MAYOR
ROGER BOURKE

TOWN COUNCIL
CAROLYN ANCTIL
JOHN BYRNE
DAN SCHILLING
ELISE MORGAN

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

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

Alta Town Council Meeting Packet
October 8, 2025

Document Tips: The sections below are each hyperlinked to help you navigate straight to a section of interest. Page numbers refer to the header numbers on the top right of the page in blue.

Agenda

Staff Reports

Financial Materials

Draft Minutes

Additional Meeting Materials

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AGENDA
ALTA TOWN COUNCIL MEETING
OCTOBER 8, 2025, 4:00 PM
ALTA COMMUNITY CENTER, ALTA, UTAH

We encourage you to join us in person. This will be a hybrid meeting with virtual meeting instructions on our website: https://townofalta.utah.gov/

Public comment - please note, each person will be able to speak for up to 3 minutes for each agenda item. Written public input can be submitted here: https://townofalta.utah.gov/public-comment-form/

To make a public comment virtually we recommend you notify Brooke Boone via email (brooke@townofalta.utah.gov) in advance of the meeting.

Town Council Meeting Agenda - 4:00 PM

1. Call the meeting to order
2. Citizen Input
3. Alta Ski Area Update, Mike Maughan
4. Questions regarding Departmental Reports
5. Approval of: September 4, 2025 Town Council Strategic Planning Retreat Meeting Minutes, September 10, 2025 Town Council Meeting Minutes, and the October Staff and Finance Reports
6. Mayor's Report
7. Discussion about adding a full-time Facility Manager position to our employee portfolio
8. New Business
9. Discussion and possible action to commence a closed meeting to discuss a matter authorized by Utah code section 52-4-205(1)(c)
10. Motion to Adjourn

Notice Provisions:

- Motions relating to any of the foregoing including final action may be taken at the meeting.
- One or more members of the Town Council may attend by electronic means, including telephonically. Such members may fully participate in the proceedings as if physically present. The anchor location for purposes of the electronic meeting is the ALTA COMMUNITY CENTER, 10361 EAST HWY 210, ALTA, UTAH
- Reasonable accommodations (including auxiliary communicative aids and services) for individuals with disabilities may be provided upon receipt of a request with three (3) working days' notice. For assistance, please call the Alta Town Office at 801-363-5105
- By motion of the Alta Town Council, pursuant to Title 52, Chapter 4 of the Utah Code, the Town Council may vote to hold a closed meeting for any of the purposes identified.

Alta Town Council

Staff Report

To: Town Council
From: Chris Cawley, Town Manager, Molly Austin, Assistant Town Manager
Re: October 2025 Department Report
Date: September 30, 2025
Attachments:

Strategic Planning

Please review the draft minutes from our special council meeting on September 4th. The complete meeting packet, including slides from Chris, slides from Zions Public Finance, and material from our facilitator Julie Delong, is available here. An audio recording, as well as a recording of the video captured on Zoom, are available on the Agendas and Minutes page of the town website. As of September 30, we've not received the professional video from our videographer.

We hope to begin the next steps in our planning process in October, to include preparations for another special meeting to discuss water and sewer projects and other long-range financial considerations, and development of a scope of work for the next phase of design for a new building.

Projects

- The **Crosstow Waterline project** will not be complete until the 2026 construction season due to conflicts between Alta Ski Area's construction projects in the Albion Base Area and the waterline project. The segment along the crosstow will be complete along with Alta Ski Area's utilities projects. The Town's waterline project will commence in the spring of 2026, when Newman Construction will install the final pipeline segment joining the Crosstow pipeline itself with the existing Town of Alta waterline in the Albion Parking Lot.
- Staff received proposals for design services on the "**Hellgate Loop**" waterline project and Wildcat Parking Lot area **sewer line replacement** projects and will announce a selection prior to the October council meeting.
- The small **sewer main line extension** to the Albion Cold Storage building is being installed as part of Alta Ski Area's construction projects in the Albion Base Area.
- The Town hired Cost Control Corporation to provide formal cost estimates for the "good, better, best" alternatives for restoration of the **Tom Moore Toilet** provided by

FFKR in the Tom Moore Toilet Historic Structure Report. The cost estimation project will cost $2000. We anticipate receiving the report in the next week or so.

- Please see the Projects Planner elsewhere in the packet for updates on other Town of Alta projects.

HB 48, The WUI Code, and Town of Alta Vegetation Management Regulations

The Utah Legislature passed HB 0048 in the 2025 legislative session. Amongst other things, HB 48 requires counties and municipalities to adopt the 2006 Utah Wildland Urban Interface (WUI) Code by January 1, 2026. The WUI Code regulates construction techniques, defensible space, fire department access, and water supply for development in the Wildland-Urban Interface. Certain elements of the Town of Alta's land use regulations conflict with provisions of the WUI code, including Section 9-3 Preservation of Vegetation During Development. Staff presented on these topics to the Alta Planning Commission at the commission's September 24 meeting and the presentation is available here. Staff is planning to bring language amending Town Code to the Alta Planning Commission for discussion and possible action in its October 22 meeting. Any regulations recommended for adoption by the commission must be approved by the town council to take effect.

Managed IT Services

By the time this packet is distributed, the Town should be more or less completely onboarded with our new IT services vendor, Tech Legion. Following the council's approval at the previous meeting, staff reached out to Tech Legion to start the transition process. Our last day of scheduled services with the prior vendor was September 30, so time was of the essence. Unfortunately, there were some delays in response from the outgoing vendor that slowed the process down a bit, but we were able to get the information we needed. Tech Legion has been extremely proactive and responsive so far and we are very much looking forward to the new partnership.

Utah Renewable Communities

The Town of Alta is still participating in Utah Renewable Communities (URC), an interlocal agency comprised of 19 Utah municipalities and counties pursuing development of clean energy resources sufficient to offset 100% of energy demand within those communities by 2030. URC continues its work toward the goal, and despite frequent headlines regarding the short-term future of US energy policy and ramifications for the renewables market, URC has made important progress in 2025:

- URC's application to create the Program has been submitted to the Utah Public Service Commission (PSC) in its entirety, and URC anticipates the PRC will decide whether to approve the program in the first quarter of 2026. Residents can submit public comments to the PSC on the Program through December 2025 by emailing psc@utah.gov with the subject line Docket No: 25-035-06.

- After Rocky Mountain Power cancelled its 2022 All-Source RFP in April 2024, URC prepared its own resource solicitation with the assistance of technical consultants and legal counsel. URC's solicitation was opened in May of 2025 and closed in July. URC received 14 qualifying bids, which substantially exceeded expectations. Click here to read a newsletter article describing what happens next in the resource solicitation and program approval process.

The Town has taken action a few times in recent years as required to remain a participating community in URC. The last step in the Town's process to finalize its participation in URC is for the Town to adopt an ordinance once the PRC approves the Program Application. If the PSC approves the program, the Town will have 90 days to adopt the ordinance. The ordinance will automatically "opt-in" all Rocky Mountain Power customers in Alta to the program. Opt-out notices will be mailed to all customers for two billing cycles, after which time a termination fee will be charged to opt out of the Program. URC anticipates the average residential customer will pay about $4 extra per month to participate in the program.

Click here to visit the URC website. URC will be updating its website to be more customer-oriented as URC nears program launch, and will otherwise be revamping its communications efforts as it approaches the most important program milestones.

Task Name	Depatrment	Progress
Town Shuttle Program Service & Funding	Admin	Completed
Audit RFP	Admin	Completed
AMO Room at Community Center	Facilities	Completed
Quarters for 5th Deputy	Facilities	Completed
Develop OLS Operations and Management Plan	Facilities	Completed
Adopt TOA Mission & Values	Strategic Planning	Completed
Employee Handbook Update	Admin	In progress
Conferences, Training, Education	Admin	In progress
Building Permit Fee Update	Admin	In progress
Mental Health Resources	AMO	In progress
Comprehensive Emergency Management Plan Update	Emergency Management	In progress
Community Center Building Improvements	Facilities	In progress
Alta Central Building Improvements	Facilities	In progress
Town Office Upgrades (Electrical)	Facilities	In progress
Trailhead Restroom Site Plan	Facilities	In progress
Impact Fee Facilities Plan RFP	Facilities	In progress
Tom Moore Stabilization	Facilities	In progress
GIS Projects & Planning	GIS	In progress
GMD Sag Engineering	Sewer	In progress
Crosstow Waterline Phase 2	Water	In progress
Hellgate Loop Engineering	Water	In progress
Civil Code Enforcement Program	Admin	Not started
Town Marshal Succession Planning	AMO	Not started
Phase 2 Facilities Planning	Facilities	Not started
Write Title 10/Planner scope	Planning & Zoning	Not started

Staff Report For:

October 8, 2025

To: Town Council
From: Jen Clancy, Town Clerk & Brooke Boone, Deputy Town Clerk
Date Written: October 3, 2025

Town Clerk – Jen

Our Lady of the Snows

We finished signing agreements and documentation with ACE and they are now renting the facility on the Town's behalf. We also purchased an industrial floor cleaning machine and have installed the new key system.

Water System

The first round of PFAS testing everything was below the MCLs. We have a second round of testing coming up and Kasey has informed us if everything is below the MCLs again we are good and don't need to worry about treatment.

GRAMA

I don't understand why, but GRAMA requests seem to all happen at the same time. We have had more than usual in last few weeks.

Election

The Town's municipal election has been cancelled due to a lack of candidates for open races.

A new larger ballot box was installed last month at the post office and it will be open for people to cast ballots. The ballot box will be closed on Tuesday, November 4th at 8pm sharp!

Budget Updates

FY 2025 Audit

Jen continues to work with Steve Rowley to complete year-end entries so that he can prepare the Financial Statement. The onsite portion of the audit is planned for October 10 with Gibert and Stewart. Gilbert and Stewart are expected to present the FY2025 audit at the December council meeting.

FY 2026 Budget

On September 19th the Town received a letter from the Property Tax Division that our proposed tax rate was not certified. Changes to state code requirements appear to have caused a record number of tax entities to be denied this year. The Town will have to amend its budget in November to address a reduction in property tax that was previously budgeted for.

A reminder that few projects were not completed in FY2025, we plan to address these with a budget amendment in November that extends their funding into the current fiscal year.

Deputy Town Clerk – Brooke

Business Licensing

We have started processing business licenses for 2025/2026.

Dog License Reporting

Temporary dog licenses issued with a start date between 9/9/2025 -10/7/2025

- Kamron Thurston (1 day) 9/26/2025
- Tyndall Bounous (8 days) 9/30/2025

Alta Justice Court

- The Alta Justice Court is in operation. Court is held monthly in a virtual setting.
  - The next court date will be October 16, 2025
- Continued training for Court Clerk Certification

TOWN MARSHAL
Mike Morey

ALTA MARSHAL'S OFFICE
PO Box 8016
Alta, UT 84092

801-363-5105
801-742-3522

We are excited to announce that the Marshal's Office has added new Deputy Virgil Sickels to our team. Virgil comes to us with considerable law enforcement experience, most recently as a Deputy Sherriff in Juab County.

Virgil will be starting with us around the middle of October. We know our successes are based on our relationships in the community, please take the opportunity to introduce yourself and welcome Virgil to Alta.

Department Incident Activity Report

Date Reported: **09/01/2025 - 09/30/2025** | Show Subclasses: **True**

ALTA MARSHAL'S OFFICE
PO BOX 8016
ALTA, UT 84092
801.742.3522
AMO@TOWNOFALTA.COM

Classification	Events Rptd	Unfounded	Actual	Clr Arrest	Clr Exception	Clr Juveniles	Total Clr	Percent Clr
AGENCY ASSIST	2	0	2	0	0	0	0	0.0
Assist Other Agency	2	0	2	0	0	0	0	0.0
ALARM	4	0	4	0	0	0	0	0.0
Fire Alarm	4	0	4	0	0	0	0	0.0
DEPARTMENT ACTIVITY	1	0	1	0	0	0	0	0.0
Department Activity, Other	1	0	1	0	0	0	0	0.0
FOREST SERVICE	41	0	41	0	0	0	0	0.0
PATROL	41	0	41	0	0	0	0	0.0
MEDICAL	2	0	2	0	0	0	0	0.0
EMERGENCY	2	0	2	0	0	0	0	0.0
MOTORIST	4	0	4	0	0	0	0	0.0
ASSIST	4	0	4	0	0	0	0	0.0
ORDINANCE VIOLATION	1	0	1	0	0	0	0	0.0
Ordinance Violation	1	0	1	0	0	0	0	0.0
PROPERTY	6	0	6	0	0	0	0	0.0
Found Property	3	0	3	0	0	0	0	0.0
Lost Property	3	0	3	0	0	0	0	0.0
SUSPICIOUS	1	0	1	0	0	0	0	0.0
Suspicious Person	1	0	1	0	0	0	0	0.0
THEFT	1	0	1	0	0	0	0	0.0
Theft Other	1	0	1	0	0	0	0	0.0
TRAFFIC	14	0	14	10	0	0	10	71.4
VIOLATION	14	0	14	10	0	0	10	71.4
VEHICLE	1	0	1	0	0	0	0	0.0
IMPOUND	1	0	1	0	0	0	0	0.0
WATERSHED OFFENSE	2	0	2	0	0	0	0	0.0
ANIMALS	2	0	2	0	0	0	0	0.0
Event Totals	80	0	80	10	0	0	10	12.5

UNIFIED FIRE AUTHORITY

Talking Points for October 2025

Wildland Update: The 2025 wildfire season has been active across Utah and the Great Basin and UFA resources supporting suppression on numerous large fires in Utah and throughout the west. Engines, single resources, and the Fuels Crew have all contributed on multiple assignments, strengthening qualifications, assisting on high-profile incidents, and providing critical capacity within UFA. At Camp Williams, prescribed fire work continues to reduce fuels and support the training mission, with efforts planned into the fall and spring. The Salt Lake 1 Hand Crew's season has been successful, and they continue to show professionalism and resilience despite a disappointing outcome from the IHC certification review, this past summer. They have broad support to continue to work through the process.

Recruit Camp 60 Update: The 20 Firefighters from Recruit Camp 60 are 10 weeks into their 16-week training camp. The group is progressing as expected at this point, and we are seeing improvement in all areas. The highlights of the past month have been focused on multi-company live-fire training scenarios, technical rescue, and apparatus/driver training. Over the next month recruits will face some key state testing hurdles; Apparatus Driver/Operator State Certification, Hazardous Materials Awareness and Operations State Certification, and Wildland Red Card Certification. This camp will graduate at the JATC in Riverton on November 13 at 6 p.m.

Public CPR Courses: UFA's EMS Division continues to offer a monthly public CPR certification course for those needing to maintain their credentials. The 4-hour course costs $60 and includes a 2-year American Heart Association BLS certification, issued by UFA. Registration is available through the UFA website. With many local hospitals now using the RQI system for employee recertification, we've seen a decline in demand. We ask each Liaison to assess your municipality's interest in continuing these offerings. The course is fully budgeted through FY25/26. If your city would like to host a class, please contact us — we're happy to accommodate.

