

MINUTES
ALTA TOWN COUNCIL MEETING AND PUBLIC HEARINGS
Wednesday, June 18, 2025, 4:00 PM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

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

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

ALSO PRESENT: Cameron Platt, Legal Counsel

NOT PRESENT: Molly Austin, Assistant Town Manager

PUBLIC HEARING 1

1. CALL THE PUBLIC HEARING TO ORDER

00:00:00

Mayor Bourke called the public hearing to order.

2. PUBLIC HEARING TO RECEIVE COMMENT REGARDING THE PROPOSED FY 2025 YEAR-END BUDGET AMENDMENTS

No public comment received.

3. MOTION TO ADJOURN

MOTION: Dan Schilling motioned to adjourn, and Elise Morgan seconded.

VOTE: All were in favor. The public hearing was unanimously adjourned.

RESULT: APPROVED

PUBLIC HEARING 2

1. CALL THE PUBLIC HEARING TO ORDER

00:05:25

Mayor Bourke called the public hearing to order.

2. **PUBLIC HEARING TO RECEIVE COMMENT REGARDING THE PROPOSED FY 2026 BUDGETS FOR THE CAPTIAL PROJECT, WATER, AND SEWERR FUNDS**

No public comments received.

3. **MOTION TO ADJOURN**

MOTION: Elise Morgan motioned to adjourn, and Dan Schilling seconded.

VOTE: All were in favor. The public hearing was unanimously adjourned.

RESULT: APPROVED

PUBLIC HEARING 3

1. **CALL THE PUBLIC HEARING TO ORDER**

00:10:30

Mayor Bourke called the public hearing to order.

2. **PUBLIC HEARING TO RECEIVE COMMENT REGARDING THE ALTA SPECIAL SERVICE DISTRICT BUDGET**

No public comments received.

3. **MOTION TO ADJOURN**

MOTION: Dan Schilling motioned to adjourn, and Elise Morgan seconded.

VOTE: All were in favor. The public hearing was unanimously adjourned.

RESULT: APPROVED

PUBLIC HEARING 4

1. **CALL THE PUBLIC HEARING TO ORDER**

00:15:35

Mayor Bourke called the public hearing to order.

2. **PUBLIC HEARING TO RECEIVE COMMENT REGARDING ORDINANCE 2025-O-2 SETTING THE COMPENSATION OF ELECTIVE AND STATUTORY OFFICERS**

No public comments received.

3. **MOTION TO ADJOURN**

MOTION: Elise Morgan motioned to adjourn, and Dan Schilling seconded.

VOTE: All were in favor. The public hearing was unanimously adjourned.

RESULT: APPROVED

ALTA TOWN COUNCIL MEETING

1. **CALL THE MEETING TO ORDER**

00:20:25

Mayor Bourke called the June 18, 2025 Alta Town Council meeting to order.

2. **CITIZEN INPUT**

00:21:00

Mark Haik referenced the previous council meeting's discussion regarding extending sewer service to properties in the West Grizzly area. Haik noted that Councilmember Anctil had questioned whether such an extension would set a precedent for residents in Albion Basin to request similar services. According to Haik, Chris Cawley and Mayor Bourke had responded that West Grizzly properties were uniquely eligible for municipal services because they are within town boundaries and covered under the 1976 agreement. Haik asserted that properties in the Cecret Lake area are also within the 1976 agreement and questioned whether those property owners would similarly qualify for municipal services. Haik urged the council and staff to review relevant water contracts and Division of Water Rights filings and to hold a public discussion about service eligibility and policy implications. Haik characterized the extension of sewer service to West Grizzly as a potential shift in town policy. Haik referenced past denials of sewer extensions into the basin despite offers from private parties, including Haik's father and the Knowltons, to fund the infrastructure. Haik asked the council to consider whether those past denials were appropriate or whether current actions reflect a change in direction. Haik also raised concerns about the sewer line installed for Alf's, describing it as a private extension. Haik noted there was uncertainty at the time regarding whether the original Alf's building was within the 1976 boundary, due to the lack of a field survey. Haik recommended the town review those past determinations and consider the option of condemning and taking public ownership of the sewer line and then requiring Albion Basin property owners to connect to it.

