MINUTES
ALTA TOWN COUNCIL MEETING & WORK SESSION
Wednesday, May 14, 2025, 3:30 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: Mayor Roger Bourke
Councilmember Carolyn Anctil
Councilmember John Byrne (attended virtually)
Councilmember Dan Schilling

STAFF PRESENT: Chris Cawley, Town Manager
Mike Morey, Town Marshal
Jen Clancy, Town Clerk
Molly Austin, Assistant Town Manager
Brooke Boone, Deputy Town Clerk
Craig Heimark, Treasurer

ALSO PRESENT: Polly McLean, Legal Counsel

NOT PRESENT: Councilmember Elise Morgan

WORK SESSION: 3:30 PM

1. **CALL THE WORK SESSION TO ORDER**

00:00:00

Mayor Bourke called the work session of May 14, 2025 to order.

2. **FACILITIES PLANNING UPDATE, NATE HENRIE FFKR**

00:00:10

Chris Cawley noted the consulting team, led by Nate Henrie, was presenting the final major element of their work: conceptual space plans for potential new town facilities. This followed earlier work on facility assessments and space needs. Cawley also flagged that the Our Lady of the Snows (OLS) property had recently emerged as a relevant topic but wasn't included in the original project scope.

Dan Schilling asked about opportunities for future input. Cawley and Henrie clarified that while recommendations would be offered, decisions would rest with the council and public. Henrie emphasized that plans were conceptual, and multiple options were being provided.

Henrie summarized space needs: the Town currently occupies just over 10,000 sq ft, with projections of around 13,000 sq ft needed. The town office building is structurally sound, with $1M in elective repairs needed, and the replacement cost would be ~$2M.

Alta Central is more complex with repairs costing $3.8M, replacement costing ~$2.5M, and a new facility meeting all law enforcement needs would be ~$8.8M. ADA compliance was included, but siting and design are outside the scope of the current study.

John Byrne noted Alta Central's poor siting and recommended demolition for a better facility. Others, including Schilling and Mayor Bourke, agreed. Concerns included mapping discrepancies and land stability. Henrie affirmed the site was not ideal.

Henrie said repairing the community center would cost ~$3.4M; replacement would be ~$3.65M. Byrne preferred replacement, noting limited expansion potential. Cawley mentioned the possibility of expanding with a special use permit on adjacent federal land.

Schilling proposed cost-sharing with UDOT, suggesting a shared-use facility. Byrne agreed but cautioned about height restrictions. Henrie and Cawley discussed building height rules and feasibility of vertical expansion.

Henrie presented two redevelopment options:

1. Keep the town office and build a new joint community center and Marshal's Office (~14,000 sq ft total).
2. Build a new combined facility for all functions; and convert the town office into dispatch quarters (~17,500 sq ft total).

Anctil inquired about functions in a combined facility. Henrie listed post office, council chambers, admin offices, and Marshal's Office (with a secure wing). Repurposing the town office for sleeping quarters would require costly upgrades. Byrne raised concerns about combining uses given prior preferences for a standalone Marshal's Office. Henrie said if the OLS property were acquired, it could serve as a community center, allowing a separate Marshal facility. Morey, Schilling, and Byrne favored that idea. Schilling suggested a public retreat to explore options further.

Henrie concluded by previewing the full report, noting it includes detailed estimates and narratives. Cawley acknowledged the imperfect timing but said the discussion would help with capital planning. Schilling and Byrne praised the consultants' work.

3. **MOTION TO ADJOURN**

00:30:40

MOTION: Dan Schilling motioned to adjourn, and Carolyn Anctil seconded.

VOTE: All were in favor. The work session was unanimously adjourned.

RESULT: APPROVED

ALTA TOWN COUNCIL MEETING: 4:00 PM

1. CALL THE MEETING TO ORDER

00:30:50

Mayor Bourke called the May 14, 2025 Alta Town Council meeting to order.

2. CITIZEN INPUT

00:31:00

There was no public comment.
The written public comments that were received are attached.

3. PRESENTATION FROM CANYONS SCHOOL DISTRICT BOARD MEMBER, KATIE DAHLE

00:31:40

Katie Dahle introduced herself as the new Canyons School District board member representing the town. Dahle shared her background as a former teacher who now runs a financial education company with her husband. Dahle explained that the current teacher (Jaeann Tschiffely) at Alta's one-room schoolhouse would be leaving for an international teaching opportunity, and that Miss Vandervelde would be taking over the classroom in the upcoming school year. Dahle expressed interest in learning about the community's educational concerns and emphasized the district's intent to stay connected with Alta. Because Superintendent Dr. Rick Robbins was out sick, Leon Wilcox, the district's Business Administrator, was designated to present the "State of the District."

Mayor Roger Bourke responded by recounting the history of the school in Alta, noting it began as a two-grade private school. Mayor Bourke shared that, years ago, community members (including himself) lobbied the then school district for a public school in Alta. That effort eventually led to the establishment of the current school, which he credited with helping families remain in the community. Bourke emphasized the school's value and praised the role of past leaders and educators in making it a success.