Fire Prevention Week: The them for this year's Fire Prevention Week (held October 5 to 11) is "Charge into Fire Safety." The national focus is on lithium-ion battery fires in homes and UFA will continue to educate our communities about buying only high-quality listed products, charging those batteries safely and recycling batteries responsibly. Click here for more material: https://www.nfpa.org/events/fire-prevention-week

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Awards Ceremony: UFA will hold its annual awards ceremony on October 16 at the JATC in Riverton starting at 6 p.m. This is a chance to reflect on some of the great work being done by our firefighters in improving the safety and well-being of our communities. The public are invited to attend.

Firefighter Chili Cook Off: UFA invites its communities to come enjoy some of the finest chili in the world at the 13th annual Utah Firefighter Cook Off. It will be held October 18 at American First Field Pavillion from 11 a.m. to 3 p.m. All proceeds go to help support the U of U Health burn camp programs.

Safety Message: Fire & Carbon Monoxide Awareness: As the seasons shift and cooler temperatures set in, October is the perfect time to refocus on home safety. With furnaces, fireplaces, and space heaters being used more frequently, the risk of both fire and carbon monoxide (CO) exposure increases significantly. Taking a few simple precautions now can protect your family and your home throughout the colder months.

Heating Safety

Before turning on your furnace or fireplace, schedule a professional inspection to ensure everything is in proper working order. Keep flammable items—such as blankets, furniture, and curtains—at least three feet away from heating appliances. If you're using space heaters, always plug them directly into a wall outlet (not a power strip) and turn them off before leaving the room or going to bed.

Carbon Monoxide Safety
Carbon monoxide is a colorless, odorless gas that can be deadly. It's often produced by malfunctioning or improperly vented fuel-burning appliances. Install CO alarms on every level of your home, especially near sleeping areas. Test them monthly, replace the batteries twice a year, and replace the alarms themselves every 7–10 years as recommended by the manufacturer. If an alarm sounds, get outside immediately and call 911.

By taking these proactive steps, you can enjoy the comfort of the season with peace of mind. Let's work together to keep our homes safe, warm, and free of preventable emergencies this October.

Promotions: UFA promoted four new paramedics in September. These include Luis Contreras working at station 118 in Taylorsville, Colbie Hymas (rover), Joe Potter (rover), Michael DeLeon (rover), Makayla Wright (rover), Curtis Clayton (rover), and Beau Fis~~c~~her working at station 111 in Magna.

Retirements: Paramedic Shawn Peterson, who last worked at station 116 in Cottonwood Heights, announced his retirement effective October 16.

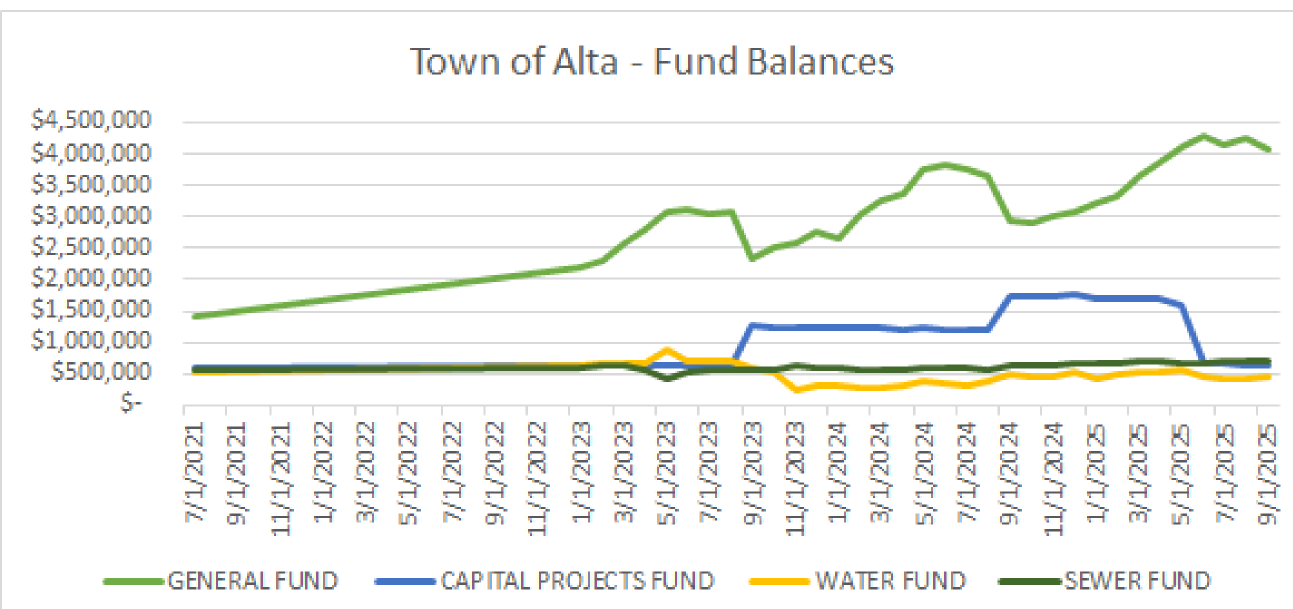
Other information

- **City's call volume:**
- **Interesting/significant call or event that occurred:**

Town of Alta

Bank Account Balance Summary

Account Info		**7/31/2025**	**8/31/2025**	**9/30/2025**
GENERAL FUND				
01-11610	PTIF - General Fund	$ 3,700,059	$ 3,763,901	$ 3,610,612
10-12640	PTIF - B&C Road Funds (restricted)	$ 82,295	$ 82,608	$ 88,464
10-12690	PTIF - Impact Fee (restricted)	$ 24,100	$ 24,192	$ 24,279
10-12700	PTIF - Beer Fund (restricted)	$ 28,406	$ 28,514	$ 25,406
10-12710	PTIF - Post-Employment (restricted)	$ 116,243	$ 116,684	$ 117,104
01-11110	KeyBank	$ 195,132	$ 217,433	$ 222,579
01-11215	Keybank PO	$ 305	$ 624	$ 1,004
	Total Fund Balance	**$ 4,146,541**	**$ 4,233,955**	**$ 4,089,448**
CAPITAL PROJECTS FUND				
45-12100	PTIF (restricted)	$ 656,433	$ 648,002	$ 634,536
	Total Fund Balance	**$ 656,433**	**$ 648,002**	**$ 634,536**
WATER FUND				
51-11140	PTIF (restricted)	$ 409,621	$ 425,369	$ 450,217
	Total Fund Balance	**$ 409,621**	**$ 425,369**	**$ 450,217**
SEWER FUND				
52-11130	PTIF (restricted)	$ 709,632	$ 688,768	$ 714,218
	Total Fund Balance	**$ 709,632**	**$ 688,768**	**$ 714,218**



TOWN OF ALTA
COMBINED CASH INVESTMENT
SEPTEMBER 30, 2025

COMBINED CASH ACCOUNTS

01-11110	CASH IN CHKG-KEY BANK-COMBINED	194,428.95
01-11113	XPRESS DEPOSIT ACCOUNT	9,482.46
01-11115	CASH - PAYROLL TAX ACCOUNT	140.81
01-11215	CASH - CONTRACT POST OFFICE	414.32
01-11310	PETTY CASH	50.00
01-11400	RETURNED CHECKS - CLEARING	125.00
01-11610	CASH IN PTIF GENERAL	3,610,611.55
01-11710	CASH CLEARING -AR	(160.71)
01-11730	CASH CLEARING -UTILITIES	60.71
	TOTAL COMBINED CASH	3,815,153.09
01-10100	TOTAL ALLOCA TO OTHER FUNDS	(3,815,153.09)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	3,783,380.06
51	ALLOCATION TO WATER FUND	10,436.61
52	ALLOCATION TO SEWER FUND	21,336.42
	TOTAL ALLOCATIONS TO OTHER FUNDS	3,815,153.09
	ALLOCATION FROM COMBINED CASH FUND - 01-10100	(3,815,153.09)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

TOWN OF ALTA
BALANCE SHEET
SEPTEMBER 30, 2025

GENERAL FUND

	ASSETS			
10-10100	CASH - COMBINED FUND		3,783,380.06	
10-12640	CASH IN PTIF - C ROAD FUND		88,463.79	
10-12690	IMPACT FEE FUND PTIF		24,278.96	
10-12700	BEER TAX FUNDS PTIF		25,405.94	
10-12710	POST EMPLOYMENT BENEFIT PTIF		117,104.28	
10-13110	ACCOUNTS RECEIVABLE		26,759.19	
10-13200	DUE FROM OTHER GOVERNMENTS		91,178.45	
10-13510	TAXES RECEIVABLE - CURRENT		3,475.13	
10-13700	PROP TAX RECEIVABLE - CURRENT		405,963.00	
10-14210	DUE FROM OTHER FUNDS		266,270.00	
	TOTAL ASSETS			4,832,278.80
	LIABILITIES AND EQUITY			
	LIABILITIES			
10-21310	ACCOUNTS PAYABLE		(22,423.26)	
10-21500	WAGES PAYABLE		18,705.57	
10-22200	RETIREMENT PAYABLE		3,131.52	
10-22210	FICA PAYABLE		2,150.19	
10-22220	FEDERAL WITHHOLDING PAYABLE		3,142.03	
10-22230	STATE WITHHOLDING PAYABLE		1,136.78	
10-22500	HEALTH & DENTAL INS PAYABLE		(396.38)	
10-22550	DEPENDANT CARE WITHHOLDING		(1,153.86)	
10-22555	FLEX/CAFETERIA WITHHOLDING		174.05	
10-22560	DEPENDENT DAY CARE		1,277.49	
10-22600	REVEGETATION DEPOSITS		21,760.00	
10-22700	DEFERRED REVENUE/PROPERTY TAX		405,950.77	
10-22725	EMPLOYEE 401K WITHHOLDING		5,920.04	
10-22726	EMPLOYEE 457B WITHHOLDING		(61.21)	
10-22750	EMPLOYEE 457 WITHHOLDING		61.21	
10-22755	EMPLOYEE ROTH IRA WITHHOLDING		1,058.38	
10-22770	URS EMP MANDATORY CONTRIBUTION		393.87	
	TOTAL LIABILITIES			440,827.19
	FUND EQUITY			
10-27515	NONSPENDABLE		14,371.00	
10-27550	C-ROAD FUND RESERVE		10,154.12	
10-27570	RESERVE-POST EMPLOYMENT		30,000.00	
10-27640	ASSIGNED FUND BALANCE		37,948.00	
	UNAPPROPRIATED FUND BALANCE:			
10-29800	BALANCE - BEGINNING OF YEAR	4,440,919.97		
	REVENUE OVER EXPENDITURES - YTD	(141,941.48)		
	BALANCE - CURRENT DATE		4,298,978.49	
	TOTAL FUND EQUITY			4,391,451.61

TOTAL LIABILITIES AND EQUITY	4,832,278.80

TOWN OF ALTA
BALANCE SHEET
SEPTEMBER 30, 2025

CAPITAL PROJECT FUND

	ASSETS			
45-12100	RESTRICT CASH-CAPITAL IMPROVE		634,536.09	
	TOTAL ASSETS			634,536.09
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
45-29800	BEGINNING OF YEAR	647,870.91		
	REVENUE OVER EXPENDITURES - YTD	(13,334.82)		
	BALANCE - CURRENT DATE		634,536.09	
	TOTAL FUND EQUITY			634,536.09
	TOTAL LIABILITIES AND EQUITY			634,536.09

TOWN OF ALTA
BALANCE SHEET
SEPTEMBER 30, 2025

WATER FUND

	ASSETS			
51-10100	CASH - COMBINED FUND		10,436.61	
51-11140	PTIF CAPITAL ACQUISTION-WATER		450,217.36	
51-13110	ACCOUNTS RECEIVABLE		47,470.23	
51-16310	WATER DISTRIBUTION SYSTEM		2,521,552.81	
51-16320	CONSTRUCTION IN PROCESS		127,861.45	
51-16510	MACHINERY AND EQUIPMENT		24,897.82	
51-17500	ACCUMULATED DEPRECIATION		(1,399,489.82)	
	TOTAL ASSETS			1,782,946.46
	LIABILITIES AND EQUITY			
	LIABILITIES			
51-21310	ACCOUNTS PAYABLE		(200.00)	
51-22620	DUE TO OTHER FUNDS - LONGTERM		266,270.00	
	TOTAL LIABILITIES			266,070.00
	FUND EQUITY			
51-26520	NET INVESTMENT/CAPITOL ASSETS		1,068,497.00	
	UNAPPROPRIATED FUND BALANCE:			
51-29800	UNRESTRICTED NET POSITION	373,537.01		
	REVENUE OVER EXPENDITURES - YTD	74,842.45		
	BALANCE - CURRENT DATE		448,379.46	
	TOTAL FUND EQUITY			1,516,876.46
	TOTAL LIABILITIES AND EQUITY			1,782,946.46

TOWN OF ALTA
BALANCE SHEET
SEPTEMBER 30, 2025

SEWER FUND

	ASSETS			
52-10100	CASH - COMBINED FUND		21,336.42	
52-11130	PTIF CASH RESTRICTED		714,218.30	
52-13110	ACCOUNTS RECEIVABLE		35,762.55	
52-16310	SEWER SYSTEM		848,217.93	
52-17500	ACCUMULATED DEPRECIATION		(709,319.69)	
	TOTAL ASSETS			910,215.51
	LIABILITIES AND EQUITY			
	LIABILITIES			
52-21310	ACCOUNTS PAYABLE		(200.00)	
	TOTAL LIABILITIES			(200.00)
	FUND EQUITY			
52-26520	NET INVESTMENT/CAPITAL ASSESTS		290,453.00	
	UNAPPROPRIATED FUND BALANCE:			
52-29800	UNRESTRICTED NET POSITION	543,848.24		
	REVENUE OVER EXPENDITURES - YTD	76,114.27		
	BALANCE - CURRENT DATE		619,962.51	
	TOTAL FUND EQUITY			910,415.51
	TOTAL LIABILITIES AND EQUITY			910,215.51

