 (rollover from FY 25)
- New Dispatch Console: $15,000 (*still* awaiting VECC C.A.D. decision)

Our Lady of the Snows

- See below!

Water Fund Projects:

- Crosstow water line – total project cost up to $650k
  - FY25 $400k proposed in March budget amendment
  - FY26 $250k proposed in FY 26
- Remote meters
  - $50,000 rollover from FY 25



TOA Capital Needs Outlook – w/ Our Lady of the Snows

If the Town buys OLS

Purchase price: $1,000,000
Closing Costs: $50,000
Repairs: $100,000

Total TOA Costs in first year:
$1,150,000

Assumes TOA replaces an existing building in FY28

Total Capital Spend
FY25 - FY28
$10,761,248

Projection details on next slide…

Capital Projects Fund Plan
Fund Balance: March 31, 2025
$ 1,697,026

Fund Balance		**FY 2025**	**FY 2026**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**	**FY 2032**
As of July 1 (start) of the fiscal year		1,188,590	1,469,590	498,678	583,638	(8,248,853)	(8,346,318)	(8,446,708)	(8,550,109)
Projected Year-End Balance		1,469,590	498,678	583,638	(8,248,853)	(8,346,318)	(8,446,708)	(8,550,109)	(8,656,612)

GL Code	**Project Name**	**FY 2025 YTD**	**FY 2025 Budget**	**FY 2026 Budget**	**FY 2027 Budget**	**FY 2028 Budget**	**FY 2029 Budget**	**FY 2030 Budget**	**FY 2031 Budget**	**FY 2032 Budget**
45-45-740	Town Website	8,270	15,000							
45-45-750	Replace a Building	-				9,000,000				
45-45-750	Facilities Master Plan	53,113	75,000							
45-45-750	Facilities Planning Phase 2	-		75,000						
45-45-750	Our Lady of the Snows Center (inc earnest $ and closing costs)		100,000	950,000						
45-45-750	OLS repairs (patio, stairs, windows)			100,000						
45-45-750	Tom Moore Historic Structure Stabilization*	-		25,000						
45-54-741	Marshals Office Security Cameras	-	13,000							
45-54-742	New AMO Truck	-	55,000							
45-54-743	AMO Mobile Data Terminals	-	25,000							
45-54-743	Alta Central Dispatch Console Upgrade	-		15,000						
45-54-743	Alta Central Dispatch Radio System Upgrade Centracom Phase 2	-			30,000					
45-54-743	Speed Trailer #3	59	13,000							
45-70-740	Trailhead-Style Public Restroom 24/7*	-			50,000					
45-70-741	Master Water and Sewer Plan (1/3 cost)	9,811	15,000							
	Total Projects	**71,254**	**311,000**	**1,165,000**	**80,000**	**9,000,000**	-	-	-	-
	** Any items in red are proposed, not approved.*					**Budgeted Total 2025 - 2035**				**10,761,248**

* Projects or programs toward which the Town collects revenue from other sources. Amounts indicated are net Town of Alta expenses.

Cap-Ex Fund Balance Projection w/ OLS Purchase

Cash Reserve Projections		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
	Begining Balance	**1,188,590**	**1,469,590**	**498,678**	**583,638**	**(8,248,853)**	**(8,098,853)**	**(7,948,853)**	**(7,798,853)**
Revenue									
	Prior Year's - Capital Fund Transfe	522,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
	Loan &/or Bond				?				
	Interest	70,000	44,088	14,960	17,509				
	Total Revenue	592,000	194,088	164,960	167,509	150,000	150,000	150,000	150,000
Expenses									
	Projects	311,000	1,165,000	80,000	9,000,000	-	-	-	-
	Total Expenses	311,000	1,165,000	80,000	9,000,000	-	-	-	-
	Year-End	**1,469,590**	**498,678**	**583,638**	**(8,248,853)**	**(8,098,853)**	**(7,948,853)**	**(7,798,853)**	**(7,648,853)**

TOA Capital Needs Outlook – w/o Our Lady of the Snows

If the Town does not buy OLS

Assuming TOA replaces an existing building in FY28:

Total Capital Spend
FY25 - FY28
$9,611,248

Difference:

