

March 11th, 2026 Special Townhall Meeting

Capital Improvements, Funding & Potential General
Obligation Bond



Meeting Goals

BACKGROUND

- Status of Town's assets
 - Buildings: Alta Central, Post Office, Town Office, Our Lady of the Snows
 - Drinking water and sanitary sewer infrastructure
- Recent events in Town's future planning

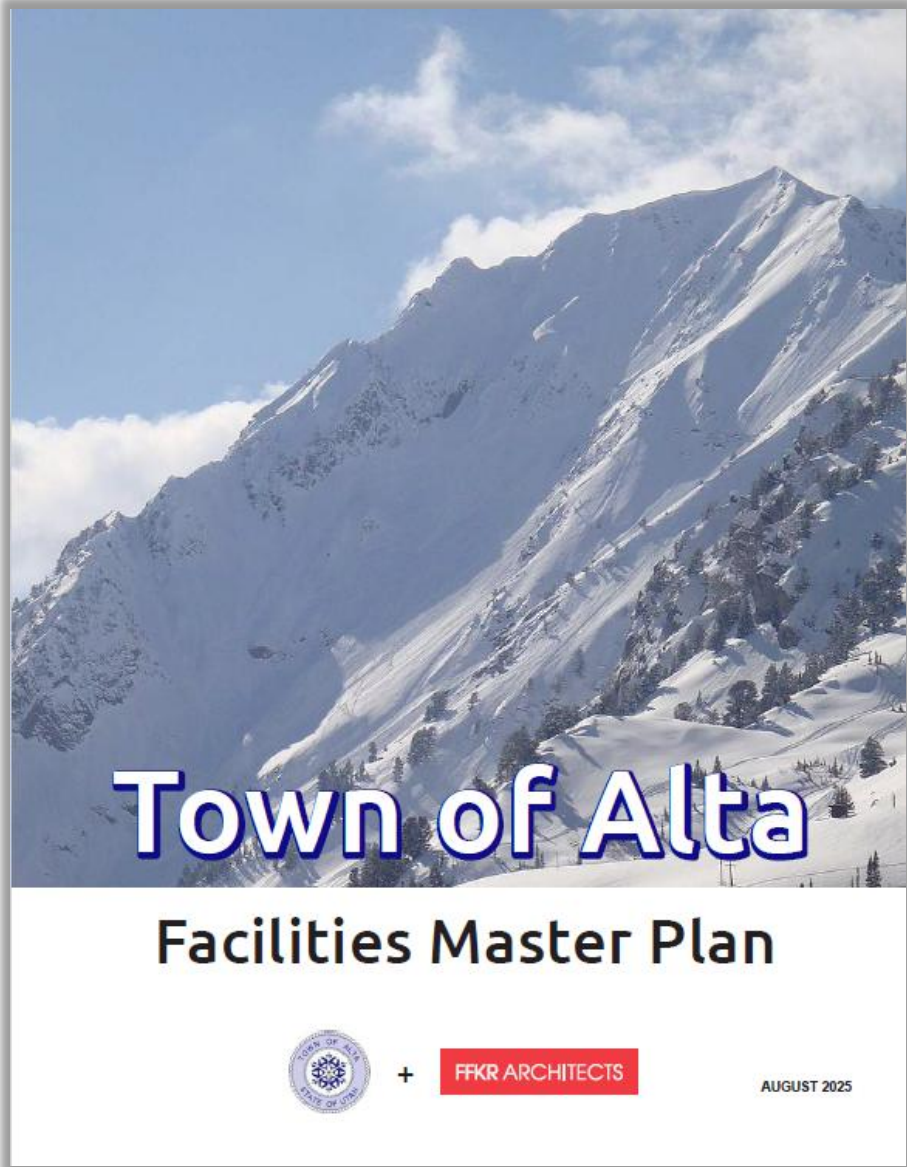
ENGAGEMENT

- *Increase community awareness of Town's needs*
- *Enlist community members to earn support for funding*

Town of Alta Facilities Outlook: Over the Years

- Pre- 2024: Town sought a new community center, but no plan for funding
 - No plan for sustainment of other buildings and programs
- 2024: Began a years-long strategic planning process
 - **Key Takeaway: Our municipality is unsustainable unless we make major investments in our infrastructure, soon**