Account Number	Account Title	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 9/30/2025	2025-26 Budget Approved 6/30/2026
COMBINED BUDGET SUMMARY: GF, Cap-Ex, Water, Sewer					
REVENUE					
Property Tax		432,061	429,327	9,021	510,000
Sales Tax		2,208,694	2,070,376	247,414	1,890,000
Other Taxes: Municipal Energy, Tele		97,511	94,072	15,075	96,000
Town Services:					
Permits, Licensing, Fines, Impact Fees, Shuttle		435,720	427,211	81,383	353,100
Sewer		265,299	261,859	82,604	312,948
Water		381,205	389,241	105,929	670,600
Restricted Gov Grants (County, USFS, SLC, 4th .25, PO, UD(		119,603	108,985	18,854	99,047
Misc Revenue		236,329	290,016	51,423	183,950
	Total Revenue	**4,176,423**	**4,071,087**	**611,705**	**4,115,645**
EXPENSES					
Alta Justice Court, Code Enforcement		33,901	42,647	5,901	40,819
Economic Development			400		400
Government Administration					
Financial Preparation		107,602	127,386	107,602	133,648
General Operations		242,887	278,465	242,887	286,620
Town Services & Programs		149,943	177,078	149,943	214,245
Land Use Planning, Building Inspections, Zoning		272,534	296,707	272,534	345,094
Post Office		44,727	48,056	44,727	52,966
Public Safety					
Employees: Salaries and Benefits		1,080,354	1,269,693	1,081,854	1,476,730
Equipment: Resources to Complete Work		134,433	240,600	134,433	238,153
Recycling		24,632	31,500	24,632	32,500
Sewer		207,153	236,570	207,403	327,948
Town Council: Salaries, Training, Admin		75,042	87,105	75,042	93,940
Transportation		269,252	297,750	269,252	320,410
Water		280,715	346,155	280,715	366,690
Misc. Expenses		0	1,200	0	1,200
	Total Expenses (w/o CapEx Projects)	**2,923,175**	**3,481,311**	**2,896,925**	**3,931,363**
Capital Improvement Projects		1,167,124	883,814	23,896	1,511,910
	Total Expenses	**4,090,299**	**4,365,125**	**2,920,821**	**5,443,273**
COMBINED BUDGET SUMMARY					
Net Difference		**86,124**	**-294,038**	**-2,309,117**	**-1,327,628**
NET "GRAND" TOTAL - ALL 4 FUNDS BUDGET MUST = Ze		**86,124**	**0**	**(4,320)**	**0**

Account Number	Account Title	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 9/30/2025	2025-26 Budget Approved 6/30/2026
GENERAL FUND REVENUE					
TAXES					
10-31-100	CURRENT YEAR PROPERTY TAXES	398,390	403,391	8,487	505,000
10-31-101	TAX INCREMENT - CRA	0	0	0	0
10-31-200	PRIOR YEAR PROPERTY TAXES	33,671	25,936	534	5,000
10-31-300	SALES AND USE TAXES	2,208,694	2,070,376	247,414	1,890,000
10-31-310	4th .25 TAX	55,013	45,197	6,664	45,197
10-31-320	PUB TRAN TAX			871	0
10-31-400	ENERGY SALES AND USE TAX	92,429	88,104	13,680	90,000
10-31-410	TELEPHONE USE TAX	5,082	5,968	1,396	6,000
Total TAXES:		2,793,280	2,638,972	279,046	2,541,197
LICENSES AND PERMITS					
10-32-100	BUSINESS LICENSES AND PERMITS	19,830	19,830	20,688	21,000
10-32-150	LIQUOR LICENSES	6,575	6,575	6,375	6,350
10-32-210	BUILDING PERMITS	130,815	126,844	17,785	80,000
10-32-220	PARKING PERMITS	16,768	16,744	30	14,000
10-32-250	ANIMAL LICENSES	13,085	12,600	1,265	14,000
Total LICENSES AND PERMITS:		187,073	182,593	46,143	135,350
INTERGOVERNMENTAL REVENUE					
10-33-100	WFRC MATCHING GRANT	0	0	0	0
10-33-200	SALT LAKE CITY	0	0	0	0
10-33-275	SLC TRAILS	0	0	0	0
10-33-300	COUNTY - COMMUNITY DEVELOPMEI	0	0	0	0
10-33-350	COUNTY - TRANSPORTATION	0	0	0	0
10-33-375	COUNTY - ZAP	0	0	0	0
10-33-400	STATE GRANTS	9,000	9,000	0	0
10-33-450	FEDERAL GRANTS	0	0	0	0
10-33-560	CLASS C" ROAD FUND ALLOTMENT"	15,801	15,000	5,856	15,000
10-33-580	STATE LIQUOR FUND ALLOTMENT	6,938	6,938	0	6,000
10-33-600	SISK	3,000	3,000	0	3,000
10-33-650	POST OFFICE	21,850	21,850	5,462	21,850
10-33-700	UDOT	8,000	8,000	0	8,000
Total INTERGOVERNMENTAL REVENUE:		64,590	63,788	11,319	53,850
CHARGES FOR SERVICES					
10-34-240	REVEGETATION BONDS	0	0	0	0
10-34-430	PLAN CHECK FEES	100,992	98,532	28,390	48,000
10-34-550	PLANNING COMM REVIEW FEES	426	426	0	300
10-34-760	FACILITY CENTER USE FEES	0	0	0	500
10-34-761	OLS USE FEES		0	0	19,950
10-34-810	IMPACT FEES	0	0	0	0
Total CHARGES FOR SERVICES:		101,418	98,958	28,390	68,750

Account Number	Account Title	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 9/30/2025	2025-26 Budget Approved 6/30/2026
FINES AND FORFEITURES					
10-35-100	COURT FINES	17,328	15,758	6,850	12,000
10-35-101	CIVIL CODE ENFORCEMENT	0	0	0	3,000
Total FINES AND FORFEITURES:		17,328	15,758	6,850	15,000
MISCELLANEOUS REVENUE					
10-36-100	INTEREST EARNINGS	155,606	145,000	44,191	100,000
10-36-300	OTHER FINANCING SOURCES	0	61,400	0	30,700
10-36-400	SALE OF FIXED ASSETS	0	0	0	0
10-36-620	MISCELLANEOUS	4,363	4,363	0	3,000
10-36-700	CONTRIB FROM PRIVATE SOURCES	6	8,000	0	8,000
10-36-800	DONATIONS	150	150	0	0
10-36-810	METERING	0	0	0	0
10-36-820	4x4 ENFORCEMENT	0	0	0	0
10-36-830	TOWN SHUTTLE	129,902	129,902	0	134,000
10-36-900	SUNDRY REVENUES	1,314	1,314	0	2,000
10-36-910	SALES TAX	0	0	0	250
Total MISCELLANEOUS REVENUE:		291,341	350,129	44,191	277,950
TRANSFERS INTO GENERAL FUND					
10-39-200	USE OF UNRESERVED FUND BALANCE	0	0	0	294,628
10-39-250	USE OF RESERVED FUNDS	0	0	0	0
10-39-400	TRANSFERS FROM CAP PROJ FUND	0	0	0	0
10-39-410	TRANSFERS FROM IMPACT FUND	0	0	0	0
10-39-420	TRANSFERS FROM SEWER FUND	0	0	0	0
10-39-430	TRANSFERS FROM WATER FUND	0	0	0	0
Total TRANSFERS INTO GENERAL FUND:		0	0	0	294,628
	GENERAL FUND Revenue Total:	**3,455,028**	**3,350,198**	**415,939**	**3,092,097**
	GENERAL FUND Transfer IN Total:	**0**	**0**	**0**	**294,628**
	CASH AVAILABLE FOR GENERAL FUNI	**3,455,028**	**3,350,198**	**415,939**	**3,386,725**

Account Number	Account Title	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 9/30/2025	2025-26 Budget Approved 6/30/2026
GENERAL FUND EXPENSES					
LEGISLATIVE					
10-41-110	SALARIES - MAYOR AND COUNCIL	17,600	18,000	4,200	16,800
10-41-120	REMUNERATION	0	0	0	0
10-41-130	EMPLOYEE BENEFITS	0	100	0	100
10-41-131	EMPLOYER TAXES	1,391	1,500	330	1,700
10-41-230	TRAVEL	732	1,000	0	1,000
10-41-280	TELECOM	0	0	0	0
10-41-330	EDUCATION AND TRAINING	660	2,000	415	4,000
10-41-620	MISCELLANEOUS	10	350	0	350
Total LEGISLATIVE:		20,392	22,950	4,945	23,950
COURT					
10-42-110	SALARIES AND WAGES	18,058	18,423	2,349	18,896
10-42-130	EMPLOYEE BENEFITS	180	225	0	133
10-42-131	EMPLOYER TAXES	724	1,409	184	1,450
10-42-133	URS CONTRIBUTIONS	6,330	10,000	125	3,050
10-42-230	TRAVEL	503	750	0	800
10-42-240	OFFICE SUPPLIES AND EXPENSE	120	500	0	500
10-42-280	TELEPHONE	240	240	0	240
10-42-310	PROFESSIONAL & TECHNICAL	0	350	0	500
10-42-330	EDUCATION & TRAINING	250	1,500	1,035	1,500
10-42-480	INDIGENT DEFENSE SVCS	0	2,500	0	2,500
10-42-481	VICTIM REPARATION SURCHARGE	7,276	6,250	2,075	6,000
10-42-620	MISCELLANEOUS SERVICES	349	500	133	750
Total COURT:		34,031	42,647	5,901	36,319
ADMINISTRATIVE					
10-43-110	SALARIES AND WAGES	302,253	337,433	84,098	353,162
10-43-111	PERFORMANCE BONUS	5,072	5,072	0	0
10-43-130	EMPLOYEE BENEFITS	1,687	2,120	214	2,120
10-43-131	EMPLOYER TAXES	24,086	26,874	6,241	27,020
10-43-132	INSUR BENEFITS	56,915	71,000	21,357	75,000
10-43-133	URS CONTRIBUTIONS	51,587	59,719	11,891	56,550
10-43-140	TERMINATION BENEFITS	0	0	0	0
10-43-210	BOOKS, SUBSCRIPT & MEMBERSHIPS	4,451	5,500	0	5,500
10-43-220	PUBLIC NOTICES	0	1,500	983	1,500
10-43-230	TRAVEL	1,144	2,000	92	3,000
10-43-240	OFFICE SUPPLIES AND EXPENSE	3,421	4,000	726	4,000
10-43-245	IT SUPPLIES & MAINT	19,520	25,000	5,550	26,000
10-43-250	EQUIPMENT/SUPPLIES & MNTNCE	485	5,000	107	5,000
10-43-255	VEHICLE SUPPLIES & MAINTENANCE	0	0	0	0
10-43-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	2,979	5,000	0	14,000
10-43-265	VEHICLE LEASE PAYMENTS	0	0	0	0
10-43-270	UTILITIES	0	0	0	0
10-43-280	TELEPHONE	5,486	5,200	1,225	4,600
10-43-310	PROFESSIONAL/TECHNICAL/SERVICE	434	5,000	0	8,500

Account Number	Account Title	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 9/30/2025	2025-26 Budget Approved 6/30/2026
10-43-315	PROF CONSULTANT SERVICES	5,070	5,500	1,500	6,000
10-43-320	PROF/TECH/SERVICES/ACCOUNTING	4,596	10,000	0	10,000
10-43-325	PROF SERVICES - LEGAL	66,172	60,000	2,737	45,000
10-43-330	EDUCATION & TRAINING	2,425	4,000	765	5,500
10-43-350	ELECTIONS	0	0	200	4,000
10-43-440	BANK CHARGES	5,852	6,000	981	9,000
10-43-500	INSURANCE DEDUCTIBLE EXPENSE	0	0	0	0
10-43-510	INSURANCE AND SURETY BONDS	3,412	3,412	3,035	4,000
10-43-515	WORKERS COMPENSATION INS	897	2,400	267	2,400
10-43-610	MISCELLANEOUS SUPPLIES	158	1,000	318	1,000
10-43-620	MISCELLANEOUS SERVICES	3,763	5,000	1,193	5,000
10-43-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total ADMINISTRATIVE:		571,864	657,730	143,480	677,852
MUNICIPAL BUILDINGS					
10-45-110	SALARIES AND WAGES	19,597	22,210	2,704	24,927
10-45-111	PERFORMANCE BONUS	444	444	0	0
10-45-130	EMPLOYEE BENEFITS	120	212	20	212
10-45-131	EMPLOYER TAXES	1,554	1,718	206	1,910
10-45-132	INSUR BENEFITS	0	0	0	0
10-45-133	URS CONTRIBUTIONS	0	0	0	0
10-45-255	VEHICLE SUPPLIES & MAINTENANCE	0	1,000	0	2,500
10-45-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	9,430	11,000	563	11,000
10-45-265	TOM MOORE BLDG/MNTNCE	0	0	0	0
10-45-270	UTILITIES	5,502	6,500	775	6,500
10-45-510	INSURANCE AND SURETY BONDS	1,098	1,098	1,322	1,400
10-45-610	MISCELLANEOUS SUPPLIES	62	500	90	1,000
10-45-740	CAPITAL OUTLAY-EQUIPMENT	0	0	0	0
Total MUNICIPAL BUILDINGS:		37,808	44,682	5,679	49,449
NON-DEPARTMENTAL					
10-50-330	TOWN EVENTS	1,227	4,000	0	4,000
10-50-340	CENTRAL WASATCH COMM / CWC	15,000	15,000	15,000	15,000
10-50-350	SLC COMM RENEWABLE ENERGY PRC	0	400	0	400
10-50-610	MISCELLANEOUS SUPPLIES	0	1,200	0	1,200
10-50-620	AUDIT	10,000	10,000	0	12,500
10-50-640	MISC SERVICES	15	1,000	0	1,000
10-50-650	INSURANCE CLAIMS	0	0	0	0
10-50-910	SALES TAX RECEIVED	9	250	0	250
Total NON-DEPARTMENTAL:		26,251	31,850	15,000	34,350
TRANSPORTATION					
10-51-325	PROF & TECH SERVICES - LEGAL	316	1,000	58	1,000
10-51-630	WFRC MATCHING GRANT FUNDS	0	0	0	0
10-51-631	TRAILHEAD PROJECTS	0	0	0	0
10-51-635	MEDIAN	0	250	0	250
10-51-636	EXPANDED UTA BUS SERVICE	0	0	0	0