$10,761,248 (with OLS)
-$9,611,248 (no OLS)
$1,150,000

12% higher funding needs

Capital Projects Fund Plan
Fund Balance: March 31, 2025
$ 1,697,026

Fund Balance	**FY 2025**	**FY 2026**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**	**FY 2032**
As of July 1 (start) of the fiscal year	1,188,590	1,569,590	1,651,678	1,771,228	(7,025,635)	(6,875,635)	(6,725,635)	(6,575,635)
Projected Year-End Balance	1,569,590	1,651,678	1,771,228	(7,025,635)	(6,875,635)	(6,725,635)	(6,575,635)	(6,425,635)

GL Code	**Project Name**	**FY 2025 Budget**	**FY 2026 Budget**	**FY 2027 Budget**	**FY 2028 Budget**	**FY 2029 Budget**	**FY 2030 Budget**	**FY 2031 Budget**	**FY 2032 Budget**
45-45-740	Town Website	15,000							
45-45-750	Replace a Building				9,000,000				
45-45-750	Facilities Master Plan	75,000							
45-45-750	Facilities Planning Phase 2		75,000						
45-45-750	Tom Moore Historic Structure		25,000						
45-54-741	Marshals Office Security	13,000							
45-54-742	New AMO Truck	55,000							
45-54-743	AMO Mobile Data Terminals	25,000							
45-54-743	Alta Central Dispatch Console		15,000						
45-54-743	System Upgrade Centracom			30,000					
45-54-743	Speed Trailer #3	13,000							
45-70-740	Trailhead-Style Public Restroom			50,000					
45-70-741	Master Water and Sewer Plan	15,000							
	Total Projects	**211,000**	**115,000**	**80,000**	**9,000,000**	-	-	-	-

** Any items in red are proposed, not approved.* — **Budgeted Total 2025 - 2035** **9,611,248**

* Projects or programs toward which the Town collects revenue from other sources. Amounts indicated are net Town of Alta expenses.

TOA Capital Needs Outlook—Additional Considerations

Facilities Planning

- Will present space-planning concepts to Town Council in May
  - Space plans will show existing program areas AND functional space identified by staff as needed to optimize TOA services
  - Two space plan alternatives will generally show one new building at existing Firehouse site
  - New building will be focused on AMO/ "Public Safety" programming and functions
  - **Range of costs for new building:**
    - **$6,200,000-replace existing community center and AMO functions (will we still need meeting space in new building?)**
    - **$12,500,000-replace existing functions and add additional functional space to optimize TOA services**
    - **Costs are preliminary and caveated**
- Facility Condition Assessment is a guide to continued ownership and maintenance of existing facilities
  - Recommend ***only*** minor functional and life-safety upgrades to Community Center/Firehouse until decision is made to replace a building
  - If Town decides to continue operating either facility, continue with more significant repairs and upgrades

What else is on the horizon?

- Staff growth
  - FTE for buildings, snow removal, sewer operator, admin support?
- Wage pressures
  - Cost of living increasing in SLC Metro
  - Public safety market continues to be highly competitive
- Significant capital needs in water and sewer programs
  - Resolve system deficiencies and replace original infrastructure
- AMO technical needs-policing only gets more high-tech and thus expensive
- Additional services or programs
  - Waste management? Housing?
- How will the Town pay for all of this?
  - Spend down general fund balance-limited opportunity
  - Borrow money: bond or loan
  - Economic development: how much is feasible, desirable?
  - Increase tax rates: not much room for growth in sales tax. What will property tax payers tolerate to have local public services?

Our Lady of the Snows – Operating Expenses

At this time, the Town of Alta is considering purchasing OLS. If the Town decides to proceed, there is still a great deal of discussion about lease options with ACE (the main tenant) and how those terms might affect costs to the Town. Those agreements are anticipated to determine who would be responsible for annual maintenance and managing reservations/space rentals.

The summary to the right assumes the Town would be responsible for building maintenance and managing rentals, which is still to be determined.