Leon Wilcox then gave an overview of the district. He said he has worked for Canyons School District since its inception in 2009 and recalled the district's opening event, which was held in Alta. Wilcox highlighted that the Alta school, though small, is officially recognized by the state as an independent school. He reported on various district improvements, including the construction and renovation of high schools like Corner Canyon and Brighton, the planned opening of an Innovation Center in 2027 at the former eBay facility in Draper (focusing on programs such as cybersecurity, robotics, and healthcare), and updates to middle and elementary schools. Wilcox also noted the district's strong academic performance, with some of the highest test scores in Utah.

However, Wilcox acknowledged significant challenges, particularly a sharp decline in elementary school enrollment. Contributing factors include high housing costs in the district (with an average home price over $700,000), an aging population, a falling birth rate, and increased competition from charter schools, private schools, and homeschooling. Over the past six to seven years, the district has lost about 1,800 elementary students. Wilcox explained that while high school enrollment remains stable due to student mobility and social integration that elementary schools have been most affected. In response, the district has commissioned a study to consider potential boundary adjustments, consolidations, or even closures of under-enrolled schools, particularly in the east Sandy and Cottonwood Heights areas. Wilcox emphasized that no decisions have been made and that public input will be sought throughout the process. He noted that this issue is part of a broader statewide trend, with 30 of Utah's 41 school districts experiencing similar enrollment declines. Wilcox concluded by inviting questions and feedback, reiterating the district's commitment to supporting education in Alta.

Carolyn Anctil shared a perspective that the district's decreased enrollment might actually be a benefit, pointing out that higher housing prices and tax bases could result in superior schools with smaller class sizes. Wilcox acknowledged that while smaller classes are attractive to parents, the district is funded on a per-student basis, meaning fixed costs like building maintenance and administrative overhead are spread across fewer students. This imbalance creates financial challenges, as some schools have lost over 100 students, leading to uneven class sizes with some as low as 16–18 students, others exceeding 30 due to teacher allocation.

Mayor Bourke asked about average class sizes and funding per student. Wilcox responded that the average elementary class size is around 23 students, with kindergarten through third grade staffed at a 22:1 ratio, and fourth and fifth grades at 26:1. The district also runs several dual immersion programs, which have slightly higher class sizes. Regarding funding, the state provides roughly $4,500 per student, but when including transportation, special education, property taxes, and federal funds, the district spends about $10,500 per student annually. Mayor Bourke clarified the difference, noting that the remainder beyond state funding mostly comes from local property taxes.

When asked about district boundaries, Wilcox explained that by state law, school districts must encompass entire cities, with a single exception in Draper's Suncrest area, which is part of Alpine District in Utah County. Canyons District covers Draper (except Suncrest), Sandy, Cottonwood Heights, Midvale, Alta, and Brighton, working closely with municipal governments. Wilcox recalled Granite's enrollment peak of 75,000 in the early 2000s, which has since dropped to around 58,000, resulting in school closures. He acknowledged that closing schools is difficult but necessary to avoid the inefficiency of underused buildings.

Mayor Bourke expressed appreciation for the Alta school as a tremendous community asset and thanked the district representatives for their work. Dahle shared that she had recently visited the classroom and heard positive feedback about the community's support and unique educational opportunities provided to students.

Dahle expressed gratitude to Jaeann Tschiffely for her many years of running the Goldminer's Daughter one-room schoolhouse, acknowledging the miracles she had performed managing the unique challenges of that role. Dahle then introduced Amelia Vandervelde, the incoming new teacher, who shared that she is originally from Michigan and is entering her fourth school year in Utah, currently working at a Title One school. Vandervelde expressed enthusiasm about stepping into her new role at the one-room school, excited to be creative and work with students of all ages. She also mentioned her passion for skiing and how that aligned well with her love of teaching outdoors, looking forward to engaging with the community.

Mayor Bourke remarked that Vandervelde had big shoes to fill. When asked about Tschiffely's next steps, Tschiffely revealed she was moving to Vietnam to take a job at an international school in Hanoi.

Mayor Bourke referenced a recent New York Times article highlighting the school's community role, while Dan Schilling and others expressed thanks and wished Tschiffely safe travels.

4. **ALTA SKI AREA UPDATE, MIKE MAUGHAN**

00:56:30

Mike Maughan was not present; no report given.

5. **QUESTIONS REGARDING DEPARTMENTAL REPORTS**

00:56:30

Clancy took a moment to applaud Brooke Boone for her hard work managing the rollout of the new online payment system for utilities. Clancy acknowledged that the implementation hasn't been seamless due to software integration issues, resulting in some clunky processes. Clancy apologized to community members who have been affected by billing cycle glitches and the confusing prompts. Clancy emphasized that Brooke has been working tirelessly to resolve these issues and that they have been paying close attention to fixing the finer details. Clancy wanted to publicly acknowledge the effort and assure the community that they are aware of the problems and actively working on solutions. Mayor Bourke responded by saying that, in his experience, the system wasn't any clunkier than typical software rollouts they've encountered, and he commended Brooke for her work.