Fall 2024

- Facilities Master Plan project begins
- Facility condition assessments
- Explore current and future department needs

June 2025

- TOA acquires OLS
- Met community center goal, adds planning flexibility
- OLS not included in scope of Facilities Master Plan

Fall 2025

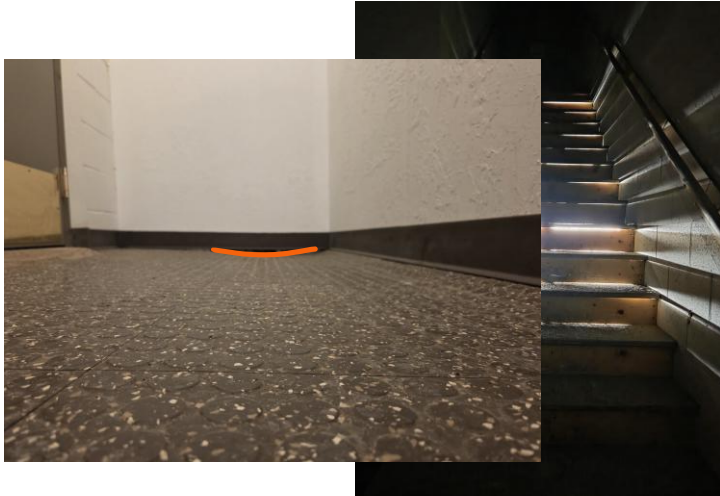
- Facilities Assessment complete
- Recommendation: Demolish Post Office Building and decommission Alta Central as a public safety building
- Two building concepts are provided with high-level cost estimates



Post Office Building

- Built in ~1984, annexes added later. On site of circa-1930s road maintenance garage
- Post Office, Marshals storage and fleet space, UDOT equipment, employee quarters, “community center” space
- Community Center is our only roadside facility; only location to provide year-round ADA compliant building and minimize risk of injury to employees and visitors from slip-and-fall hazard
- We believe it’s least exposed to large avalanche paths
- *Major structural issues: roof not rated to snow load, wood framed annexes are separating from concrete building, erosion control behind building has failed and structure is being damaged by rockfall*
- *Needs major architectural, MEP upgrades*
- **Recommendation: demolish building, replace existing functions, relocate Alta Marshal's Office to this site. Add admin?**

Post Office Building: Fatal Flaws



Wood-framed annexes are separating from original concrete building



Erosion control efforts have failed. Rockfall is major safety concern and causing building damage.



Roofs not rated to support snow load



Alta Central

- Moved up LCC in 1950's from Fort Douglas to provide housing, Town took ownership in 1973.
- Building in decent functional condition, beloved by many
- *IBC requires "essential facilities" built to Risk Category IV structural standards to withstand seismic hazard; Alta Central not designed to earthquake, avalanche, wildfire*
- *Marshals and Dispatch need more space, additional functional spaces*
- *Major accessibility challenges inside and outside, can impair police response*
- *Mechanical, electrical, plumbing, all out of code and in need of replacement*
- Recommendation: decommission Central as a police department building or other essential facility, move all AMO functions to new building or town office. Could repurpose after significant renovation. Would we?



Town Office Building

- The Town's most sound facility – built in 1994 w/ avalanche exposure in mind
- Needs electrical, architectural upgrades; not urgently
- *Significant accessibility challenges; not roadside, must walk over steep, snow-covered slopes to access building in winter. Risk of injury to visitors and employees*
- Recommendation: continue in current use or remodeling as dispatch center, with renovations for accessibility, codes, etc.