Margaret Bourke commended the council and staff for their diligent and timely work over the past several months, particularly under tight deadlines related to projects and the upcoming June 30 fiscal year-end. Bourke then raised concern about a proposed federal reconciliation bill that includes a

provision introduced by Senator Mike Lee to sell off public lands managed by the U.S. Forest Service and Bureau of Land Management. Bourke noted that the proposal targets 6 million acres of Forest Service land in Utah, potentially including significant portions of Albion Basin. Bourke encouraged the town council to formally oppose the provision, citing its potential negative impacts on the town's economy, natural resources, and ecosystem. Bourke acknowledged that the council could not act on the matter at the current meeting but submitted a draft resolution for future consideration and offered to provide a digital copy to the clerk.

3. ALTA SKI AREA UPDATE, MIKE MAUGHAN

00:28:20

Mike Maughan reported on a wide range of summer construction and operations activities at Alta Ski Area and coordination efforts with the Town. Maughan emphasized the goal of keeping the public informed via weekly updates on alta.com and an opt-in email list.

Major Project Updates:

- Crosstow Project (Waterline & Pipe Fusing): Fusing work expected to finish by the week of July 7, followed by digging starting from the west end of the rope tow.
- Albion Day Lodge: This is a two-year project, working on excavations.
- Old Storage Equipment Building: Maughan believes sewer re-route approved; footings expected to be poured next week. Soil nail wall work underway; excavation and shoring to begin next week.
- Summer Road: Scheduled grading and magnesium chloride application on June 26. The road will be closed that day, and contractors have been informed. Target opening day is July 11th.
- Summer Booth: The booth will be open 7am to 8pm daily.
- Campground Opening: The target opening date is also July 11 and the closing date is September 1. Folks with reservations have been notified it is a construction zone. Campsite 2 was especially impacted with tree removal since it's in the lift alignment. They are offering full refunds.
- Supreme Lift Replacement: The old lift mostly removed, trees have been cut, and new footings underway. Two large cranes will be used to move and re-set terminals. The initial smaller crane expected to drive up the summer road on June 25 and then the second larger one around July 9th.
- Trail Access: Trail between Alf's and the bend parking lot will remain closed this summer. Barb's Trail is open, though users should be cautious due to nearby construction.
- Tom Moore Mine/UDOT Culvert Project: Includes installation of water supply lines for the ski area. Paving scheduled for June 27, with additional paving on South Flagstaff planned for June 30.

Community & Visitor Engagement:

- Updates shared via website and email lists.
- Summer events include the Wasatch Run Series (July 9, August 5), Wildflower Festival (July 20), and Cirque Series (August 23).

Ski Season & Sales Updates:

- Season pass sales are consistent with last year. Mountain Collective sales are slightly up; Ikon is flat.
- Alta's 2025/26 season opening date is Nov. 21, with a target closing date of April 26.

Maughan noted disappointment with Representative Bennion's proposed traction law, which appears to allow enforcement only under specific forecasts, rather than for the full winter season as hoped.

4. UPDATE ON OUR LADY OF THE SNOWS

00:43:00

Jen Clancy reported that the closing for the Our Lady of the Snows (OLS) building remains on track for June 30. A recent inspection revealed unexpected issues, including radon levels and the roof needing to be replaced sooner than expected. The Catholic Church has agreed to reduce the purchase price by \$20,000, which should allow the cash flow to cover the mitigation costs. An addendum formalizing this agreement is in progress. Clancy also noted ongoing work to finalize a lease agreement with ACE, following council discussion at a June 4 special meeting. Clancy and Chris Cawley met with Forest representatives and were assured the special use permit transfer process would not delay operations. The Diocese will need to revoke its current permit, and the Town will submit a supplemental application. The Forest Service indicated that events and lease activities can proceed uninterrupted during the permitting application process.

5. QUESTIONS REGARDING DEPARTMENTAL REPORTS

00:47:00

Mayor Bourke raised a question about safety protocols in light of recent national news involving threats to elected officials and their staff. He directed the inquiry to Marshal Morey. Morey acknowledged the growing conflict and polarization seen nationally and locally, including issues like immigration, Israel, the gondola proposal, and the Town's acquisition of the OLS building. Morey outlined a spectrum of public dissent from benign written comments, to peaceful protests, to threats and unplanned attacks. Morey emphasized that while Alta remains a low-risk area, the broader law enforcement community is on alert. Morey noted that some organized groups have recently scaled back demonstrations in the wake of events in Salt Lake City. Law enforcement agencies are sharing real-time intelligence, and no current threats to Alta have been identified. Morey advised elected officials to develop personal safety plans when attending events, particularly those involving contentious issues. Morey offered to meet with council members individually or as a group to further discuss safety practices and suggested involving Councilmember Schilling in such discussions.