John Byrne commented on the meeting minutes, expressing his appreciation after reviewing all the special meeting minutes. He said they were exceptionally done and really captured the spirit of the discussions. Anctil agreed. Clancy responded by acknowledging the difficulty of producing those minutes, given the emotional nature of the meetings and the desire not to misrepresent anything.

6. **APPROVAL OF APRIL 9, 2025 ALTA TOWN COUNCIL MEETING MINUTES, APRIL 15, 2025 SPECIAL TOWN COUNCIL MEETING MINUTES, AND THE APRIL STAFF AND FINANCE REPORTS**

01:04:00

MOTION: Dan Schilling motioned to approve the April 9, 2025 Alta Town Council Meeting Minutes, April 15, 2025 Special Town Council Meeting Minutes, and April staff and finance reports. Carolyn Anctil seconded.

VOTE: All were in favor. The motion passed unanimously.

RESULT: APPROVED

7. **MAYORS REPORT**

01:04:10

Mayor Bourke reported that he had invited Utah's junior senator, John Curtis, to visit Alta during the summer and meet with the town council and residents. Curtis accepted the invitation and expressed enthusiasm for hiking, wildflowers, and connecting with the community.

Bourke also updated the council on the Town's planned purchase of OLS from the church, emphasizing that negotiations would aim to minimize any negative impact on Alta Community Enrichment's (ACE) use of the building.

Mayor Bourke highlighted recent funding awards from the Central Wasatch Committee, including support for the Friends of Alta bird monitoring program and maintenance projects benefiting local climbing and backcountry skiing.

Bourke reminded citizens about upcoming town council term sign-ups, which run from June 1 to 6, and noted Jen Clancy's offer to assist those unable to sign up during office hours.

Mayor Bourke described attending a mid-year Utah League of Cities and Towns conference with Chris Cawley, where they learned about emergency communication, wildland fire, and conflict management.

Mayor Bourke reminded everyone that the 44th annual Canyon Cleanup was on June 10th and open to residents and employees of Alta and Snowbird businesses. He also noted that the Alta Environmental Center had released a summer stewardship and education calendar with lots of terrific events.

Lastly, Mayor Bourke announced he would be out of the country from May 20 to June 3, with Mayor Pro Tempore Morgan acting Mayor in his absence, and reminded the council that the next meeting was scheduled for June 18, 2025 (note third Wednesday).

8. **UPDATE ON WATER AND SEWER MASTER PLAN AND DISCUSSION ON SHORT TERM SEWER PROJECT OPPORTUNITY**

01:20:25

Cawley provided an update on the town's water and sewer planning, emphasizing the importance of presenting the material now due to budgeting needs and the potential for a short-term sewer improvement that could reduce the cost of a future major sewer project. He noted that although the facilities planning project isn't complete, draft master plans for the water and sewer systems have been received from the engineers and are under review with service providers. These plans include analysis and modeling of system capacity, connections, and growth, as well as capital improvement plans.

For the water system, Cawley outlined four primary projects: the crosstow line (currently underway), the Hellgate loop connection, replacement of asbestos concrete pipe along Highway 210, and the addition of 500,000 gallons of storage capacity. Cost estimates have been updated, and the plan suggests implementing these projects over the next decade.

On the sewer side, Cawley highlighted several short-term projects including the line from the Goldminer's Daughter to Peruvian (a known problem area) and a line between East Peruvian and Hellgate. These total approximately $1 million in projects over the next 10 years. Cawley also described commentary in the report on a concept to extend a sewer line to the West Grizzly or Emma Heights neighborhood.

Cawley shared that the engineers recommend the Town begin setting aside funds ($150k per year) for long-term pipeline replacements over a 25-year period, which is standard practice. However, Cawley acknowledged the challenge of incorporating these substantial costs into future budgets alongside immediate capital needs.

Cawley described that cost estimates in the reports are master planning-level and could vary by a factor of two. He noted the total cost of sewer improvements, including recommended standalone projects over 10 years is slightly higher than for water replacements. Cawley also flagged the need to prioritize addressing deficiencies in the existing system before considering expansion.

Cawley revisited the long-discussed potential of connecting the three existing homes (and 1–2 remaining lots) in the West Grizzly area to the sewer system. These homes are currently on small water lines and holding tanks for sewage. Cawley noted the connection could be expensive due to steep terrain and length, but there are strong reasons to consider the project:

1. The homes lie within the Bay City Tunnel Source Protection area.
2. There are known operational challenges for pump trucks accessing the area.
3. Operators have expressed concern about the risk posed by holding tanks.

Anctil questioned whether extending sewer to West Grizzly could set a precedent for residents in the Albion Basin to demand similar service, since those cabins also pose contamination risks and use holding tanks. Cawley and Mayor Bourke responded that the West Grizzly area was within the town boundary and covered by a 1976 agreement, making it uniquely eligible for municipal services. Heimark added that he had discussed possible cost-sharing with other property owners in the neighborhood and pointed to emerging septic technologies that might be viable alternatives.