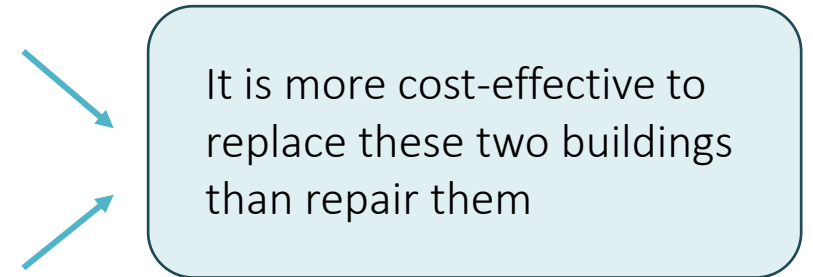


Our Lady of the Snows**

- Also built in 1994, also avalanche-resistant
- Town acquired in June 2025
- *Needs minor-moderate repairs: deck, stairs, windows, roof*
- *Accessibility challenges*
- ****Not evaluated in Facilities Master Plan, no recommendation to change function**
- ****Repair/maintenance costs not included in upcoming slides**

Repair or Replace?

	Recommended Repairs	Current SF Replacement
Town Office Building	\$ 1,022,207	\$ 2,162,400
Alta Central	\$ 3,838,004	\$ 2,521,600
Community Center/Post Office	\$ 3,383,480*	\$ 3,676,800



It is more cost-effective to replace these two buildings than repair them

What do we want to build?



New building:

- Existing functions: post office, garage bays, on-shift quarters, multipurpose/meeting space
- Relocate Alta Marshals Office

Options:

- Additional Marshals Office space
- Move Admin to new building
 - Remodel Town Office as dispatch center



Range of Costs

\$8 Million

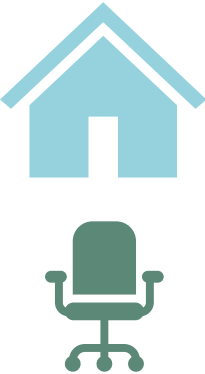
• *Assuming \$1,000/square foot*

\$17 Million



New building: Current functions + Alta Marshal's Office + Dispatch center. Maintain Town Office as it is.

New building: Current functions + expand AMO + Administration. Current Town Office becomes Dispatch center (major renovation).





Summary

Key issues with Town Facilities:

- Chronic underinvestment and disrepair
- Accessibility
- Resilience

Tear down and rebuild Post Office Building

Move away from using Alta Central – could repurpose but should upgrade and can't use for public safety

Recommend moving either all of AMO, or police and admin to new building

Water & Sewer Infrastructure

Status Quo and Major Deficiencies

Drinking Water System:

- Circa early 1970s
- 16,000' of pipeline, 1 source, two storage tanks, 2 PRVs
- 88 connections, 861 ERCs
- **Inadequate fire flows on 3 of our 16 hydrants**
- **Inadequate emergency storage: need almost 2x as much as we have**
- Lack of redundancy
- No funding in place for long term replacement