Account Number	Account Title	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 9/30/2025	2025-26 Budget Approved 6/30/2026
10-51-637	FLAGSTAFF LOT IMPROVEMENTS	0	0	0	0
10-51-638	TRAFFIC MANAGEMENT	995	10,000	0	10,000
10-51-640	MISCELLANEOUS	0	5,000	0	5,000
10-51-645	ALTA RESORT SHUTTLE	247,758	252,000	0	272,160
10-51-700	PARKING PERMITS	4,953	5,000	0	7,000
10-51-810	METERING	0	0	0	0
Total TRANSPORTATION:		254,022	273,250	58	295,410
CIVIL CODE ENFORCEMENT					
10-52-240	OFFICE SUPPLIES AND EXPENSE	0	0	0	3,000
10-52-310	PROFESSIONAL & TECHNICAL	0	0	0	1,000
10-52-640	MISCELLANEOUS	0	0	0	500
Total CIVIL CODE ENFORCEMENT:		0	0	0	4,500
PLANNING AND ZONING					
10-53-120	COMMISSION REMUNERATION	900	2,100	0	4,500
10-53-131	*EMPLOYER TAXES*			0	480
10-53-220	PUBLIC NOTICES	63	250	0	250
10-53-230	TRAVEL	0	250	0	1,000
10-53-240	OFFICE SUPPLIES AND EXPENSE	0	150	0	150
10-53-310	PROFESSIONAL & TECHNICAL	40,575	40,000	6,100	40,000
10-53-315	PROF & TECH SERVICES - LAWSUIT	0	0	0	0
10-53-325	PROF & TECH SERVICES - LEGAL	42,471	42,000	3,594	40,000
10-53-330	EDUCATION AND TRAINING	75	75	350	1,500
10-53-510	INSURANCE & SURETY BONDS	2,810	2,810	2,321	3,600
10-53-610	MISCELLANEOUS SUPPLIES	10	300	0	300
10-53-620	MISCELLANEOUS SERVICES	0	300	0	300
Total PLANNING AND ZOING:		86,904	88,235	12,365	92,080
POLICE DEPARTMENT					
10-54-110	SALARIES AND WAGES	746,586	887,750	187,631	1,018,694
10-54-111	PERFORMANCE BONUS	11,293	11,293	0	0
10-54-112	WAGE CORRECTION (FY24)	0	0	0	0
10-54-130	EMPLOYEE BENEFITS	2,495	5,000	252	5,000
10-54-131	EMPLOYER TAXES	58,228	70,150	14,339	78,000
10-54-132	INSUR BENEFITS	126,428	145,000	33,173	145,000
10-54-133	URS CONTRIBUTIONS	143,554	145,000	35,343	227,536
10-54-135	MENTAL HEALTH RESOURCES		4,000	0	2,500
10-54-140	TERMINATION BENEFITS	0	0	0	0
10-54-210	BOOKS/SUBSCRIP/MEMBERSHIPS	14,007	17,000	8,661	17,000
10-54-230	TRAVEL	586	1,000	170	1,000
10-54-240	OFFICE SUPPLIES AND EXPENSE	698	1,500	0	1,500
10-54-245	IT SUPPLIES AND MAINT	13,780	20,000	4,889	25,000
10-54-250	EQUIP/SUPPLIES & MNTNCE	2,628	5,000	0	5,000
10-54-255	VEHICLE SUPPLIES & MAINTENANCE	16,029	28,000	2,883	28,000
10-54-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	23,622	30,000	10,633	40,000
10-54-265	VEHICLE LEASE PAYMENTS	0	0	0	0

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10-54-270	UTILITIES	7,620	10,000	1,187	10,000
10-54-280	TELEPHONE	9,813	14,750	1,375	16,000
10-54-310	PROFESS/TECHNICAL SERVICES	0	2,000	0	2,000
10-54-325	PROF & TECH SERVICES - LEGAL	1,770	10,000	97	10,000
10-54-330	EDUCATION AND TRAINING	4,126	12,500	417	12,500
10-54-470	UNIFORMS	2,375	4,650	540	4,650
10-54-480	SPECIAL DEPARTMENT SUPPLIES	13,492	19,000	1,292	19,000
10-54-500	INSURANCE DEDUCTIBLE EXPENSE	0	500	0	500
10-54-510	INSURANCE AND SURETY BONDS	15,146	15,200	14,767	15,003
10-54-515	WORKERS COMPENSATION INS	1,794	4,000	534	6,000
10-54-610	MISCELLANEOUS SUPPLIES	2,353	41,000	0	20,000
10-54-620	MISCELLANEOUS SERVICES	4,595	4,500	984	5,000
10-54-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
10-54-810	METERING	0	0	0	0
10-54-820	4x4 ENFORCEMENT	0	0	0	0
Total POLICE DEPARTMENT:		1,223,017	1,508,793	319,169	1,714,883
POST OFFICE					
10-56-110	SALARIES AND WAGES	31,695	32,600	7,740	35,986
10-56-111	PERFORMANCE BONUS	861	861	0	0
10-56-130	EMPLOYEE BENEFITS	220	300	40	300
10-56-131	EMPLOYER TAXES	2,573	2,625	608	2,755
10-56-210	BOOKS/SUBSCRIP/MEMBERSHIPS	0	0	0	0
10-56-230	TRAVEL	0	100	0	100
10-56-240	OFFICE SUPPLIES & EXPENSE	498	550	266	700
10-56-245	IT SUPPLIES AND MAINT	215	400	0	2,000
10-56-250	EQUIP/SUPPLIES AND MNTNCE	1,477	1,500	429	1,500
10-56-260	BLDGS/GOUNDS-SUPPLIES/MNTNCE	1,873	2,500	0	2,500
10-56-270	UTILITIES	1,852	2,500	113	2,700
10-56-280	TELEPHONE	1,300	1,500	404	1,500
10-56-440	BANK CHARGES - Alta CPO Acct	20	20	0	0
10-56-480	SPECIAL DEPARTMENT SUPPLIES	0	100	0	100
10-56-510	INSURANCE & SURETY BONDS	681	700	679	700
10-56-515	WORKERS COMPENSATION INS	166	300	49	425
10-56-620	MISCELLANEOUS SERVICES	0	200	75	200
10-56-630	OVERAGE & SHORT	0	0	0	0
10-56-635	POST OFFICE INVENTORY	1,296	1,300	191	1,500
10-56-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total POST OFFICE:		44,727	48,056	10,592	52,966

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BUILDING INSPECTION					
10-58-110	SALARIES AND WAGES	0	0	0	0
10-58-120	PLAN CHECKS	46,753	52,000	15,733	48,000
10-58-130	EMPLOYEE BENEFITS	0	0	0	0
10-58-210	BOOKS, SUBSCRIPTIONS & MEMBERS	0	400	0	400
10-58-230	TRAVEL	21	0	0	0
10-58-280	TELEPHONE	0	0	0	0
10-58-310	PROFESS/TECHNICAL INSPECTIONS	11,680	20,000	9,510	40,000
10-58-325	PROF SERVICES - LEGAL	294	600	0	600
10-58-330	EDUCATION AND TRAINING	0	0	0	0
10-58-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
10-58-481	BUILDING PERMIT - SURCHARGES	1,048	1,000	0	1,000
10-58-510	INSURANCE & SURETY BONDS	1,124	1,124	536	1,200
Total BUILDING INSPECTION:		60,919	75,124	25,779	91,200
STREETS - C ROADS					
10-60-110	SALARIES AND WAGES	0	0	0	0
10-60-130	EMPLOYEE BENEFITS	0	0	0	0
10-60-250	EQUIP/SUPPLIES/MNTNCE	0	0	0	0
10-60-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	0	8,000	0	8,000
10-60-265	FLAGSTAFF LOT PAVING	0	0	0	0
10-60-310	PROFESS/TECHNICAL SERVICES	15,230	16,500	0	17,000
10-60-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
Total STREETS - C ROADS:		15,230	24,500	0	25,000
RECYCLING					
10-62-210	BOOKS/SUBSCRIP/MEMBERSHIPS	0	0	0	0
10-62-230	TRAVEL	0	0	0	0
10-62-250	EQUIP/SUPPLIES/MNTNCE	0	0	0	0
10-62-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	1,328	1,500	0	1,500
10-62-310	CONTRACT SERVICES cardboard	23,304	30,000	3,788	31,000
10-62-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
10-62-610	MISCELLANEOUS SUPPLIES	0	0	0	0
Total RECYCLING:		24,632	31,500	3,788	32,500
GIS					
10-66-110	SALARIES AND WAGES	0	0	0	0
10-66-111	PERFORMANCE BONUS	0	0	0	0
10-66-130	EMPLOYEE BENEFITS	0	0	0	0
10-66-131	EMPLOYER TAXES	0	0	0	0
10-66-240	OFFICE SUPPLIES AND EXPENSE	0	0	0	0
10-66-250	EQUIPMENT/SUPPLIES & MNTNCE	0	0	0	0
10-66-310	PROFESS/TECHNICAL SERVICES	0	0	0	5,000
10-66-330	EDUCATION AND TRAINING	0	0	0	0
10-66-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
10-66-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total GIS:		0	0	0	5,000

Account Number	Account Title	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 9/30/2025	2025-26 Budget Approved 6/30/2026
SUMMER PROGRAM					
10-70-110	SALARIES AND WAGES	687	2,500	1,142	3,187
10-70-111	PERFORMANCE BONUS	0	150	0	0
10-70-130	EMPLOYEE BENEFITS	40	70	0	70
10-70-131	EMPLOYER TAXES	57	200	96	245
10-70-250	EQUIP-SUPPLIES/MNTNCE	3,416	6,000	650	6,000
10-70-255	VEHICLE SUPPLIES & MAINTENANCE	0	1,000	0	1,000
10-70-260	BLDGS/GROUNDS-STORAGE UNIT	4,492	5,000	1,194	5,000
10-70-265	VEHICLE LEASE PAYMENTS	0	0	0	0
10-70-310	PROFESSIONAL & TECHNICAL	0	0	0	0
10-70-320	USFS RANGER	24,000	24,000	0	12,000
10-70-470	TRAILS	0	0	0	0
10-70-480	SPECIAL DEPARTMENT SUPPLIES	0	100	0	100
10-70-510	INSURANCE AND SURETY BONDS	1,149	1,149	971	1,149
10-70-515	WORKERS COMPENSATION INS	0	400	0	400
10-70-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total SUMMER PROGRAM:		33,842	40,569	4,053	29,151
IMPACT FEE					
10-72-110	SALARIES AND WAGES	0	0	0	0
10-72-130	EMPLOYEE BENEFITS	0	0	0	0
10-72-250	EQUIP-SUPPLIES/MNTNCE	0	0	0	0
10-72-280	TELEPHONE	0	0	0	0
10-72-310	PROFESS/TECHNICAL SERVICES	0	0	0	20,000
10-72-325	PROF & TECH SERVICES - LEGAL	0	0	0	0
10-72-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
10-72-620	MISCELLANEOUS SERVICES	0	0	0	0
10-72-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total IMPACT:		0	0	0	20,000
LIBRARY - COMMUNITY CENTER					
10-75-110	SALARIES AND WAGES	0	0	0	0
10-75-130	EMPLOYEE BENEFITS	0	0	0	0
10-75-250	EQUIP-SUPPLIES/MNTNCE	0	500	0	500
10-75-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	769	1,500	164	6,000
10-75-270	UTILITIES	3,624	3,600	721	6,600
10-75-280	TELEPHONE	0	0	0	0
10-75-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
10-75-510	INSURANCE & SURETY BONDS	1,183	1,500	1,036	1,500
10-75-620	MISCELLANEOUS SERVICES	0	100	0	100
10-75-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total LIBRARY - COMMUNITY CENTER:		5,576	7,200	1,921	14,700

Account Number	Account Title	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 9/30/2025	2025-26 Budget Approved 6/30/2026
OUR LADY OF THE SNOWS - COMMUNITY CENTER					
10-76-110	SALARIES AND WAGES	0	0	1,720	17,500
10-76-130	EMPLOYEE BENEFITS	0	0	0	0
10-76-131	EMPLOYER TAXES	0	0	135	0
10-76-250	EQUIP-SUPPLIES/MNTNCE	0	0	0	3,750
10-76-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	0	0	520	2,000
10-76-270	UTILITIES	0	0	621	11,950
10-76-280	TELEPHONE	0	0	0	0
10-76-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
10-76-510	INSURANCE & SURETY BONDS	0	0	2,130	2,215
10-76-620	MISCELLANEOUS SERVICES	0	0	25	0
10-76-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total OUR LADY OF THE SNOWS CENTER:		0	0	5,151	37,415
COMMUNITY DEVELOPMENT					
10-78-110	SALARIES AND WAGES	0	0	0	0
10-78-130	EMPLOYEE BENEFITS	0	0	0	0
10-78-250	EQUIP-SUPPLIES/MNTNCE	0	0	0	0
10-78-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	0	0	0	0
10-78-310	PROGESS/TECHNICAL SERVICES	0	0	0	0
10-78-620	MISCELLANEOUS SERVICES	0	0	0	0
10-78-740	CAPITAL OUTLAY - EQUIPMENT	0	0	0	0
Total COMMUNITY DEVELOPMENT:		0	0	0	0
TRANSFERS OUT OF GENERAL FUND					
10-90-510	TRANSFER TO WATER FUND	0	0	0	0
10-90-520	TRANSFER TO SEWER FUND	0	0	0	0
10-90-530	TRANSFER TO DEBT SERVICE	0	0	0	0
10-90-540	TRANS TO GENERAL FUND RESERVE	0	0	0	0
10-90-550	TRANS TO CAPITAL PROJECT FUND	0	453,112	0	150,000
10-90-560	TRANS TO POST EMPLOYMENT FUND	0	0	0	0
Total TRANSFERS OUT OF GENERAL FUND:		0	453,112	0	150,000
	GENERAL FUND Expenditure Total:	**2,439,214**	**2,897,086**	**557,880**	**3,236,725**
	GENERAL FUND TRANSFER OUT Tota	**0**	**453,112**	**0**	**150,000**
	GENERAL FUND BUDGET	**2,439,214**	**3,350,198**	**557,880**	**3,386,725**
GENERAL FUND SUMMARY					
GENERAL FUND Revenue & Transfer IN Total:		**3,455,028**	**3,350,198**	**415,939**	**3,386,725**
GENERAL FUND Expenditure & Transfer OUT Total:		**2,439,214**	**3,350,198**	**557,880**	**3,386,725**
Net Total GENERAL FUND:		**1,015,814**	**0**	**-141,941**	**0**

Account Number	Account Title	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 9/30/2025	2025-26 Budget Approved 6/30/2026
CAPITAL PROJECT FUND REVENUE					
INTERGOVERNMENTAL REVENUE					
45-33-400	STATE GRANT	0	0	0	0
	Total INTERGOVERNMENTAL REVENUE:	0	0	0	0
MISCELLANEOUS REVENUE					
45-36-100	INTEREST	74,891	69,789	7,232	40,000
	Total MISCELLANEOUS REVENUE:	74,891	69,789	7,232	40,000
TRANSFERS INTO CAPITAL PROJECT FUND					
45-39-100	TRANSFER FROM GENERAL FUND	0	453,112	0	150,000
45-39-250	USE OF RESERVED FUNDS	0	0	0	1,003,000
	Total TRANSFERS INTO CAPITAL PROJECT FUND:	0	453,112	0	1,153,000
CAPITAL PROJECT FUND EXPENSE					
MUNICIPAL BUILDINGS					
45-45-740	TOWN OFFICE	8,270	8,270	0	0
45-45-750	COMMUNITY CENTERS	1,056,396	225,000	4,810	1,110,500
	Total EXPENDITURE:	1,064,666	233,270	4,810	1,110,500
POLICE DEPT					
45-54-741	BUILDINGS	0	0	2,254	33,000
45-54-742	VEHICLES	58,430	60,000	2,288	2,500
45-54-743	EQUIPMENT	59	38,000	10,670	27,000
	Total EXPENDITURE:	58,489	98,000	15,212	62,500
OTHER EXPENDITURES					
45-70-740	SUMMER PROGRAM	0	0	0	20,000
45-70-741	UTILITY IMPROVEMENTS	14,455	15,000	545	0
	Total EXPENDITURE:	14,455	15,000	545	20,000
TRANSFERS OUT OF CAPITAL PROJECTS FUND					
45-90-200	CONTRIB TO FUND BALANCE	0	176,631	0	0
45-90-540	TRANS TO GENERAL FUND RESERVE	0	0	0	0
	Total TRANSFERS OUT OF CAPITAL PROJECTS FUND:	0	176,631	0	0
	CAPITAL PROJECT FUND Revenue & Transfer Total:	**74,891**	**522,901**	**7,232**	**1,193,000**
	CAPITAL PROJECT FUND Expenditure Total:	**1,137,610**	**522,901**	**20,567**	**1,193,000**
	Net Total CAPITAL PROJECT FUND:	**-1,062,719**	**0**	**-13,335**	**0**