Schilling and Byrne emphasized that the property owners are responsible for their wastewater and any connection to the town system should only be done via a cost-sharing arrangement. They acknowledged that doing so would improve source protection and property values, but the cost should not fall solely on the town. Both expressed openness to town participation if homeowners took the initiative.

Cawley described an opportunity tied to ski area construction. A new sewer lateral being installed in the Albion lot could be upsized to serve West Grizzly in the future. Initially, the cost to upsize was quoted at $5,000, but recent updates suggest additional costs (possibly up to $15,000) due to engineering and design requirements. Steve McIntosh noted this pipe would represent ~30% of the eventual sewer extension and could save ~$200,000 in future costs. He strongly recommended taking advantage of the opportunity due to past overflows in the area and the associated risk to water quality. While official approval couldn't be given (the item wasn't on the agenda), council members expressed informal support for pursuing the opportunity. The Mayor and others agreed in principle,. though no vote could be taken.

9. **PRESENTATION OF THE FY26 TENTATIVE BUDGETS**

01:44:20

Clancy reported that the Budget Committee, consisting of Clancy, Mayor Bourke, Heimark, Schilling, and Cawley, developed the FY26 tentative budget over three meetings and were recommending it to the Town Council for adoption. While the council had not received the budget presentation slides in advance, they were provided the tentative budget document and had access to the slide summaries from the budget committee meetings. A significant theme throughout the budgeting process was shifting from reactive, short-term budgeting toward strategic, long-term financial planning with a 10- to 25-year horizon, particularly focused on town facilities and water/sewer infrastructure. Cawley said he anticipates the council deciding on the Town's first major facilities project in the upcoming fiscal year and noted that the capital plan includes biannual placeholder projects for water and sewer maintenance.

The proposed FY26 budget incorporated a $100,000 increase in property tax revenue (rising from $405,000 to $505,000), with the sales tax projection being flat, matching the current year rather than using a prior three-year average. The committee debated but ultimately delayed introduction of a 1% transient room tax (TRT), which could generate an estimated $200,000 annually, preferring to pursue it later as part of a broader community-engaged financial strategy. Clancy noted this would be the final available sales tax option for Alta. Clancy noted the proposed budget included use of cash-on-hand to subsidize general fund expenses.

The Alta Shuttle Program, was discussed with some council members questioning its cost-effectiveness for residents. Anctil criticized the shuttle program's cost, stating it primarily benefits guests rather than residents. Cawley acknowledged it's the largest discretionary expense outside of payroll. Anctil argued most residents do not use the shuttle and questioned its value to local taxpayers. She noted most riders at her condominium complex appeared to be renters. Anctil reiterated that Powder Ridge residents fund the shuttle but rarely benefit directly from it. She expressed frustration that taxpayer-funded services largely benefit visitors and suggested exploring a way to differentiate residents from visitors. Staff and council members discussed and acknowledged that the shuttle is funded by a combination of sources including contributions from residential properties, businesses, Utah Transit Authority, and the Town of Alta General Fund, which is supported substantially by sales tax revenue as well as property tax and other revenue.

Reserve fund management drew significant attention. Byrne recalled a post-pandemic directive to maintain reserves equal to one year's revenue but suggested that target may now be excessive. He recommended analyzing historical sales tax variance over the last decade—given Alta's heavy reliance on seasonal ski-related sales tax—to develop a more nuanced reserve target, possibly formalized by resolution. Currently, the tentative budget's use of unreserved fund balance amounts to roughly 10% of the $3.4 million budget, reducing reserves to about 90% of annual revenue, with projections that reserves could drop further to 80% if a $250,000 inter-fund loan to the water fund for the crosstow project is approved. Committee members agreed on the need for careful analysis of reserve components and risk tolerance.

Preliminary property tax estimates indicated an approximate $400 increase per $1 million of valuation for the 2025 tax year, with final figures pending updated county data and a Truth in Taxation public hearing planned for August. The $100,000 increase represents roughly 15% of general fund revenue, justified by inflation, increased hiring, operational costs, and strategic infrastructure investments. Council members emphasized the importance of transparency and public buy-in before undertaking major financial measures such as bonds or significant tax increases.

The council reviewed wages and compensation; staff highlighted the "worth of work" framework, which showed nearly all positions falling within target pay ranges except one slightly below. The committee recommended eliminating performance bonuses by folding those amounts into base salaries to ensure no annual wage loss for employees. The FY26 budget includes a 2.5% cost-of-living adjustment aligned with Social Security recommendations, plus merit increases to address tenure and performance based wage disparities. Recruitment efforts continue for a fifth police officer, with FY26 being the first full year to include the 5th officer. Staff reminded council that full-time sworn officers are now enrolled in the URS public safety retirement system.

Department wage budgets are projected to increase by $189,000 in FY26 compared to FY25, primarily due to fully funding the fifth police officer for the entire year. Some wages related to the Our Lady of the Snows (OLS) facility are included, though lease details are still being negotiated with ACE. Clancy said that vendor cost increases were also noted as a factor requiring increases to revenue.