John Byrne sought clarification on a sentence that was cut off in Cawley's departmental report regarding the Facilities Master Plan prepared by FFKR. Cawley confirmed that the sentence was inadvertently left incomplete. Cawley reported the Facilities Master Plan, including a historic structure report on the Tom Moore building, is nearly complete and expected by the end of June. A presentation is anticipated at the July council meeting. Cawley also mentioned that he has been working with Zions Bank Public Finance on draft recommendations for funding options, including general obligation bonds for borrowing \$1M–\$10M and associated tax impacts. This material will accompany the facilities plan as a comprehensive document, addressing condition assessments, space planning, narrative next steps, and capital financing options. Additionally, Cawley noted that the utilities planning project is also nearing completion and is expected to be ready shortly after the facilities plan, potentially for discussion in the July meeting as well.

6. **APPROVAL OF MAY 14, 2025 ALTA TOWN COUNCIL MEETING MINUTES, MAY STAFF AND FINANCE REPORTS**

00:57:00

Mayor Bourke

MOTION: Elise Morgan motioned to approve the May 14, 2025 town council meeting minutes, and May staff and finance reports. Dan Schilling seconded.

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

RESULT: APPROVED

7. **MAYORS REPORT**

00:57:30

Mayor Bourke highlighted several updates and events:

- Canyon Cleanup Day (June 10): The event had a strong turnout. Breakfast was served indoors at OLS. Mayor Bourke noted a significant amount of trash collected and praised the Canyon Cleanup t-shirt design by Deputy Town Clerk Brooke Boone, which was well-received by participants.
- UTA Board Meeting (June 11): Mayor Bourke attended and shared transit data:
 - Route 994 (Historic Sandy to Alta) saw 122,000 riders this season, down 15%.
 - New northern routes (CS1 and CS2) added 43,000 riders.
 - Mayor Bourke advocated for more Alta Express bus service and suggested measuring unmet demand, acknowledging the difficulty of quantifying people who would ride if more service were available.

- Mayor Bourke also promoted Oktoberfest bus service to Snowbird to help reduce canyon congestion.
- OLS Purchase Update: The inspection revealed a high radon level—about 15 times the World Health Organization’s safe threshold. The Mayor explained the source of radon (natural radioactive decay in granite) and noted it’s harmful and must be mitigated. Mayor Bourke gave a brief educational tangent on geology, radioactivity, and Earth’s magnetosphere.
- Local Ranger: Mayor Bourke informed the council that the Forest Service would be providing a local ranger for the summer, with support from Alta Ski Lifts, Friends of Alta, and the Town.
- Upcoming Events: Various ACE and Alta Environmental Center events are scheduled, contributing to a busy summer season.

Mayor Bourke congratulated the Town Manager and Deputy Town Manager, both of whom are getting married this week (to other partners), with weddings just a day apart.

Next Council Meeting: Scheduled for Wednesday, July 9, at 4:00 p.m.

8. NEW BUSINESS

01:03:30

No new business.

9. DISCUSSION ABOUT UPCOMING STRATEGIC PLANNING NEEDS

01:04:00

Cawley provided a report focusing on the Town’s ongoing capital planning efforts and proposed steps for continued strategic development. Cawley noted that final reports on facilities and utilities (water and sewer) planning are expected soon, which will guide decisions about project priorities, sequencing, and funding. Cawley credited past council retreats for laying the groundwork for current progress, particularly in areas like sustaining the Marshal’s Office, capital improvement planning, and long-range financial strategy. Updates included the use of compensation benchmarking, joining the URS public safety retirement system, and ongoing recruitment for additional law enforcement staff.

Cawley proposed a series of three special council meetings or retreats over the next several months to dig deeper into facilities planning, infrastructure, staffing, and budget forecasting. Cawley emphasized the importance of engaging the public in conversations about funding future capital needs, noting that the financial realities could be challenging. Finally, Cawley revisited the mission and values draft discussed at the January retreat. While the mission statement received positive feedback, the accompanying values were seen as too generic. Staff plans to bring back a refined version for council input, possibly through a dedicated work session in July or August.

Council members discussed planning upcoming work sessions on facilities and funding. Elise Morgan asked whether the first two meetings, focused on facilities and utilities would be full or half-day sessions. Cawley suggested three-hour meetings, possibly from 9 a.m. to noon, which was generally

agreed upon. Dan Schilling and Mayor Bourke commented on the significant progress the council had made in recent years in planning and strategic development, attributing it to a cohesive team effort. Byrne emphasized that while project scoping had advanced, there had been limited focused discussion on how to fund the identified needs.