Account Number	Account Title	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 9/30/2025	2025-26 Budget Approved 6/30/2026
WATER FUND REVENUE					
CHARGES FOR SERVICES					
51-34-100	WATER SALES	329,019	330,036	96,258	383,600
51-34-101	WATER SALES - OVERAGE	26,669	32,208	4,387	32,000
51-34-102	WATER SALES - OTHER	1,694	5,000	420	0
51-34-200	CONNECTION FEES	1,560	1,560	0	0
	Total CHARGES FOR SERVICES:	358,942	368,804	101,064	415,600
MISCELLANEOUS REVENUE					
51-36-100	INTEREST EARNINGS	22,263	20,437	4,865	5,000
51-36-200	BOND PROCEEDS	0	0	0	0
51-36-300	OTHER FINANCING SOURCES	0	0	0	250,000
51-36-800	DONATIONS	0	0	0	0
51-36-810	IMPACT FEES	0	0	0	0
51-36-820	AMERICAN RECOVERY ACT	0	0	0	0
51-36-900	MISCELLANEOUS	0	0	0	0
	Total MISCELLANEOUS REVENUE:	22,263	20,437	4,865	255,000
TRANSFERS INTO WATER FUND					
51-39-100	CONTRIBUTIONS - GENERAL FUND	0	0	0	0
51-39-200	USE 0F WATER RESERVE/PTIF BAL	0	468,919	0	0
	Total TRANSFERS INTO WATER FUND:	0	468,919	0	0
WATER FUND EXPENDITURES					
51-40-110	SALARIES AND WAGES	15,320	15,320	0	17,700
51-40-111	PERFORMANCE BONUS	0	0	0	0
51-40-130	EMPLOYEE BENEFITS	0	0	0	0
51-40-131	EMPLOYER TAXES	896	896	0	1,355
51-40-132	INSUR BENEFITS	1,708	1,708	0	1,225
51-40-133	URS CONTRIBUTIONS	2,434	2,434	0	2,830
51-40-210	BOOKS/SUBSCRIP/MEMBERSHIPS	655	700	0	700
51-40-230	TRAVEL	0	0	0	0
51-40-240	OFFICE SUPPLIES AND EXPENSE	0	0	0	0
51-40-245	IT/ACCTG SOFTWARE SUPPORT	1,553	2,000	600	2,500
51-40-250	EQUIP-SUPPLIES/MNTNCE	4,384	6,300	8,034	8,000
51-40-255	VEHCILES-SUPPLIES/MNTNCE	0	0	0	0
51-40-260	BLDGS/GROUNDS-SUPPLIES/MNTNCE	17,350	17,500	0	10,000
51-40-265	VEHICLE LEASE PAYMENTS	0	0	0	0
51-40-270	UTILITIES	16,134	17,850	2,826	17,850
51-40-280	TELEPHONE	1,507	2,520	410	2,520
51-40-305	WATER COSTS	10,148	9,000	1,086	9,000
51-40-310	PROFESS/TECHNICAL SERVICES	38,176	50,000	7,294	65,000
51-40-315	OTHER SERVICES/WATER PROJECTS	0	0	0	0
51-40-320	ENGINEERING/WATER PROJECTS	22,405	22,877	0	40,000
51-40-325	PROF & TECH SERVICES - LEGAL	4,153	3,150	798	3,150

Account Number	Account Title	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 9/30/2025	2025-26 Budget Approved 6/30/2026
51-40-330	EDUCATION AND TRAINING	0	0	0	0
51-40-475	SUPPLIES/WATER PROJECTS	0	0	0	0
51-40-480	SPECIAL DEPARTMENT SUPPLIES	0	530	0	530
51-40-490	WATER TESTS	6,119	12,600	950	12,600
51-40-495	WATER TREATMENT SUPPLIES	46,863	49,200	408	50,000
51-40-510	INSURANCE AND SURETY BONDS	5,245	5,245	5,014	5,245
51-40-515	WORKERS COMPENSATION INS	299	500	89	650
51-40-610	MISCELLANEOUS SUPPLIES	0	525	0	525
51-40-620	MISCELLANEOUS SERVICES	4,400	3,000	248	4,410
51-40-630	BAD DEBT EXPENSE	0	0	0	0
51-40-650	DEPRECIATION	75,384	60,900	0	60,900
51-40-740	CAPITAL OUTLAY	19,514	445,000	3,329	290,000
51-40-810	DEBT SERVICE - PRINCIPAL	0	61,400	0	50,000
51-40-820	DEBT SERVICE - INTEREST	0	0	0	0
51-40-830	INFRASTRUCTURE REPLACEMENT	0	67,005	0	13,910
51-40-999	LOSS ON DISPOSAL OF CAP ASSETS	0	0	0	0
Total EXPENDITURES:		294,648	858,160	31,087	670,600
WATER FUND Revenue & Transfer Total:		**381,205**	**858,160**	**105,929**	**670,600**
WATER FUND Expenditure Total:		**294,648**	**858,160**	**31,087**	**670,600**
Net Total WATER FUND:		**86,557**	**0**	**74,842**	**0**

Account Number	Account Title	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 9/30/2025	2025-26 Budget Approved 6/30/2026
SEWER FUND REVENUE					
CHARGES FOR SERVICES					
52-34-100	SEWER SERVICES	231,928	230,977	74,762	297,948
52-34-200	CONNECTION FEES	2,340	2,340	0	0
Total CHARGES FOR SERVICES:		234,268	233,317	74,762	297,948
MISCELLANEOUS REVENUE					
52-36-100	INTEREST EARNINGS	31,031	28,542	7,840	15,000
52-36-300	OTHER FINANCING SOURCES	0	0	0	0
52-36-900	MISCELLANEOUS	0	0	2	0
Total MISCELLANEOUS REVENUE:		31,031	28,542	7,842	15,000
TRANSFERS INTO SEWER FUND					
52-39-100	CONTRIBUTIONS - GENERAL FUND	0	0	0	0
52-39-200	USE OF SEWER RESERVE/PTIF	0	0	0	30,000
Total TRANSFERS INTO SEWER FUND:		0	0	0	30,000

Account Number	Account Title	2024-25 Previous Year YTD Actual 6/30/2025	2024-25 Approved Budget 6/30/2025	2025-26 Current year YTD Actual 9/30/2025	2025-26 Budget Approved 6/30/2026
SEWER FUND EXPENDITURES					
52-40-110	SALARIES AND WAGES	13,534	13,534	0	15,500
52-40-111	PERFORMANCE BONUS	0	0	0	0
52-40-130	EMPLOYEE BENEFITS	10	200	0	200
52-40-131	EMPLOYER TAXES	1,035	1,053	0	1,185
52-40-132	INSUR BENEFITS	1,504	1,504	0	1,100
52-40-133	URS CONTRIBUTIONS	2,151	2,151	0	2,500
52-40-240	OFFICE SUPPLIES AND EXPENSE	0	120	0	120
52-40-245	IT/ACCTG SOFTWARE SUPPORT	1,553	2,400	600	2,400
52-40-250	EQUIP-SUPPLIES/MNTNCE	0	230	0	230
52-40-265	VEHICLE LEASE PAYMENTS	0	0	0	0
52-40-305	DISPOSAL COSTS	164,292	175,500	0	220,000
52-40-310	PROFESS/TECHNICAL SERVICES	9,360	9,000	1,950	9,000
52-40-320	ENGINEERING/SEWER PROJECTS			1,400	45,000
52-40-325	PROF & TECH SERVICES - LEGAL	123	1,156	25	1,000
52-40-480	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0
52-40-510	INSURANCE AND SURETY BONDS	2,609	2,609	2,321	3,500
52-40-515	WORKERS COMPENSATION INS	166	500	49	150
52-40-610	MISCELLANEOUS SUPPLIES	0	300	0	300
52-40-620	MISCELLANEOUS SERVICES	847	2,300	145	2,000
52-40-630	BAD DEBT EXPENSE	0	0	0	0
52-40-650	DEPRECIATION	9,969	23,763	0	23,763
52-40-740	CAPITAL OUTLAY	10,000	10,000	0	15,000
52-40-810	DEBT SERVICE - PRINCIPAL	0	0	0	0
52-40-820	DEBT SERVICE - INTEREST	0	0	0	0
52-40-830	INFRASTRUCTURE REPLACEMENT	0	15,539	0	0
52-40-910	TRANSFERS TO OTHER FUNDS	0	0	0	0
52-40-999	LOSS ON DISPOSAL OF CAP ASSETS	0	0	0	0
Total EXPENDITURES:		217,153	261,859	6,490	342,948
SEWER FUND Revenue & Transfers Total:		**265,299**	**261,859**	**82,604**	**342,948**
SEWER FUND Expenditure Total:		**217,153**	**261,859**	**6,490**	**342,948**
Net Total SEWER FUND:		**48,146**	**0**	**76,114**	**0**
NET "GRAND" TOTAL - ALL 4 FUNDS BUDGET MUST = Zer		**87,797**	**0**	**-4,320**	**0**

Combined Capital Project Budget / Account Balances - Summary by Fund

PROJECT BUDGET EXPENSE TOTALS	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
Capital Projects Fund Plan	$ 346,270	$ 1,193,545	$ 80,000	$ 3,000,000	$ 3,000,000	$ 3,000,000	$ -	$ -	$ -
Water	$ 467,877	$ 339,611	$ 182,000	$ 40,000	$ 391,000	$ 40,000	$ 1,200,000	$ 40,000	$ 3,753,959
Sewer		$ 60,000	$ 386,000	$ 30,000	$ 234,000	$ 365,000	$ 388,000	$ -	$ 5,393,000
Total Spend	**$ 814,147**	**$ 1,593,156**	**$ 648,000**	**$ 3,070,000**	**$ 3,625,000**	**$ 3,405,000**	**$ 1,588,000**	**$ 40,000**	

ACCOUNT BALANCES	July 1, 2024	July 1, 2025	July 1, 2026	July 1, 2027	July 1, 2028	July 1, 2029	July 1, 2030	July 1, 2031	Future / Unknown date
Capital Projects Fund	$ 1,194,072	$ 664,769							
Water	$ 316,966	$ 470,308							
Sewer	$ 583,860	$ 681,991							

FY 2026 Capital Project Plan Summary

Capital Projects Fund - Projects	YTD: 9/30/2025	Budget	Status
Facilities Planning Phase 2	$ -	$ 25,000	
Our Lady of the Snows Center Purchase	$ -	$ 900,000	
OLS Setup **	$ 4,810	$ 145,000	
Tom Moore Historic Structure Stabilization*	$ -	$ 25,000	
Community Center Roof Safety	$ -	$ 15,500	
Marshals Office Security Cameras	$ 2,254	$ 13,000	
Alta Central Roof Safety	$ -	$ 20,000	
New AMO Truck	$ 2,288	$ 2,500	
Alta Central Dispatch Console Upgrade	$ -	$ 15,000	
Speed Trailer #3	$ 10,670	$ 12,000	
Trailhead-Style Public Restroom 24/7*	$ -	$ 20,000	
Master Water and Sewer Plan	$ 545.00	$ 545	need to amend budget to push unspent funds forward
Total	**$ 20,567**	**$ 1,193,000**	

Water Fund - Projects	YTD: 9/30/2025	Budget	Status
Engineering	$ -	$ 40,000	
Remote Water Meter Reading	$ 29	$ 40,000	
Cross Tow Water Line	$ 1,495	$ 250,000	
Master Water and Sewer Plan	$ 1,805	$ 9,611	need to amend budget to push unspent funds forward
Total	**$ 3,329**	**$ 339,611**	

Sewer Fund - Projects	YTD: 9/30/2025	Budget	Status
Engineering	$ 1,400	$ 45,000.00	
Sewer Line Extention (to ASL Cold Storage)	0	$ 15,000.00	
Total	**$ 1,400**	**$ 45,000**	

** Any items in red are proposed, not approved.*

Capital Projects Fund Plan

Fund Balance: September 30, 2025
$ 634,536

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
As of July 1 (start) of the fiscal year	1,188,590	1,434,320	526,320	612,110	6,780,473	3,930,473	1,080,473	1,230,473	-
Projected Year-End Balance	1,434,320	526,320	612,110	6,780,473	3,930,473	1,080,473	1,230,473	1,380,473	-

GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 YTD	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget	Future / Unknown date
45-45-740	Town Website	8,270	8,270									
45-45-750	Replace a Building	-					3,000,000	3,000,000	3,000,000			
45-45-750	Facilities Master Plan	75,001	75,000									
45-45-750	Facilities Planning Phase 2	-		-	25,000							
45-45-750	Our Lady of the Snows Center Purchase	981,396	150,000	-	900,000							
45-45-750	OLS Setup **	-		4,810	145,000							
45-45-750	Tom Moore Historic Structure	-		-	25,000							
45-45-750	Community Center Roof Safety			-	15,500							
45-54-741	Marshals Office Security Cameras	-		2,254	13,000							
45-54-741	Alta Central Roof Safety			-	20,000							
45-54-742	New AMO Truck	58,430	60,000	2,288	2,500							
45-54-743	AMO Mobile Data Terminals	-	25,000	-								
45-54-743	Alta Central Dispatch Console	-		-	15,000							
45-54-743	Upgrade Centracom Phase 2	-		-		30,000						
45-54-743	Speed Trailer #3	59	13,000	10,670	12,000							
45-70-740	Trailhead-Style Public Restroom 24/7*	-		-	20,000	50,000						
45-70-741	Master Water and Sewer Plan	14,455	15,000	545	545							
	Total Projects	**1,137,610**	**346,270**	**20,567**	**1,193,545**	**80,000**	**3,000,000**	**3,000,000**	**3,000,000**	**-**	**-**	**-**
								Budgeted Total 2025 - 2032			**10,619,815**	

** Any items in red are proposed, not approved.*

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

** OLS setup projects include patio, roof, stairs, locks, duct work, signage, floor cleaner

Water Fund Projects

Fund Balance: September 30, 2025

$ 450,217

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
As of July 1 (start) of the fiscal year	355,616	(103,803)	136,586	292,436	598,921	563,905	890,336	68,261	
Projected Year-End Balance	(103,803)	136,586	292,436	598,921	563,905	890,336	68,261	418,829	

GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 YTD	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget	Future / Unknown date
51-40-320	Engineering	22,405	22,877	-	40,000		40,000		40,000		40,000	
51-40-740	Master Water and Sewer Plan	15,389	25,000	1,805	9,611							
51-40-740	Remote Water Meter Reading	4,125	20,000	29	40,000							
51-40-740	Cross Tow Water Line	127,861	400,000	1,495	250,000							
51-40-740	Lower Alta Distribution Line					182,000						
51-40-740	AC Pipeline Replacement - SR210							391,000				
51-40-740	Alta Storage Tank									1,200,000		
51-40-740	Ongoing Pipeline Replacement											3,753,959
	Total Projects	**169,780**	**467,877**	**3,329**	**339,611**	**182,000**	**40,000**	**391,000**	**40,000**	**1,200,000**	**40,000**	**3,753,959**

** Any items in red are proposed, not approved*

Sewer Fund Projects

Fund Balance: September 30, 2025
$ 714,218

Fund Balance	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
As of July 1 (start) of the fiscal year	583,860	322,001	322,001	(63,999)	(93,999)	(327,999)	(692,999)	(1,080,999)	
Projected Year-End Balance	322,001	322,001	(63,999)	(93,999)	(327,999)	(692,999)	(1,080,999)	(1,080,999)	

GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 YTD	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget	Future / Unknown date
52-40-320	Engineering			1,400	45,000		30,000	30,000	30,000			
52-40-740	Sewer Line Extention (to ASL Cold Storage)			-	15,000							
52-40-740	Master Water and Sewer Plan	10,000	10,000									
52-40-740	Sewer Line Replacment #1 GMD					386,000						
52-40-740	Sewer Line Replacment #2							204,000				
52-40-740	Sewer Line Replacment #3a								33,000			
52-40-740	Sewer Line Replacment #3b								302,000			
52-40-740	Sewer Line Replacment #3c									388,000		
52-40-740	Ongoing Sewer Replacement											4,535,000
52-40-740	West Grizzley Sewer Extension											858,000
	Total Projects	**10,000**	**10,000**	**1,400**	**60,000**	**386,000**	**30,000**	**234,000**	**365,000**	**388,000**	**-**	**5,393,000**

** Any items in red are proposed, not approved.*

MINUTES
ALTA TOWN COUNCIL MEETING
Wednesday, September 10, 2025, 4:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

ALTA TOWN COUNCIL MEETING

PRESENT:	Mayor Roger Bourke Councilmember Carolyn Anctil Councilmember John Byrne Councilmember Elise Morgan Councilmember Dan Schilling
STAFF PRESENT:	Chris Cawley, Town Manager Jen Clancy, Town Clerk Molly Austin, Assistant Town Manager Craig Heimark, Treasurer
ALSO PRESENT:	Polly McLean, Legal Counsel
NOT PRESENT:	Mike Morey, Town Marshal Brooke Boone, Deputy Town Clerk

1. **CALL THE MEETING TO ORDER**

00:00:00

Mayor Bourke called the September 10, 2025 Alta Town Council meeting to order.

2. **CITIZEN INPUT**

00:00:30

Mark Haik addressed the council with concerns regarding the analysis of public infrastructure, specifically the Albion Basin road right-of-way. Haik referenced a 1990 letter from District Ranger Seig to Shrontz, which he said stated that the Forest Service lacked authority to issue a driveway permit for the road since Salt Lake County had transferred right-of-way responsibilities to the Town of Alta after its incorporation. Haik noted that the letter directed coordination with county officials and other agencies and questioned what public records or documents the town relied on in its assessment of the road right-of-way. Haik stated this issue had been raised as early as 2010 with then Planning Commission member Bourke present and emphasized that multiple public records existed from various agencies, suggesting the town had not sufficiently analyzed the matter. Haik concluded by urging the town to clarify and produce the records supporting its assessment.

Margaret Bourke commended the council and staff for progress on the Tom Moore restoration project, noting appreciation for the inclusion of a toilet to preserve historical significance and recommending the addition of trash facilities in partnership with the ski area to address year-round waste issues.

Bourke requested that exterior lighting for the project comply with dark sky standards to preserve night sky visibility. Bourke also expressed support for the staff's project tracker chart and the financial fund balance chart provided in reports. Bourke highlighted concerns that the Shrontz Estate's proposed condo development's elevation exceeded the height of surrounding trees and recommended that any revised development agreement include participation from all stakeholders, including the Estate, Salt Lake City Public Utilities, the lift company, the Planning Commission, the Town Council, and the U.S. Forest Service. Bourke further cautioned that the proposed conservation easement for a portion of Lot 1 could create a nonconforming use, which might pose future difficulties for the town.

3. **PRESENTATION AND DISCUSSION OF THE SHRONTZ ESTATE'S PROPOSAL TO REZONE A PORTION OF THE PATSEY MARLEY HILL PROPERTY AND AMEND THE 2014 DEVELOPMENT AGREEMENT**

00:09:45

Chris Cawley provided background and context on the Patsey Marley Hill property, noting that development discussions had occurred since the early 2000s. Cawley explained that the Estate recently petitioned to rezone part of the property to FM-20, which the Planning Commission reviewed at its July 15, 2025 meeting. The commission held a public hearing and voted 4–1 to give a neutral recommendation to the council, suggesting 11 conditions of approval for the rezone. Cawley clarified that no action was scheduled for today's council meeting and the discussion would serve as a work session.

Cawley outlined the pros and cons of the two development alternatives: a 33-unit condominium building proposed under the rezone request and the 10-lot subdivision allowed under the existing 2014 development agreement. The condominium proposal was noted to have a smaller overall footprint, consolidated infrastructure, potential for a less disruptive access route, the inclusion of workforce housing, and the possibility of generating sales and lodging tax revenue. It also included a conservation easement and trailhead restroom proposal. Concerns identified included the size of the building, potential impacts on Alta's character, and the precedent it might set for future condominium approvals. The subdivision alternative avoided a large building and maintained current zoning, but would spread development across the parcel, require multiple utilities and driveways, and potentially disrupt use of the Albion Basin summer road. Rentals would be prohibited for the 10 homes under subdivision zoning, eliminating tax revenue opportunities.

Cawley concluded by recommending that the council focus on the fundamental land use question of whether condominiums were preferable to single-family lots, weighing the benefits of preserved open space against the impacts of permitting a large building and potential future zoning implications.

Doug Ogilvy introduced himself as a representative of the Shrontz Estate regarding the Patsey Marley parcel, a 25-acre property on Albion Basin Road. Ogilvy explained that the Estate's objective is to monetize the property following the 2014 settlement and development agreement, which originally approved a 10-lot subdivision. Acknowledging that this plan was not widely popular in the community, Ogilvy described how, beginning in 2019, the Estate engaged consultants to explore alternative development options that might better align with community preferences. Over the past several years, these efforts included multiple consultations with town representatives, Salt Lake City public utilities, and public outreach, culminating in a public open house in March 2025 where Ogilvy reported that attendees favored the 33-unit condominium proposal over the previously approved 10-lot plan.

Ogilvy outlined the evolution of the development concept, noting that the Estate initially considered a condo-hotel alternative, but ultimately shifted to a pure condominium model. Ogilvy explained that the proposed rezoning to FM-20 would allow the development to move forward, provided the building height remained within 25 feet above the summer road, which had been identified as a critical parameter by the town. Ogilvy stressed that the project's feasibility depends on coordination between the Estate, the town, and Salt Lake City public utilities, and that nothing would move forward without agreement from all parties.

Water availability was identified as a key constraint, with up to 8,000 gallons per day available under a 2014 settlement agreement. Ogilvy emphasized that the zoning request before the town council is solely for rezoning approval, not a conditional use permit, and that the final number of units could be adjusted if the Department of Water Quality determines there is insufficient water. Ogilvy clarified that the risk of conditional use approval rests entirely with the Estate: if the conditional use permit is denied or if the water supply proves insufficient, the project would revert to the original 10-lot plan approved in 2014. Consequently, Ogilvy stated the Estate would bear the financial and logistical consequences of the project not proceeding as planned. Ogilvy concluded by stressing that the Estate has already invested significant resources over more than a decade and that the rezoning request represents a calculated step forward, with the fallback option of the 10-lot subdivision ensuring that the town's prior settlement agreement remains intact if the condominium project cannot be successfully realized.

John Byrne encouraged the group to consider water availability for the condo project and evaluate the advantages and disadvantages of the condo proposal versus ten single-family homes. Carolyn Anctil focused on the housing and employment implications, noting that the ten-home scenario would likely require a caretaker at each property due to the challenges of managing dispersed homes, thereby creating more year-round employment opportunities than a condominium setup. Byrne emphasized that maintaining employment is closely tied to fostering community in Alta, highlighting the town's prior value-based decisions to accommodate summer activities and noise ordinances to support community cohesion. Mayor Bourke sought clarification that the Shrontz Estate was seeking flexibility with the rezone of the parcel, in that they wanted the option to proceed with a condo project while retaining the right to revert back to the ten-lot plan if the condo approach proved unworkable. Zach Hartman confirmed this, emphasizing the financial risks of proceeding with condos and the need to maintain a fallback plan in case the condo development failed.

Byrne, Anctil, and other council members then raised the ski area as a critical partner, Byrne stressed that any conservation agreement not impede the ski area's operations or long-term expansion goals. Hartman acknowledged the importance of partnerships but described the approval process as complex and sequential, requiring coordination with the town, the Estate, and Salt Lake City public utilities. Morgan expressed frustration that the developers were seeking council opinions before presenting complete information. Morgan expressed she had expected a structured presentation responding to the planning commission's conditions, followed by an opportunity for questions. Hartman clarified that the purpose of this visit was to confirm whether the council could tolerate the proposed condo size while acknowledging that issues such as building access, water, and other operational requirements would continue to be worked on.

Discussion then turned to building height and mass, identified as one of the project's critical concerns. Byrne noted that the Planning Commission did not support the original 28-foot height above the road, and that height, access, water, and the condo versus single-family question were the linchpin issues. Hartman indicated that access and water requirements could be met, but reducing building height would compromise the project's financial viability by reducing sellable square footage. Dan Schilling and other council members expressed concern about preserving the town's visual character, referencing previous developments that were visually intrusive despite modest square footage. Hartman explained that the buildings walls included step backs to reduce visual impact while balancing financial feasibility.

Ogilvy outlined the economic rationale for the condo plan. Ogilvy said it allowed for faster sales, reduced financing risk, and market alignment, with units sold individually rather than as part of a rental pool, though he supposed that approximately half of owners might choose to rent their units. Byrne and Morgan recognized that the condo plan still created employment through caretaker units and operational needs, though likely fewer than with the ten-home plan.

The council clarified that the town could not mandate condo units be placed in a rental pool, leaving the decision to the Homeowners Association. Morgan highlighted that some residents assumed the condos would automatically be part of a rental pool, and this clarification helped manage community expectations.

Toward the end of the discussion, Hartman reiterated the developers' objective: they sought guidance on whether the council could accept the condo project as proposed, while reserving the right to revert to ten single-family homes if necessary. The council acknowledged that this was the beginning of a detailed review process, with additional work sessions likely required to resolve issues related to building height, access, water, and community character.

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

01:48:50

Mike Maughan began by thanking the town staff for their support and collaboration over the summer, noting that the construction and maintenance projects had been very dynamic, with conditions changing almost daily. Maughan specifically recognized Chris Cawley for stepping up and assisting with project coordination, as well as the Marshal's Office for their help with various operational challenges in Alta. Maughan then provided an update on multiple ski area projects. For the Supreme Lift, all towers had been installed and aligned, with plans to install the haul rope, communication lines, and chairs in the coming weeks. Maughan projected a load test for October 6, which would put the lift ahead of schedule and ready for operations roughly a month early.

Maughan noted that the precast portion of the Albion Day Lodge expansion had been completed and erected, and steel erection was underway, expected to take about a month. Changes in engineering sequencing, however, meant that repaving the day lodge lot wouldn't be possible until next year, though backfilling and road base would allow functional access this winter. Maughan also addressed work restrictions during the winter, specifying that indoor work could proceed on days without parking reservations and with minimal vehicle use.

For the equipment cold storage building, Maughan said wall pours were ongoing, with steel erection and roofing anticipated within a month, and rough finishes projected for mid-December. Sewer line work, which involves coordination with the town, was scheduled to start the following week with some temporary inconvenience expected in the parking lot.

Maughan also discussed the Crosstow Utilities project, which was about a month behind schedule. To stay on track for snowmaking operations, crews might work some Fridays and Saturdays, particularly at the Albion Day Lodge site. Maughan highlighted that part of the delay was due to archeological discoveries at the historic town site, which were documented with the Forest Service, SHPO, and SWCA archaeologists. Maughan suggested that some of these artifacts could be displayed in the remodeled second level of the Albion Day Lodge to share the town’s history.

Additional updates included the Alta Lodge tow conversion to a repositionable tow for improved snow removal and grooming, completion of Sugar Loaf lift upgrades, and the High Traverse project.

Maughan noted that unit sales were flat year over year, with some growth in more affordable products, and that hiring efforts had been highly successful, with over 404 applicants in the first two weeks.

Finally, Maughan addressed the Shrontz Estate development proposal, stating that the ski area had generally supported the idea of condos over single-family homes. However, Maughan emphasized that water and access issues, including existing easements and proposed dual access roads, had not yet been fully addressed. Maughan recommended that these issues be resolved with the Estate before any zoning changes occurred to ensure clarity and avoid complications.

5. **<u>QUESTIONS REGARDING DEPARTMENTAL REPORTS</u>**

01:56:50

Mayor Bourke asked about the wildfire risk ratings for the town, and Jay Torgersen explained that the state provided an interactive map to determine risk levels, which generally placed the community in a high-risk area. Torgersen then introduced Assistant Chief Dusty Dern, who outlined recent changes to the liaison program, noting that each assistant chief was assigned to multiple municipalities and confirming Alta was among those he supported. Chief Dern emphasized that the Unified Fire Authority (UFA) aimed to provide assistance as needed and be an active part of the community. Discussion followed regarding a recent plane crash in the area. Torgersen explained that such incidents trigger a large, pre-planned emergency response, though most resources were not needed in this case. Officials expressed relief that the crash did not cause a wildfire given current dry conditions, while acknowledging the tragedy of the fatality. Anctil shared observations about the coordinated response and noted how the event highlighted the community’s strong connections and support. Participants agreed on the importance of lessons learned from such emergencies and the town’s reliance on both professional and community collaboration.

6. **<u>APPROVAL OF AUGUST 13, 2025 ALTA TOWN COUNCIL MEETING MINUTES, SEPTEMBER STAFF AND FINANCE REPORTS</u>**

DRAFT

02:03:00

MOTION: John Byrne motioned to approve the August 13, 2025 town council meeting minutes, and September staff and finance reports. Dan Schilling seconded.

VOTE: All were in favor. The August 13, 2025 town council meeting minutes, and September staff and finance reports were approved.