Utility rates proposed included a 10% increase in the water fund, raising average residential bills from $135 to $152 per month to cover operational and maintenance expenses, and a more substantial $20 monthly increase for sewer, intended to catch up after more than a decade without rate adjustments and to fund ongoing infrastructure needs.

Capital and facilities planning included multiple projects: funding to reinforce the historic Tom Moore Toilet," installation of security cameras for the Marshal's department, dispatch console upgrades to coincide with VECC platform changes, and the anticipated $1,000,000 acquisition of the OLS property plus funding for repairs such as windows, stairs, and patio. The crosstow water line project's cost estimate was revised down to $650,000, with the FY26 expense line item adjusted to $250,000. It was noted that these specific line-item adjustments had not been included in the tentative budget document, but Clancy offered to provide the necessary budget code edits to the tentative budget when the council voted. The budget also included funding for continued remote water meter installations and $20,000 for trailhead restroom design. Long-term facilities replacement costs are estimated between $6.2 million and $12.5 million depending on scope, and staff indicated they were working on a proposal for creating a new full-time building maintenance position to address increasing workload and retention challenges.

Multi-year capital improvement plans for sewer and water infrastructure were presented, now incorporating engineering costs into out-year budgets for better accuracy. Near-term design work is scheduled for the Goldminer's to Peruvian sewer line, with future replacements planned including the

Grizzly line. The council stressed the importance of establishing a sinking fund to finance ongoing infrastructure replacements, highlighting the need for comprehensive long-term rate planning and financial modeling.

Throughout the discussion, council members praised staff for the thorough and well-prepared presentation. Byrne expressed appreciation for receiving the long-awaited study results, acknowledging not all findings were positive but emphasizing their value as reference points. Byrne reminded the council that bonding is essentially a loan requiring repayment, underscoring fiscal responsibility. The group agreed on focusing first on achievable "low-hanging fruit" projects before integrating larger-scale capital needs into future rate structures.

Clancy noted the upcoming agenda item to approve the tentative budget, offering to provide budget adjustment codes to ensure transparency in adoption. Schilling and other members emphasized the value of detailed public discussion, transparency, and resident benefit as part of the budget process.

10. **<u>DISCUSSION AND POSSIBLE ACTION TO ADOPT A 2025-2026 TENTATIVE BUDGET</u>**

02:38:40

MOTION: Dan Schilling motioned to adopt the 2025-2026 tentative budget with the following line items edits:

51-36-300 Other Financing Sources edit from $505,000 to $250,000
51-39-200 Use of water reserve/PTIF bal edit from $40,000 to $0
51-40-740 Capital Outlay edit from $585,200 to 290,200

And to schedule a public hearing on the FY 2025-2026 budget on August 13, 2025 at 6:00 pm. Carolyn Anctil seconded.

ROLL CALL VOTE: Mayor Bourke – yes, Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, the motion was unanimously approved.

RESULT: APPROVED

11. **<u>DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-9 ADOPTING THE 2025 SALT LAKE COUNTY MULTI-HAZARD MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN</u>**

02:43:50

Molly Austin explained that the plan, which is updated every five years, had been previously presented to the council. Since that presentation, the document had been made more detailed and robust. Austin stated that the updated plan had been submitted to both FEMA and the State of Utah for a 45-day review period. To prevent a lapse in the town's participation, adoption was being requested before the end of the month.

Schilling asked whether the council would need to readopt the resolution if FEMA or the state provided feedback. Austin clarified that the resolution had been drafted to allow adoption now, with automatic inclusion of any non-substantive updates or improvements suggested during the review. Only substantive changes would require the plan to be brought back for re-adoption.

Councilmembers made brief comments on the naming and future length of the plan, and Austin confirmed the goal was to adopt the plan at this meeting and maintain it for the next five years unless significant changes were required.

MOTION: Dan Schilling motioned to approve Resolution 2025-R-9 adopting the 2025 Salt Lake County Multi-hazard multi-jurisdictional hazard mitigation plan. John Byrne seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-9 was unanimously approved.

RESULT: APPROVED

12. **REPORT ON THE PURCHASE OF OUR LADY OF THE SNOWS CENTER AND LONG TERM LEASE DISCUSSIONS WITH ALTA COMMUNITY ENRICHMENT**

02:47:00

Clancy informed the council that Sara Gibbs from Alta Community Enrichment was unable to attend the meeting due to an event and expressed her apologies. Clancy reported that discussions with the diocese regarding the real estate purchase contract were ongoing. Due diligence activities were underway, including communication with a title agency and efforts to secure an environmental inspection. Clancy stated the goal was to close the purchase by June 30.

Schilling confirmed that nothing had emerged to delay the process. Clancy and Cawley had been meeting with ACE's OLS committee and independently with Gibbs. Clancy proposed a work session or special meeting involving ACE and the council to present and discuss two lease options, noting they would recommend one but wanted feedback on both.