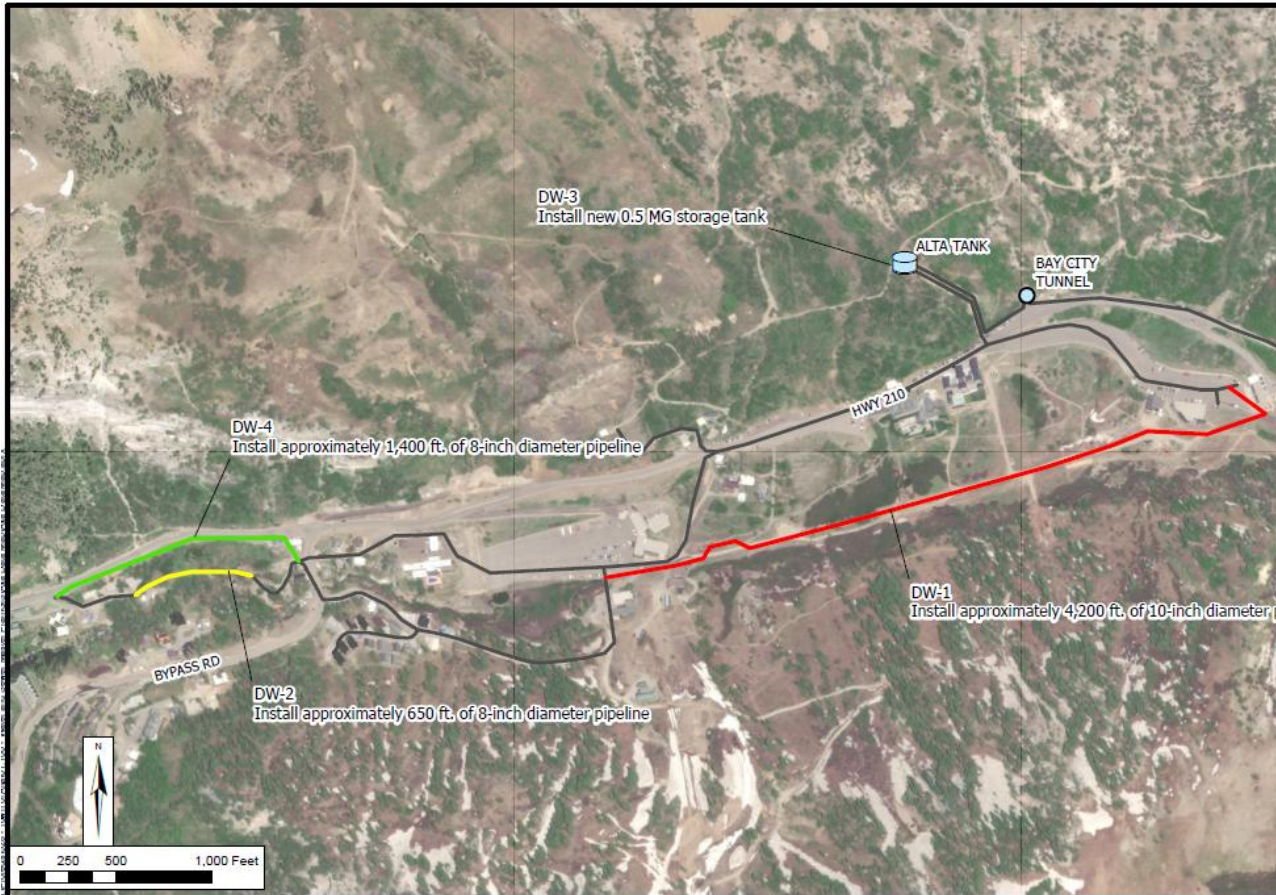
Wastewater Collection System:

- Circa early 1970s
- 10,700' of pipeline, 47 manholes, outfall to SLCo Service Area #3 @ Snowbird Superior Parking Lot
- 861 ERUs
- **11% of system urgently needs replacement, 14% in 5-10 years**
- No funding in place for long term replacement

...but: infrastructure capacity is generally adequate for buildout

Water Capital Improvement Plan

Long-term pipeline replacement:
\$3,750,000



Type & Phasing Year	Map ID	Recommended Project	Cost
Distribution – Deficiency Project	DW-1	Crosstow Distribution Line: Install approximately 4,200 ft of 10-inch diameter pipe through the crosstow path adjacent to Little Cottonwood Creek and in the crosstow corridor. This project will provide an additional distribution system loop from the existing drinking water tank in the upper Alta zone. Additionally, the project will increase redundancy and provide additional fire flow capacity.	\$660,000
Source & Storage – Growth and Deficiency Project	DW-2	Alta Storage Tank: Install a new 0.5 MG drinking water storage tank near the existing Alta storage tank. The existing system is deficient in storage. A new storage tank will provide adequate fire flow storage and be able to support growth. See Chapter 4 for further discussion on potential storage options.	\$1,200,000
Distribution – Deficiency Project	DW-3	AC Pipeline Replacement – SR-210: Replace the existing 6-inch diameter AC pipeline in SR-210 with approximately 1,400 ft of 8-inch diameter pipeline. The existing pipeline is aging and needs to be replaced to provide adequate capacity under a fire flow scenario.	\$391,000
Distribution – Deficiency Project	DW-4	Lower Alta Distribution Line: Install approximately 650 ft of 8-inch diameter pipe in the lower Alta zone. The project will increase fire flow capacity and provide additional distribution capacity and redundancy.	\$182,000
Total			\$2,433,000

*In progress

Sewer Cap-X Plan



Project	Timeframe	Description	Cost
SS-1	0-5 yrs	Replace 765' of 10" pipe	\$386,000
SS-2	0-5 yrs	Replace 420' of 8" pipe	\$204,000
SS-3a	5-10 yrs	Replace 65' of 10" pipe	\$33,000
SS-3b	5-10 yrs		\$302,000
SS-3c	5-10 yrs	Replace 600' of 10" pipe	\$388,000
		Total 5-10 yr	\$1,313,000
		Total, Rest of System	\$4,535,000