RESULT: APPROVED

7. **MAYORS REPORT**

02:03:30

Mayor Bourke reported that on August 21, the town hosted the Salt Lake County Council of Mayors at the newly acquired Our Lady of the Snows (OLS) facility, where Bourke gave a presentation on living with avalanches and led a short hike to illustrate the town's history with avalanche impacts. On August 22, Mayor Bourke met with Utah Transit Authority (UTA) regarding ski season service and expressed frustration over their unwillingness to be able to make changes for the upcoming season, even to bus route names, noting that planning must begin far in advance for future seasons. On August 24, a celebration was held for Junior Bounous's 100th birthday, where Mayor Bourke presented him with a symbolic key to the town in recognition of his contributions to skiing. On August 31, a memorial service was held for Mimi Levitt at the Alta Lodge, honoring her accomplishments, including co-founding the Alta Defense Fund, which evolved into Friends of Alta. That same day, a fatal plane crash occurred near the summer road, and the town's police responded immediately. Bourke noted that today's agenda included a resolution to cancel the upcoming municipal election due to candidate withdrawals, saving election costs.

On September 4, the town held a strategic planning retreat, where participants discussed the need to replace the town office building, the high cost of such a project, and uncertainty about funding. Council members commented that the retreat was effective and well-organized. Mayor Bourke also highlighted that excavation work by Alta Ski Lifts unearthed 19th-century artifacts, which were displayed by state archivists on September 6.

Mayor Bourke shared an astronomy update regarding the James Webb Space Telescope's detection of a planet in the Alpha Centauri system. The report concluded with a reminder that the next council meeting would be on October 8 at 4pm.

8. **DISCUSSION AND POSSIBLE ACTION TO PROCLAIM AUGUST 24, 2025 AS "JUNIOR BOUNOUS DAY"**

02:12:15

Mayor Bourke presented a proclamation to recognize August 24, 2025, as Junior Bounous Day in honor of his 100th birthday and lifelong contributions to skiing. Mayor Bourke read the draft resolution, which highlighted Bounous's pioneering work in powder skiing, ski instruction, adaptive programs, and leadership as one of the first American-born ski school directors. The proclamation also acknowledged his decades of influence on generations of skiers and his continued presence in Alta.

MOTION: Mayor Bourke motioned to proclaim August 24, 2025 as "Junior Bounous Day". John Byrne seconded.

VOTE: All were in favor. August 24, 2025 was proclaimed "Junior Bounous Day".

RESULT: APPROVED

9. **DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-26 CANCELLING THE 2025 MUNICIPAL ELECTION**

02:15:00

Mayor Bourke reported that due to candidates withdrawing from the election the number of candidates matched the number of races and holding the election costs money. Mayor Bourke commented that a new larger ballot box had recently been installed in the post office lobby. Morgan added that ACE was still going to host the "Meet the Candidates" event regardless of the election cancellation.

MOTION: Mayor Bourke motioned to approve Resolution 2025-R-26. John Byrne seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes. Resolution 2025-R-26 cancelling the 2025 Municipal Election was unanimously approved.

RESULT: APPROVED

Clancy then added that canceling the election did not relieve candidates of their statutory obligations to submit financial disclosure reports. Clancy explained that all candidates were still required to complete these filings to qualify for office and be sworn in on January 5 at noon, the first Monday of the month as required by state law. Morgan asked if there would be a formal canvas, and Clancy confirmed that an administrative process would be followed instead. Anctil publicly thanked Clancy for her guidance in ensuring candidates understood and complied with the required procedures.

10. **REPORT ON THE COUNCIL RETREAT**

02:16:25

Chris Cawley thanked the staff for organizing the retreat and highlighted the progress made in understanding public financing and funding strategies for municipal projects, including water, sewer, and facilities improvements. Cawley reported that Alta's taxable property values are between $485 million and $495 million, which is greater than $350 million amount used in the recent Town of Alta facilities planning project and could either increase the Town's potential to issue debt or reduce the burden on taxpayers. The council agreed on the necessity of a resilient and accessible facility to maintain police department operations, likely at the existing community center site (post office facility) due to its relative safety from avalanches and accessibility. Cawley outlined next steps, proposing a future special meeting or work session to address broader financial planning topics, including ~$12 million in planned water and sewer system improvements, long-term funding considerations, and continued planning for the facilities project. Cawley also noted that phase two of facilities planning, already budgeted, would include as-built surveys, geotechnical analysis, and further planning work.

Council members emphasized the retreats value in understanding building needs, accessibility, and long-term financial planning. Morgan noted that the retreat expanded her awareness of accessibility concerns and appreciated the discussion of multiple options before making decisions. Byrne and Cawley discussed next steps for the facilities project, agreeing that a 10% preliminary design could help establish building footprint, usable space, and cost benchmarks before seeking funding or advancing to more detailed design phases. The council also considered site limitations, potential expansion, and the integration of Alta Marshal's office and dispatch functions. Members discussed scheduling future work sessions or retreats to continue planning, balancing availability with seasonal demands and council transitions, and agreed on the importance of iterative, collaborative meetings to maintain progress. The retreat was widely praised for being organized yet flexible, allowing productive discussion beyond a strict script.

11. **DISCUSSION OF THE NEED TO ADOPT THE WILDLAND URBAN INTERFACE CODE UNDER HB48**

02:33:25

Chris Cawley informed the council that the state legislature passed legislation requiring municipalities and counties to adopt the Wildland-Urban Interface (WUI) Code by January 1. Cawley explained that the code, derived from the International Fire Code, regulates defensible space, ignition-resistant construction, fire department access, and fire flows, amongst other things. The town would need to reconcile any conflicts between existing ordinances and the WUI code, notably the town's preservation of vegetation requirements, which mandate tree replacement when clearing for development. Schilling and Byrne raised questions regarding tree replacement logistics, while Polly McLean noted plans to amend the town's provision to align with WUI requirements while preserving local objectives. Cawley indicated the planning commission would conduct a public hearing and anticipated bringing an action item to the council in November or December. Council members acknowledged the challenges of implementing these requirements while maintaining community goals.

12. **DISCUSSION AND POSSIBLE ACTION TO APPROVE RECOMMENDED NEW IT SERVICE VENDOR**

02:39:00

The council discussed selecting a new IT service provider to replace Executech, whose evolving service model was no longer meeting the town's needs. Molly Austin explained that a RFP in July yielded 14 responses, of which five met minimum technical requirements. After evaluation by a review committee including Brooke Boone, Mike Morey, and Molly Austin a local vendor, Tech Legion, was identified as the clear choice. Key advantages included a smaller, local team of 25 employees, experience with 14 other Utah municipalities, and the ability to meet security requirements for the police department and Justice Court. Costs were expected to be near the $25,000 threshold. Elise Morgan noted the RFP had broad reach, even being reviewed by a Canadian tech company.

MOTION: Mayor Bourke motioned to approve Tech Legion as the new IT service vendor for the Town. John Byrne seconded.

VOTE: All were in favor.

RESULT: APPROVED

13. **NEW BUSINESS**

02:42:00

The council discussed the Shrontz Estate's request regarding a potential rezoning for a condo project versus a 10-lot subdivision. Anctil and Morgan expressed some uncertainty about the next steps and whether a work session would be productive, noting the Estate's expectations appeared to differ from what the council was expecting at this phase. Byrne and Schilling emphasized that the Planning Commission had already set clear conditions, particularly regarding the building height restriction, which the council supported. Cawley noted that his guidance to the council was to address the fundamental zoning question before moving on to consider other details that would need to be addressed in order for the Estate's proposal to be approved.

The consensus was that the Estate needed to determine their next steps, and the council would not preemptively provide guidance or commitments. McLean and others confirmed that if the developers choose to return, a work session could be scheduled to explore options further. Council members reiterated respect for the Planning Commission's professional recommendations and acknowledged the historical context, particularly the 2014 agreement, as important for framing any future discussions. Overall, the discussion centered on letting the Estate determine their next moves while maintaining council alignment with the Planning Commission's prior guidance.

14. **<u>MOTION TO ADJOURN</u>**

02:52:50

MOTION: Elise Morgan motioned to adjourn, and Carolyn Anctil seconded.

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

RESULT: APPROVED

Passed this 8th day of October, 2025

____
Jen Clancy, Town Clerk

MEETING MINUTES
ALTA TOWN COUNCIL
SPECIAL MEETING – STRATEGIC PLANNING RETREAT
Thursday, September 4, 2025, 9:00 AM
Our Lady of the Snows Center, 10185 E. Highway 210, Alta, Utah

ALTA TOWN COUNCIL SPECIAL MEETING

PRESENT: Mayor Roger Bourke
Councilmember Carolyn Anctil
Councilmember John Byrne
Councilmember Elise Morgan
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: Julie Delong, Pathway Associates
Mark Anderson, Zions Public Finance
Jeannette Harris, Zions Public Finance
Sam Schild, videographer
Mark Haik, Alta property owner

NOT PRESENT: N/A

Supplemental Materials – the meeting notes are attached as Exhibit A

1. WELCOME/OPENING

Mayor Bourke opened the special meeting of the Alta Town Council on September 4, 2025 at 9:00 AM. Julie Delong introduced herself and reviewed the agenda, purpose, and desired outcomes for the meeting, as well as the expectations of conduct for the session.

To start the conversation, Delong asked everyone in attendance to share their expectations for the meeting. A common goal was to have a clearer path forward and consensus on how to direct town staff to continue the facilities planning process.

Chris Cawley provided a summary of recent events leading up to this point, highlighting the recent completion of the Facilities Plan by FFKR Architects.

2. OVERVIEW OF FACILITIES

Cawley provided a high-level overview of the completed Facilities Master Plan, discussing the recommendations by FFKR for each Town of Alta (Town) building:

- Alta Central: Recommended to be decommissioned as a police department building or other essential facility and move all Alta Marshal's Office functions to a new building or the current Town Office. This building could be repurposed after significant renovation.
- Community Center/Post Office: Recommended to be demolished, relocate Alta Marshal's Office and potentially Town administrative functions to site of the current Community center due to the accessible roadside location and decreased exposure to avalanches.
- Town Office: Recommended to continue in its current use or remodel as dispatch center with renovations for accessibility, building codes, etc., despite accessibility challenges.

Cawley continued to give some high-level notes on the Town's facilities, including increased risk of avalanches at Alta Central and the Town Office, parking constraints, and accessibility challenges. It was also noted that the recent purchase of Our Lady of the Snows Center (OLS) may offset some of the need for "community center" space at a future building on the site of the current Community Center/Post Office. Mayor Bourke noted that OLS was not included in the Facilities Master Plan as it was not owned by the Town at the time the project was initiated.

Cawley then described the various "test fits" provided by FFKR in more detail.

Test Fit 1:
- New building at Community Center/Post Office site
- All Alta Marshal's Office functions plus additional police/dispatch space
- Existing functions: Post Office, garage bays/storage, multipurpose space
- 14,000 square feet, minor renovations to Town Office
- Would require additional footprint on USFS land: special use permit or exchange for town land

Test Fit 2:
- Biggest and most expensive option
- New building at current Community Center/Post Office Site
- Police functions, additional police space
- Move administrative function to new building
- Move dispatch to Town Office, renovate Town Office
- Existing functions: Post Office, garage bays/storage, multipurpose space
- 17,000 square feet, 2,400 square feet renovated at Town Office
- Would require additional footprint on USFS land: special use permit or exchange for town land
- Prioritizes accessibility for the most public-facing functions of the Town

Elise Morgan asked Marshal Mike Morey if there was a preference for dispatch to be co-located with the Police department. Morey stated that they can function either way and there are pros and cons to each option, noting the need to strike the right balance between on-duty operational staff and those who are standing by for their shift to start. Morey concluded that it is crucial to keep dispatch as a secure facility that is segregated from distractions.

In discussing accessibility challenges, Cawley stated that ADA does not distinguish between internal employees who may need to access a building for work or the general public accessing our buildings for town services – buildings are either compliant, or they are not. Morgan noted that her focus is on determining which services should be accessible at road level. Mayor Bourke stated that the downside of having a building adjacent to the road is the higher potential for disturbance from road noise. For that reason, Morey recommended keeping dispatch on the west side of town.

Cawley continued to describe other alternatives to consider that were not specific recommendations from the FFKR study, rather concepts developed by staff, noting that the cost estimates are very rough and should be taken "with a grain of salt". Five additional concepts were presented, with most of the conversation on option 3.

1. Replace only existing Alta Central functions
2. Replace only existing Community Center/Post Office
3. Build a new building on the site of the current Community Center/Post Office to house post office, garage, and police AND rebuild current Alta Central building as dispatch quarters only, moving dispatch operations to the downstairs level of the Town Office.
4. Rebuild Alta Central (police department) and current Community Center/Post Office with existing functions and square footage (may be consolidated onto one site)
5. Rebuild Alta Central (police department) with additional square footage to accommodate growing needs of the Alta Marshal's Office (may be consolidated onto one site)

John Byrne asked if option 3 would be contained in the current building footprint or if it would require acquiring more land. Cawley couldn't say for certain. Morgan noted that building any type of housing (like dispatch quarters) in an avalanche path could increase cost significantly due to code requirements. Morgan also expressed her agreement with Byrne in being in favor of building on the existing building footprints. Mayor Bourke pointed out that the collapsing slope behind the current Community Center building is not currently owned by the Town and would have to be addressed when considering any new building on that site.

Morgan stated that the requisite avalanche studies to determine building requirements do not consider any of the avalanche mitigation efforts of modern day, noting that the risk for major avalanches is not the same as it used to be. Cawley pointed out that there is no scientific conclusion that mitigation and skier compaction affects the return interval or magnitude of possible avalanches, noting that during extended storm cycles with excessive snowfall, skier compaction does not occur and mitigation efforts can be disrupted by technological difficulties, human error, or other factors.

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Cawley focused on three key issues with the Town Facilities:

1. Accessibility
2. Resilience
3. Cost – replacement cost on a smaller budget; increased costs due to inflation, tariffs, labor shortages, etc.

Cawley then posed a few "big picture" questions for consideration in assessing the Town's priorities. Cawley stated that Alta is always on the cusp of the "next" Alta with change on the horizon for the community, and we don't know what the future holds. Alta is a unique municipality operating on a bit of a shoestring budget to provide essential services. As we look ahead, Cawley asked the council to consider the following:

- Will there always be an Alta Marshals Office?
- Will there always be a Town of Alta?
- We can't continue to provide services and delay capital replacement forever and doing so has kept utility and tax rates "low".

Byrne mentioned recent legislation that is requiring smaller unincorporated communities to either incorporate into their own municipality or be annexed into a neighboring one. Byrne noted that if the Town were ever to unincorporate, we would become part of Salt Lake County and lose much of our identity. Morgan stated that the Town is already ahead of the curve and lucky to have incorporated when we did and that, as a council member, she thinks the focus should be on where we are now without trying to predict the future. Carolyn Anctil asked if the recent COVID pandemic changed how the Town operates in terms of remote work and wondered if the administrative office space needs have been reduced. Cawley noted that, overall, the Town is still quite "analog", and the Town Office is fully occupied more days than not. Morgan noted the significance of planning for potential growth in staffing levels when considering how to allocate space in a future building. Mayor Bourke suggested that the lower floor of the current Town Office is underutilized and could be repurposed.