Anctil inquired if such a meeting could be closed to the public. Clancy and McLean responded that it likely did not meet the criteria for a closed session. Cawley noted progress in discussions despite varying perspectives and emphasized collaboration with ACE. Anctil inquired if there was a town council member present at these meetings, stating she wasn't invited. Clancy stated the guidance they were operating under was for staff to meet with ACE and prepare recommendations for lease options that could be presented to the council and then receive input from the council. A work session or special meeting was proposed for June 4 at 4 p.m. Conflicts with that date arose among council members, prompting a discussion of alternative dates. Ultimately, June 4 at 9 a.m. was proposed as the meeting time, accommodating most participants.

Discussion turned to the level of council involvement in lease decisions. Clancy and Cawley expressed a desire for transparency and council support. Anctil emphasized the importance of understanding the proposal details, especially regarding long-term lease terms. Clancy offered that options were being developed with ACE that included mechanisms like checkpoints to address councilmember concerns about lease duration.

McLean clarified that lease decisions could be handled administratively but supported incorporating council feedback. Byrne and Heimark recommended public transparency, with Anctil and Byrne requesting a staff report outlining the lease options in advance of the meeting. A consensus emerged to hold the special meeting on June 4 at 9 a.m. as an informal special meeting with ACE.

13. **DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-10 REPEALING AND REPLACING DOG LICENSE NUMBERS**

03:01:05

Brooke Boone explained that the resolution would remove a residential voter Class A license and reassign it to the property owner's Class B category. It was clarified that the total number of licenses would remain the same and that the change was due to a smaller number of applicants than licenses available in the Class A category. Clancy added that the resolution would allow the unclaimed license to be issued to the next person in line in the Class B drawing without requiring a new drawing. Anctil confirmed that all applicants in the voter class received a license this year, which Clancy and Anctil noted was unusual compared to previous years when demand typically exceeded availability.

MOTION: Dan Schilling motioned to adopt Resolution 2025-R-10. Carolyn Anctil seconded.

ROLL CALL VOTE: Councilmember Byrne – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Councilmember Anctil – yes, the motion was unanimously approved.

RESULT: APPROVED

14. **NEW BUSINESS**

03:03:30

Mike Morey informed the council that Paul Westrope from the Alta plow crew had announced his retirement after decades of service to the community. Morey requested that the council formally recognize Westrop's contributions.

Anctil shared concerns raised by a cabin owner regarding the recent construction activity related to the Supreme Lift. The resident felt that the lift company had not communicated effectively with nearby property owners, particularly about the timeline, noise levels, and use of private roads during the project. Anctil noted that the resident and others felt the situation lacked neighborly consideration and expressed a desire for better communication in the future. She had hoped to discuss the matter directly with Maughan at this meeting.

Schilling suggested that Anctil, as the councilmember who received the concerns, follow up with Maughan. Anctil agreed and mentioned that the cabin owner had already been encouraged to reach out to the lift company. Cawley added that he had also been contacted and had directed the resident to the District Ranger.

Bourke affirmed the council's responsibility to represent citizens' concerns and agreed with the approach. Schilling supported the engagement, and Anctil confirmed she would contact Maughan.

15. **MOTION TO ADJOURN**

03:07:35

MOTION: Dan Schilling motioned to adjourn, and Carolyn Anctil seconded.

VOTE: All in favor. The meeting was unanimously adjourned.

RESULT: APPROVED

Passed this 18th day of June, 2025

Jen Clancy, Town Clerk

MAYOR
ROGER BOURKE

TOWN COUNCIL
CAROLYN ANCTIL
JOHN BYRNE
ELISE MORGAN
DAN SCHILLING

TOWN OF ALTA
P.O. BOX 8016
ALTA, UTAH 84092

TEL (801) 363-5105
(801) 742-3522
FAX (801)742-1006
TTY 711

May 14, 2025 – Town Council Meeting

Public Comment and Discussion related to the Town's potential purchase of Our Lady of the Snows Center

Written Public Comments to be included in the Meeting Minutes

(presented in the order in which they were received, from April 15 – May 14. Any comments received after May 14 will be posted with the next meeting)

From:	burst@emailmeform.com on behalf of EmailMeForm
To:	Jen Clancy; Brooke Boone
Subject:	Feedback via the Submit a Public Comment [#63]
Date:	Wednesday, April 16, 2025 3:15:15 PM

For best security and privacy of your information, we recommend viewing this entry in the Data Manager