Byrne suggested a dedicated early session on funding, ideally before the election in order to begin exploring the financial implications and get community input. Craig Heimark initially advocated for addressing funding after scoping the building project but agreed the funding conversation was critical. Heimark added that clear scoping could lead to more practical proposals, especially given the unexpectedly high estimates for water and sewer replacement. Byrne continued to emphasize the importance of understanding the impact of funding options, like general obligation bonds on both residents and businesses. Byrne noted the town's limited borrowing capacity and potential strain on credit ratings if multiple large projects were financed simultaneously. Cawley added that water and sewer system upgrades might have even greater financial impact than facility improvements.

In conclusion, there was consensus around holding two separate three-hour meetings, one focused on funding and one on facilities before the election on November 4th. This schedule would allow time for council and community input while enabling more informed decisions later in the year.

10. DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-11 ADOPTING THE FINAL FY 2025 BUDGETS

01:27:15

MOTION: Elise Morgan motioned to approve Resolution 2025-R-11, with an amendment to the Capital Projects Fund to set the Marshal's Office vehicle purchase at \$60,000, and a corresponding adjustment to the Contribution to Fund Balance to \$176,631. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-11 was unanimously approved.

RESULT: APPROVED

11. DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-12 ADOPTING THE PROPOSED FY 2026 BUDGETS FOR THE CAPITAL PROJECTS, WATER, AND SEWER FUNDS

01:29:30

MOTION: Dan Schilling motioned to approve Resolution 2025-R-12. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-12 was unanimously approved.

RESULT: APPROVED

12. DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-13 ADOPTING THE ALTA SPECIAL SERVICE DISTRICT BUDGET AND CERTIFIED TAX RATE

01:31:40

Byrne offered that as the council begins to explore funding strategies, it may become apparent that certain components of the overall funding package could be best addressed through special tax rates or service districts. Byrne recommended that the council remain open to these mechanisms as potential tools in the broader funding plan.

MOTION: Dan Schilling motioned to approve Resolution 2025-R-13. Roger Bourke seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-13 was unanimously approved.

RESULT: APPROVED

13. DISCUSSION AND POSSIBLE ACTION TO ADOPT ORDINANCE 2025-O-2 SETTING THE COMPENSATION OF ELECTIVE AND STATUTORY OFFICERS

01:33:00

Mayor Bourke noted that while the proposed ordinance included salary increases for elected officials, he opposed those raises, especially in the context of a tax increase. Mayor Bourke stated that although the raises represented less than one-tenth of a percent of the overall budget, it would be poor policy to raise elected officials' compensation during a time of increasing taxes. Mayor Bourke recommended eliminating those raises while retaining the staff increases and other statutory adjustments. Cawley inquired whether planning commission members would still receive raises. Bourke and Anctil both expressed that they didn't feel either council or planning commission members serve for financial compensation, and removing the raises would not demoralize them. Councilmembers supported the recommendation, noting it was a responsible gesture and a message of fiscal restraint to the public.

MOTION: Elise Morgan motioned to adopt Ordinance 2025-O-2 removing raises for the Town Councilmembers, Mayor, and Planning Commission Members. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Ordinance 2025-O-2 was unanimously approved.

RESULT: APPROVED

14. DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-14 PERTAINING TO WATER RATES

01:40:20

MOTION: Dan Schilling motioned to adopt Resolution 2025-R-14. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-14 was unanimously approved.

RESULT: APPROVED

15. DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-15 PERTAINING TO SEWER RATES

01:41:30

MOTION: Dan Schilling motioned to adopt Resolution 2025-R-15. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-15 was unanimously approved.

RESULT: APPROVED

16. DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-16 ADOPTING THE CAPITAL PROJECTS PLAN

01:42:20

MOTION: Elise Morgan motioned to adopt Resolution 2025-R-16 including amending the Alta Marshal Office truck purchase to \$60,000. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-16 was unanimously approved.

RESULT: APPROVED

17. DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-17 REPEALING AND REPLACING THE FEE SCHEDULE

01:43:50

MOTION: Dan Schilling motioned to adopt Resolution 2025-R-17. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2025-R-17 was unanimously approved.

RESULT: APPROVED

18. **MOTION TO ADJOURN**

01:45:20

MOTION: Dan Schilling motioned to adjourn, and Elise Morgan seconded.

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

RESULT: APPROVED

Passed this 9th day of July, 2025


Jen Clancy, Town Clerk