Craig Heimark stated that a bond referendum may be necessary to fund a project, or we risk losing the Town as an independent municipality, noting the significance of conveying this part of the decision-making process to the public. Cawley concluded that he does not foresee a reduction in demand for local public services in the Town, rather his concern is what would happen if our sales tax base were to decrease significantly, noting that the Town could not survive on property tax alone.

3. SMALL GROUP DISCUSSION - PRIORITIES

Cawley explained that the meeting was going to transition into smaller break-out discussions to assess the following three priorities in the facilities planning process:

1. Cost – Prioritize smallest possible project
2. Resilience – Prioritize supporting resilience against short-term hazards

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3. Accessibility – Prioritize moving functions requiring public access (what about employees?) to a roadside facility

Delong divided all people in attendance into three discussion groups and conversations commenced amongst the groups, allowing time for discussion on each of the three priorities. After the small group brainstorms, everyone re-grouped for a communal discussion on the outlined priorities.

During this discussion, it was noted that referring to the building that houses the Post Office as the "Community Center" was causing confusion as the newly purchased OLS building is also being referenced as a "Community Center". It was decided that for the remainder of the meeting, the term "Post Office" would be used to describe the building on that site.

Anctil asked if the Town should pursue acquiring any additional land from the Forest Service sooner rather than later (as it seems likely we will want to expand the footprint of a new building at the Post Office site) due to current uncertainty about the future of the agency. Cawley stated that it is not policy that would slow down the process but rather lack of administrative resources at federal agencies. Morgan shared that Alta Ski Area has been in active talks with the Forest Service about land swaps and that she feels the current administration is generally in favor of land swaps.

In discussing resiliency, there was a consensus to prioritize public safety and dispatch functions as those are the most critical needs. It is believed that the Post Office site poses the least risk to avalanches and potentially wildfires as well. Mark Haik stated that the Post Office site may not be the ideal location as the building impedes the Highway 210 right-of-way.

In discussing accessibility, Morgan highlighted the importance of accessibility for employees in addition to the general public. Morgan noted that dispatch employees cannot work remotely so will always need to be able to access the work facility, so for this reason it may be prudent to consider moving dispatch to a roadside facility. Byrne suggested exploring options (like re-grading or heated stairs) that may make our current Town Office/Alta Central buildings more easily accessible. Mayor Bourke stated that the one Town service that is most frequented by the public is the Post Office, noting the importance of keeping that service easily accessible.

Morgan and Anctil discussed the need to temporarily house functions and services (like the Post Office) during any tear-down and re-build project. Jen Clancy noted that the recent purchase of OLS opens the opportunity for roadside services.

Notes describing these small group discussions are included in Exhibit A. The council and staff identified pros and cons of each priority item and noted the importance of each one. When asked what factor is the highest priority, there was no clear consensus as all three are critical to consider. Cawley noted cost and accessibility will always be limiting factors, but that he believes we can "solve the resiliency problem".

4. <u>REVIEW OF FINANCING OPTIONS</u>

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Cawley presented on capital projects planning and funding, focusing on Town revenue and expenses, including the existing Capital Projects Plan. Cawley noted that projected revenue for FY26 is just over $3 million, 56% of which comes from sales tax. Cawley also stated that projected expenses for FY26 exceed projected revenues, with salaries for public safety taking up the largest portion of expenses at 44%. Cawley then described how the Town has a roadmap for capital expenses through FY32, especially as it pertains to the water and sewer capital funds thanks to detailed recommendations from our recent water and sewer master planning. Cawley then shared the current plan to fund a new building, noting that the Town has not historically planned spending this far in advance.

Cawley stated that there is currently $9 million in the plan to build a "new building" over the next several years, making it clear that no specific project has been decided just yet, so we don't know exactly how much it will cost or how it will be funded. Cawley noted that we can't raise $3 million a year for three years based on our current revenue structure. As it pertains to water and sewer projects, the only plan in place right now for funding future infrastructure upgrades is through annual rate increases.

Byrne suggested lengthening the time horizon for water and sewer projects to spread the rate increases out over a longer period of time to keep them more manageable year over year. Byrne also suggested a phased approach to which projects would make sense to work on at the same time.

Cawley stated that current revenues from the General Fund, Water Fund, and Sewer Fund are generally spoken for by payroll, routine operations, and maintenance, and the most accessible cost-cutting measure would be to defund the Town Shuttle (or find alternate revenue sources for it). Haik recommended some alternatives for funding the shuttle.

Cawley then gave a high-level overview of options for raising revenue, including:

- Save up/pay as we go
    - Increasing the tax base through economic development
    - Apply 1% local option Transient Room Tax
    - Increase the Town's municipal property tax
    - Potential for modest revenue increases in business license fees, building permit fees
    - Decrease expenses
- Borrowing
    - General Obligation Bond, Revenue Bond, State Revolving Load, Special Assessment Area, etc.
- Grants
- Philanthropy

Clancy clarified that the Town does not fund 100% of the shuttle costs as the program still relies on community contributions.

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Morgan stated her support for the Transient Room Tax, highlighting that it is something the Town can implement now whereas the other proposed options would take more time. Morgan also stated that she doesn't see any single proposed option to be sufficient, but the Town will likely have to use a combination of solutions to fund a future building. Byrne noted pushback from lodging businesses in the past when the Town considered leveraging the Transient Room Tax.

Byrne expressed the urgency for action, as the Town has experienced a deficit in the General Fund over the past two years.

Mayor Bourke stated his frustration with the lack of opportunities to earn sales tax revenue from summer visitation, noting that these visitors still use town resources and services.

Cawley introduced Mark Anderson and Jeannette Harris from Zions Public Finance to present on financing options. Cawley noted that the presentation is meant to be informative without offering advice as the Town has not engaged Zions Public Finance as a Municipal Advisor. Mark Anderson and Jeannette Harris presented methods of financing public projects, including a review of financing options, examples, types of bonds, expected timelines, and advantages and disadvantages of each. An overview of these methods can be found in slides 32 – 51 of the attached retreat report (Exhibit A).

Much of the discussion focused on General Obligation (GO) Bonds, which would require the Town to hold an election and garner community support to approve a property tax increase to pay back the debt. Anderson expressed that bond elections can be difficult to pass and highlighted the importance of unified support of the governing body in addition to plenty of public awareness to educate voters on the need. Anderson also reviewed the bond election timeline, noting the requisite milestones that would have to begin in August of an election year to get the bond on the ballot in November.

Morgan inquired if a GO bond would be voted on by all registered voters or just property owners. Anderson clarified that like any other election, it would be open to all registered voters within the community, regardless of property ownership.

Byrne asked if a bond (if passed) would be issued to the Town in one lump sum or if we would draw from the balance as construction costs come due. Anderson stated that it would be issued in its entirety.

Harris reviewed some alternatives to GO Bonds, including Utility Revenue Bonds, Excise/Sales Tax Revenue Bonds, Lease Revenue Bonds, and more – sharing advantages and disadvantages of each alternative. Utility Revenue Bonds can be a reliable source of revenue as they are paid out of customer utility fees. However, they come at a higher interest rate than a General Obligation bond. Harris explained the primary difference between revenue bonds and lease revenue bonds is that a revenue bond pledges revenue to pay back the debt, whereas a lease bond pledges the value of the asset itself. State Revolving Load Funds take the longest amount of time to secure but offer some of the lowest interest rates available.

Cawley noted that in addition to building a new building, the Town also has water and sewer projects on the horizon that will have to be funded as well, recalling the council had previously discussed a single-debt issuance that could be used to fund various kinds of projects. Byrne expressed hesitancy to co-mingle projects that would be funded out of the water, sewer, and general funds, respectfully.

Heimark asked how long it generally takes to secure a State Revolving Loan Fund, and Harris shared that it is typically between 6 – 12 months. Morgan noted that in Town terms, 6 to 12 months didn't feel like too much time at all.

Harris continued the presentation with an overview of Market Issuance Bonds that are sold in the public market, either competitively or through negotiated underwriting. Dan Schilling asked what Harris and Anderson thought about what bond rating the Town would get in comparison to other similar municipalities. Harris said that they have not looked closely enough at Town data to give an answer. Anderson included that the rating is tied to the proposed revenue source, meaning a GO bond rating would differ from a sewer or water bond rating.

Cawley noted a challenge in considering GO bonds is our small tax base, leaving an outsize tax burden on individuals even with a relatively small debt. Cawley shared an example of Cottonwood Heights, which recently issued a ~$30-million-dollar bond, but, with such a large population, the tax effect felt per property owner is likely much less than what would be felt by Alta taxpayers for a $5-million-dollar bond. Cawley shared that he had created a list of other small communities with infrastructure to reach out to in hopes of learning how they have funded similar projects.

Mayor Bourke asked which of these options Zions Bank is recommending the Town pursue. Anderson clarified that the Town does not currently have a Municipal Advisor relationship with ZPFI, so they are currently prohibited from making a recommendation. However, as a general observation, a municipal advisor would run indicative rates for a market placement or a private placement and evaluate the difference. Anderson shared that going to market requires a robust staff that can compile required information for the official statement.

Clancy asked for a description of the municipal advisor relationship. Anderson stated that rates typically include a minimum fee and an additional rate correlating to the size of the bond. Cawley clarified that we wouldn't pay until the debt is issued. Anderson noted that if we do develop a municipal advisor relationship, then the advisor would be acting in a fiduciary role, obligated to act in the Town's best interest. Anderson concluded by reviewing the steps necessary to issue a bond.

The discussion returned to the topic of a voter-approved GO bond, with Mayor Bourke asking what percentage of Alta voters are also property owners. Clancy shared that she does not know an exact number, but a good estimate is between two-thirds and three-quarters. Morgan expressed concern that an outsized portion of Alta voters may not be property owners, and that many property owners are not Alta voters, wondering about the fairness of this approach for property owners. Cawley noted the importance of comparing Alta to other resort communities, such as Park City, that also likely have many property owners that are not registered voters.

Cawley then reiterated that it is up to the Town Council to decide their level of comfort with which route to take, recognizing there are many factors to take into account.

Cawley asked if the total taxable value figure is the taxable value before or after the residential exemption is applied. Anderson and Harris stated that the taxable value is after the residential exemption, which distinguishes it from market value that includes the total value. Heimark suggested that a committee, partially comprised of citizens, could be formed to offer guidance to the Town on making this decision.

5. SUMMARY AND NEXT STEPS

Cawley expressed satisfaction with the discussion and the outcome of the meeting. Cawley summarized that because of this meeting, he feels we have found strong consensus around prioritizing the Post Office site for a new building that gives precedence to essential functions, while there is still some room for discussion on what other programming could be included. Cawley acknowledged that it may be challenging to make those final decisions until we are in the design phase of the project. Cawley also summarized that a bond election seems like the clearest path forward when weighing the funding options, reiterating that he will continue to conduct research on debt financing in other small municipalities. As a next step, Cawley encouraged a follow-up discussion similar to this one that focuses more specifically on funding water and sewer projects.

Byrne suggested moving towards at 10% design concept as a first step, followed by a 30% design to help determine the likelihood of holding a bond election. The timeline for holding a bond election was discussed, with Schilling noting that we are in a good position to potentially hold one in November 2026.

Delong concluded the meeting by asking for thoughts and feedback on the session. Mayor Bourke commended the preparation leading up to it, particularly the efforts by Cawley. Clancy said that she thought we could have used a few more hours. Byrne was pleased that the structure of this session was a bit more flexible than some of the special meetings held in the past.

6. MOTION TO ADJOURN

Motion: Mayor Bourke motioned to adjourn, Dan Schilling seconded.

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

Result: Approved

The retreat report compiled by Julie Delong of Pathway Associates is attached as Exhibit A to these minutes.

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Passed this 8th day of October, 2025

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Jen Clancy, Town Clerk

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Proposed New Staff Position: Facilities Manager

October 2025 Town Council Meeting

Proposed New Full-time Staff Position

Job Title: Facilities Manager

Department: Building Maintenance

Employment Status: Full-time with benefits

Reports to: Assistant Town Manager

Schedule: 40 hours per week

Pay Rate: $24.07 - $33.70 per hour

Responsibilities:

All responsibilities currently assigned to PT/seasonal BM staff plus:

- Training to become TOA sewer operator
- Assist in procuring contractors
- Coordinate part-time BM/snow removal labor as needed

Building Maintenance Status Quo

- BM staff are up to but often less than 20 hr/week; not necessarily seasonal but rarely stick around all year
  - Difficult to find qualified candidates; "handy" but technically unskilled
- Very few employees remain for more than 1 or 2 seasons,
  - Leads to large chunks of time without BM staff
  - Makes it difficult or impossible to keep up with general wear and tear on buildings
- Snow removal on Town buildings is punishing, hazardous
  - Alta Central and Post Office roofs are high-angle, fall-exposed
  - Many part-time staff decline to return for a seasonal position so heavily focused on snow removal
  - Our Lady of the Snows will increase snow removal needs

Building Maintenance Status Quo, cont

- Town office staff do not have facilities expertise
  - Community members with expertise, other staff lend advice, equipment, etc
    - Can obscure the need to have skills in-house
- Tried to hire part-time “Lead Building Maintenance Technician” a couple years ago; crushed by 2022-2023 winter, left position to pursue job w/ more hours, higher wages, benefits, etc.
- Town of Alta Sewer program
  - ~2-5 hrs per week, remote location, certification required: impossible to hire
  - Steve McIntosh will retire someday, have tried to find other PT operators

Pros and Cons to Hiring FT Facilities Manager

Retention
- Full-time hours, benefits could keep employees in position longer

Continuity
- Retention and year-round schedule would reduce gaps in upkeep

Better Facilities Outcomes
- Reduced gaps in upkeep
- In-house expertise reduces need for special favors, contractors

Increased Staff Bandwidth
- Offload building maintenance planning, seeking contractors, etc.

But:

Is there 40 hrs/week during winter if it’s not snowing?

Would a proactive employee work themselves out of a job?

Where to find the $$ in the Town's budget

Budget Impact

- Table shows cost increases reflected across various depts:
  - Municipal Buildings, Summer Program, Library, OLS
- Compensation reflects mid-range in Town of Alta wage study for "lead building maintenance tech"

Description	Increase
SALARIES AND WAGES	$ 19,386
EMPLOYEE BENEFITS	$ 118
EMPLOYER TAXES	$ 2,818
INSUR BENEFITS	$ 19,000
URS CONTRIBUTIONS	$ 10,000
EQUIP-SUPPLIES/MNTNCE	$ 3,750
VEHICLE SUPPLIES & MAINTENANCE	$ 3,500
BLDGS/GROUNDS-STORAGE UNIT	$ 1,000
TELEPHONE	$ 600
PROFESSIONAL & TECHNICAL	$ 1,000
SPECIAL DEPARTMENT SUPPLIES	$ 500
WORKERS COMPENSATION INS	$ 200
MISCELLANEOUS SUPPLIES	$ 500
MISCELLANEOUS SERVICES	$ 400
Total	**$ 62,772**

Next Steps

Proposing to include funding increase in next budget amendment

Post job description simultaneously

Will most likely retain part-time snow removal, sewer operator