Name*:	Claire Smallwood
Phone:	[redacted]
Address:	[redacted] United States
Email:	[redacted]
Town Affiliation:	Other
Comment Subject*:	Our Lady of Snows Purchase
Comment*:	To the Town Council: As a former Alta resident and employee, I'm writing in strong support of Alta Community Enrichment (ACE) and their effort to purchase Our Lady of the Snows. I lived and worked in Alta from 2007 to 2018, spending winters as a private chef while building the nonprofit SheJumps, which continues to run a ski outreach program in Alta for immigrant girls—many of whom take their very first ski turns in Albion Basin. Alta holds a deep place in my heart, and it's clear to me that ACE plays an irreplaceable role in shaping the community's identity and resilience. As the Executive Director of a national nonprofit, I understand both the burden and opportunity that comes with owning and managing a building. On paper, the Town may appear to be the more "capable" buyer—with access to infrastructure, funding, and administrative capacity. But this perspective risks overlooking the why behind the purchase. ACE's vision for the space is not simply about acquiring property. It's about investing in a vibrant, independent organization that is trusted by the community, responsive to its evolving needs, and rooted in a mission

	that complements—but is distinct from—the role of government. Giving ACE the chance to step into a physical home is not a threat to the Town's ability to serve; it's a strengthening of the community's collective capacity to respond, adapt, and grow. ACE has shown, year after year, that it fosters connection, creativity, and continuity in Alta's culture. If the Town truly values that, the most powerful thing it can do now is support, not compete with, ACE's bid. This isn't just a real estate transaction—it's a defining moment for the community to decide what kind of future it wants to build. Thank you for your time and thoughtful consideration. Warm regards, Claire Smallwood Former Alta Resident (2007–2018) Executive Director, SheJumps
Supporting Document (if applicable):	
Is this comment to be included in the minutes for the next Town Council meeting?:	Yes

From:	burst@emailmeform.com on behalf of EmailMeForm
To:	Jen Clancy; Brooke Boone
Subject:	Feedback via the Submit a Public Comment [#62]
Date:	Wednesday, April 16, 2025 8:17:06 AM

For best security and privacy of your information, we recommend viewing this entry in the Data Manager

Name*:	Britt Walker
Phone:	
Address:	, United States
Email:	
Town Affiliation:	Other
Comment Subject*:	Alta shouldn't compete with ace to buy OLOTS
Comment*:	The town should not compete with ACE in buying Our lady of the snows. Ace is a part of what makes the town of Alta's heart beat. It truly enriches the lives of the residents, brings others to appreciate Alta and supports art and handmade works in a time where that's dwindling. ACE needs this building more than the town of Alta does and the community needs ACE. At a time where money is bigger than humanity, please choose wisely and see what's at stake.
Supporting Document (if applicable):	
Is this comment to be included in the minutes for the next Town Council meeting?:	Yes

From:	burst@emailmeform.com on behalf of EmailMeForm
To:	Jen Clancy; Brooke Boone
Subject:	Feedback via the Submit a Public Comment [#64]
Date:	Sunday, April 20, 2025 12:06:51 PM

For best security and privacy of your information, we recommend viewing this entry in the Data Manager

Name*:	Robert Reinfurt
Phone:	[redacted]
Address:	[redacted] [redacted] United States
Email:	[redacted]
Town Affiliation:	Other
Comment Subject*:	ACE/OLS comment
Comment*:	Over the past 25 years, I have called Alta my home. Although I no longer work or reside in the town, I consider myself part of the year-round community. As a small town with limited resources and a large seasonal swing, ACE offers a much needed sense of community, support and culture to Alta. ACE is the cornerstone of this community and without their long term commitment to growing and nurturing Alta, it would be just another ski town that cycles through seasonal employees with little value placed on its' workforce. No other business or entity in the town creates this environment for its residents. In a way, ACE is the soul of Alta and without it, that 'magic' will slowly fade. Unlike other clubs or organizations, the curation at ACE is ever-evolving, incredibly inclusive and wonderfully diverse. ACE truly offers something for everyone, serving old time locals, first year employees and even tourists. ACE bridges the gap between all stakeholders and has built something real, tangible and lasting. This process that has taken decades to cultivate and has frankly kept people in the town that would have otherwise moved on after the lifts stop spinning. The effort Sara and her

	crew put into this a well-thought-out labor of love, always puts community first. I can see many ways to handle the sale of OLS to benefit ACE and the shared interest of the town in serving the community. Either way, I think ACE needs to keep its home at OLS. In the end, whoever ends up with ownership of the building whether that is ACE or the town, in event of a sale, either entity should have first right of refusal in order to keep OLS a place where the community comes first.
Supporting Document (if applicable):	
Is this comment to be included in the minutes for the next Town Council meeting?:	Yes

From:	burst@emailmeform.com on behalf of EmailMeForm
To:	Jen Clancy; Brooke Boone
Subject:	Feedback via the Submit a Public Comment [#65]
Date:	Tuesday, April 22, 2025 9:03:26 PM

For best security and privacy of your information, we recommend viewing this entry in the Data Manager

Name*:	Jim Williams
Phone:	[redacted]
Address:	[redacted] [redacted] United States
Email:	[redacted]
Town Affiliation:	Resident
Comment Subject*:	OLS / Community Center
	To the esteemed Alta Town Council, As a concerned resident, I am writing to express my thoughts regarding the recent FKKR home inspection report on town-owned buildings and the town's possible decision to purchase the Our Lady of the Snows structure. The findings that three of our existing structures require significant attention – ranging from necessary / mandatory repairs and upgrades to complete demolition, including our current community center – are deeply troubling. It seems prudent that the town prioritize the maintenance and upkeep of the properties it already owns. Not the purchase of a 30 year old structure atop a leased piece of ground that was designed to hold church services. Furthermore, reflecting on my 32 years of caring for, living in, and around Alta, I must acknowledge that I have never attended a single social community event held at the town's community center, not one. It appears that our community naturally gravitates towards the Alta Community Enrichment (ACE) and its robust calendar of over 100 annual events for social engagement. Conversely, the town is primarily looked to for essential services such as fire, police, planning, building permits, sound control, and general administrative matters. The town is not the go to for a good time with my family nor a hub for social activities with friends.