TOWN OF ALTA

RECOMMENDED CAPITAL IMPROVEMENT PROJECTS

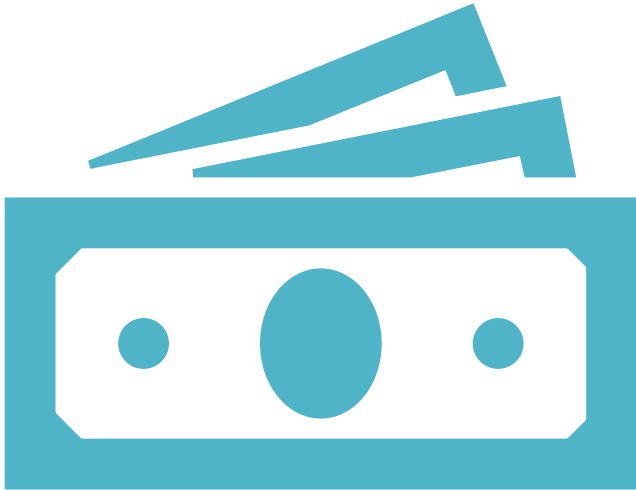
FIGURE 8-1

Funding Strategies

Methods of Financing Capital Projects

	Pay-As-You-Go Revenue	Save-Up-and Set-Aside Revenue	Grants	Debt Financing
Positives				
Interest is earned		■		
No interest paid	■	■	■	
Those who use the project pay for it (Aligns project users and payers at the same time)				■
The project is completed immediately			■	■
Negatives				
Requires interest payment				■
Long wait time to complete project	■	■		
Risk of inflation costs	■	■		
Possible conditions for use			■	
Arduous qualification process			■	

Raising Revenue, con't



Save up/pay as we go

- Town is saving for a new building; ~\$1.6M in Capital Fund
 - But it would take many years to save enough to build a building
 - Ways to expedite:
 - *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 – as you like*
- Water and sewer projects: rates need to increase annually to fund projects we **must** do in order to provide adequate service

Philanthropy

- Depends on the project; “community center” was to be funded by philanthropy
- Would donors be interested in a police/admin building? Is there enough capacity to support an entire project?

What is a General Obligation Bond

A general obligation or “GO” bond is debt issued by a municipality against property tax revenue. It appears as an additional levy on annual tax notices. GO bonds must be approved by voters in a bond election and would appear on a regular November ballot. GO bonds are a common public finance tool.

There are many other types of bonds or debt municipalities can issue, none with lower interest rates, stability over time.

Advantages and Disadvantages

Advantages to holding a General Obligation Bond Election:

- Provides the lowest interest rate
- Does not necessarily impact existing Town revenues
- Tax impact to taxpayers decrease as Town taxable value increases
- Voter approval demonstrates community support

Disadvantages to holding a General Obligation Bond Election:

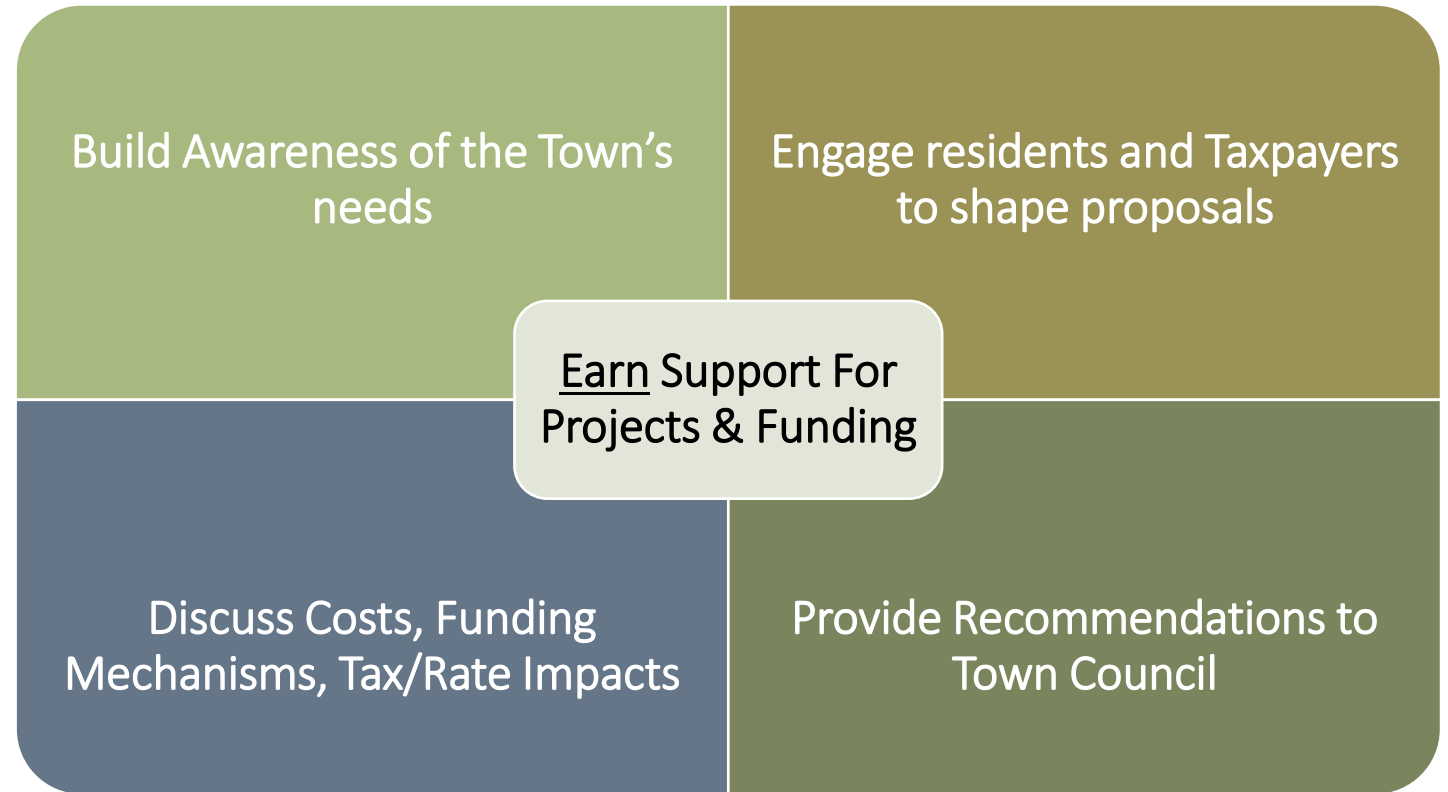
- The Bond Election can only be held once per year which increases interest rate risk
- They are hard to pass
- If the bond election fails, the Town may still need to move forward with a project
- Voters must approve: some Alta property owners do not vote, vice-versa

Why are we considering a GO Bond

- Facility replacement needs are urgent; would likely take at least 10 years to save up for a new building, inflation notwithstanding
- GO bonds provide lowest interest rates because they are the most stable over time
- We will consider all other options as plans advance and are saving for a project—but GO bond would entail extensive timeline, planning, and voter approval, so we're starting the conversation now
- Bond election could take place November 2026, but more likely during municipal election year – November 2027

Next Steps and Conclusion

Citizens Committee



Committee Structure

Membership:

- Residents and voters
- Property owners – primary and secondary
- Business owners or operators
- Committee chair to be decided by committee members

Regular meetings

- Key members should expect a time commitment for meetings, homework, and community outreach
- Monthly, bi-monthly, quarterly?

Open meetings, but not OPMA-compliant meetings

This is a *volunteer* opportunity

Coming Up

Convene a citizens committee

Fiscal Year 2027 Budget

- Water and Sewer Projects

Start a design process for a new building

- Determine scope of the building
- Discussion with UDOT about facility collaboration

Bond election

- Lots to discuss beforehand
- If we pursue it: On municipal ballot November 2027 (or 2026), Town Council must pass resolution no later than ~August 20th; rigorous additional process



Thank You!