Known capital projects that should take place in the next year or so are not included: patio/stair replacement and windows

OLS Budget Summary	**VERY DRAFT**	
ACE Rent	$	4,250
Other Rentals	$	14,200
Misc	$	1,500
Revenue	**$**	**19,950**
Wages and salaries	$	17,500
Utilities	$	11,950
Insurance	$	2,215
Snow Removal	$	2,000
BM Supplies & Misc.	$	3,750
Expenses	**$**	**37,415**
Net to General Fund Budget	**$**	**(17,465)**

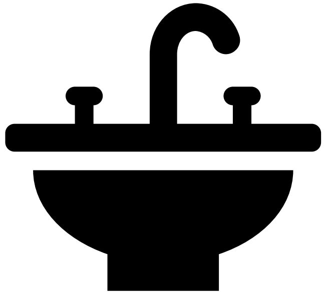
DRAFT

Water Fund

FY 26 Budget Highlights

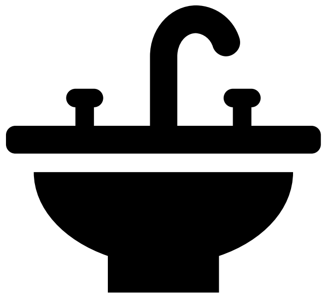
- 2 Capital Projects: Crosstow waterline and meters
  - Borrow funds from General Fund for the Crosstow water line project, exact number TBD in FY26.
- 10% Rate Increase
  - Monthly cost for single-family residence would go from $135 to $152 ($17)
- Not budgeting for the use of PTIF balance ie “cash on hand”
- Only budgeting $6k for infrastructure replacement – less than prior years.

Water Rate: Examples	FY26	FY 25
ECU 1.25 - Single-Family Residence		
Annual ECU	$ 1,820.85	$ 1,625.15
Monthly ECU	$ 151.74	$ 135.43
ECU 15 - Small Commercial User		
Annual	$ 21,850.16	$ 19,501.83
Monthly	$ 1,820.85	$ 1,625.15
ECU 25 - Md. Commercial User		
Annual	$ 36,416.93	$ 32,503.05
Monthly	$ 3,034.74	$ 2,708.59
ECU 40 - Lg Commercial User		
Annual	$ 58,267.08	$ 52,004.88
Monthly	$ 4,855.59	$ 4,333.74



Water Fund

Water Rate Summary	FY26	FY 25	FY 24
Total Water ECU Value	254.23	253.85	252.60
Required Water Sales	$ 368,000.00	$ 330,036.00	$ 286,066.00
Rate (Annual)	$ 1,447.51	$ 1,300.12	$ 1,132.49
Rate (per ECU per month)	$ 120.63	$ 108.34	$ 94.37
Rate increase	10%	13%	11%
Gallons Per ECU	6,400	6,400	6,400
Overage rate / 1,000 gal	$ 6.19	$ 5.16	$ 4.30
Overage rate increase	20%	20%	20%



Sewer Fund

FY 26 Budget Highlights

- No capital projects
- Added $30k for engineering for planning projects
- 20% Rate Increase
  - Monthly cost for single-family residence would go from $103 to $124 ($21)
- Not budgeting for the use of PTIF balance ie "cash on hand"
- Budgeting $6k for infrastructure replacement.

Sewer Rate: Examples	FY26	FY 25
ECU 1.25 - Single-Family Residence		
Annual ECU	$ 1,489.24	$ 1,237.34
Monthly ECU	$ 124.10	$ 103.11
ECU 15 - Small Commercial User		
Annual	$ 17,870.92	$ 14,848.10
Monthly	$ 1,489.24	$ 1,237.34
ECU 25 - Md. Commercial User		
Annual	$ 29,784.86	$ 24,746.83
Monthly	$ 2,482.07	$ 2,062.24
ECU 40 - Lg Commercial User		
Annual	$ 47,655.78	$ 39,594.93
Monthly	$ 3,971.32	$ 3,299.58

Sewer Fund

Sewer Rate Summary	FY26	FY 25	FY 24
Total Sewer ECU Value	233.34	233.34	230.16
Required Sewer Revenue	$ 278,000.00	$ 230,977.00	$ 185,000.00
Rate (Annual)	$ 1,191.39	$ 989.87	$ 803.79
Rate (Monthly)	$ 99.28	$ 82.49	$ 66.98
Rate increase	20%	23%	28%