Comment*:	Therefore, the prospect of the town purchasing the Our Lady of the Snows (OLS) structure and then potentially leasing it back to ACE at its current below market / reduced rate raises several questions. Does the town possess the financial capacity to undertake such a purchase, especially when coupled with the need to construct a new community center? Moreover, the FKKR report suggests the necessity of addressing the disrepair of our existing buildings. Considering this, and the apparent need for a dedicated space for our police department, wouldn't it be a more fiscally responsible approach to reconstruct the current building as recommended? This could / would / should provide a proper facility for police operations / police housing, emergency / fire services, the post office, and perhaps something like a modest reading room/quiet space to make phone calls, plug in an electric vehicle, hold council meetings, public restrooms that are built to accommodate (like urinals and stalls)–fulfilling essential community needs. Let ACE continue its excellent work in providing social and recreational opportunities. Allow the ego to fade away and the kindness to show towards a pillar of our community. It's ok to change one's mind for the long term lasting relationship for the betterment of the community. To relieve the fear of what if.... Perhaps we could have a deed restriction that would allow for the Town to receive the building as a gift from ACE in the case of dissolving the non-profit? Much like George Watson deeding 1800 acres to the Forest Service to allow for a ski area to be developed. Again, it appears that the town's resources would be better allocated to managing and improving the buildings we already possess. Therefore, I respectfully urge the town to reconsider the acquisition of OLS and allow ACE to proceed with its potential purchase independently. There seems to be little direct value for the town in entering the entertainment or venue management business, particularly given our lack of community-led events and dedicated programming. Let us instead focus on more pressing matters, such as the decisions surrounding Patsey Marley and other critical town business. Prioritizing the maintenance and potential reconstruction of our existing infrastructure appears to be a more judicious use of our town's financial resources. Thank you for your time and consideration of these concerns. Sincerely, A Concerned Resident of Alta Jim Williams
Supporting Document (if applicable):	
Is this comment to be included in the minutes for the next Town Council meeting?:	Yes

From:	burst@emailmeform.com on behalf of EmailMeForm
To:	Jen Clancy; Brooke Boone
Subject:	Feedback via the Submit a Public Comment [#66]
Date:	Wednesday, April 23, 2025 1:43:12 PM

For best security and privacy of your information, we recommend viewing this entry in the Data Manager

Name*:	Evan Tobin
Phone:	[redacted]
Address:	[redacted]le [redacted] United States
Email:	[redacted]
Town Affiliation:	Other
Comment Subject*:	funding and tax implications
	Dear Mayor Bourke and the Alta Town Council, I have attached the original proposal made by ACE to the Alta Town Council back in 1997 to establish a dual status relationship with the Town of Alta to allow the organization the broadest base for funding support. This proposal showed the foresight, planning and financial responsibility ACE has always exhibited. ACE has been an integral part of the Town of ALTA for more that half of the Town's 55 year life. The Town recognized in the attached proclamation, on 3/13/97, that 501(c)3 status allowed the community the benefits of not only allowing donors to contribute to the community with tax deductible benefits, it also allowed ACE to apply for a wide range of grants which ACE has done over the years including NEA grants, Foundation grants and ZAP grants. ACE followed through on the plan and on May 27, 1999 received the attached determination of 501(c)3 exemption. Our Lady of the Snows, Alta's community center and ACE's home for the

Comment*:	last 30 years, if owned by ACE, will continue to enjoy the widest range of tax sheltered giving opportunities and grant possibilities that would not be available if the Town of Alta buys the building. If the Town buys the building they will be saddled with the maintenance and upkeep of the building and will not be able to solicit tax sheltered contributions from donors. Alta has other budget issues which should take priority, including building maintenance projects and facilities requirements. ACE was designated the Alta Arts Council in 1997 in preparation for adding this valuable resource to our community. Please help the vision of Bill Lennon become a reality which will ever memorialize his love of this community and hopefully can even be named "The Bill Lennon Memorial ACE Community Center or something like that! I implore the Town Council to withdraw it's letter of intent to purchase OLS from the diocese and instead endorse ACE's letter of intent by reminding the Diocese that ACE is the Alta Arts Council and therefore an integral part of the Town. Thank you for your time, please reflect on the attached documents and act in the best interests of the town and the community. Sincerely, Evan Tobin
Supporting Document (if applicable):	ACE funding-arts council proposal-resolution and 501c3 determination.pdf
Is this comment to be included in the minutes for the next Town Council meeting?:	Yes