

MINUTES
ALTA TOWN COUNCIL MEETING, WORK SESSION AND PUBLIC HEARING
Wednesday, AUGUST 13, 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
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: Cameron Platt, Legal Counsel

NOT PRESENT: N/A

WORK SESSION

1. CALL THE WORK SESSION TO ORDER

00:00:00

Mayor Bourke called the work session of August 13, 2025 to order.

2. DISSCUSSION REGARDING THE TOWN OF ALTA MISSION AND VALUES

00:00:40

Chris Cawley began by outlining goals to refine the Town's mission and values and prepare for a September strategic planning meeting. Cawley reviewed the history of past discussions, noting that the January 2024 retreat produced priorities such as sustaining the Marshal's Office, addressing capital needs, and pursuing long-range planning. Cawley explained that the mission statement initially drafted by staff emphasized safety, quality of life, environmental protection, growth management, and the local economy, with values including accessibility, transparency, accountability, and equity. After further discussion, Cawley proposed a more concise mission statement: "to provide service with integrity," accompanied by revised core values. Councilmembers generally supported the shorter mission statement and debated whether the values should include integrity, equity, or alternatives such as fairness and equality. Anctil suggested balancing the wording, Byrne raised concerns about misinterpretation of "equity," and Morgan emphasized the usefulness of the statements for onboarding staff and guiding decisions. Heimark recommended that values be reviewed annually to

ensure consistency with actions. Morey described how the Marshal's Office applied its guiding principles in practice, reinforcing the importance of simple standards. After further discussion, the Council reached consensus to retain the concise mission statement, remove "integrity" from the list of values, and replace "equity" with "equality," resulting in four core values: accountability, community, environment, and equality. The Council agreed that this item could be acted upon in the regular meeting agenda.

3. DISCUSSION REGARDING UPCOMING COUNCIL RETREATS

00:34:20

Cawley opened the discussion by emphasizing the need for additional dedicated time outside of regular council meetings to address big capital projects and their financing. Cawley noted that Alta, like many small governments, is facing a situation where past infrastructure has been built without sufficient savings for future replacements, making the scope of upcoming projects feel daunting. The last comparable project was the town office in 1994, illustrating that the council has limited experience with large-scale municipal projects.

Cawley outlined that the first strategic session is scheduled for September 4, 9 a.m. to noon, potentially at Our Lady of the Snows (OLS), and will focus on:

- Existing conditions of buildings and water/sewer infrastructure
- Public finance options and constraints
- Facilities plan outcomes

Cawley emphasized that this would be a facilitated session, with Julie DeLong engaged to manage the discussion, allowing staff to participate fully. A public finance expert will also be present to answer questions. Drafts of the facilities plan and the water/sewer master plans will be distributed in advance, acknowledging minor gaps in floor plans in prior drafts.

John Byrne highlighted that by extending the timelines for water and sewer projects to 10–12 years, rate increases could fund these infrastructure needs, likely keeping them under 15–20%, leaving external financing primarily for the new town building. The focus will first be on understanding the projects themselves, then discussing financing options.

The council discussed the format of the strategic session, valuing the dynamic, collaborative style of prior retreats (tables with staff, interactive exercises), while acknowledging challenges in recording for public transparency. Elise Morgan suggested hiring a professional videographer familiar with public meetings to capture the discussion, enabling a video record that could be posted online or transcribed if needed.

The session would combine structured presentations for clarity with interactive discussion for engagement. Byrne suggested that agenda planning should prioritize projects first, then financing, to help educate the public and facilitate understanding. The session is legally considered a special public meeting, and appropriate notice must be given, but no changes to the regular council meeting calendar are necessary.

Overall, the council agreed on:

- Maintaining the interactive retreat format
- Hiring a videographer to record the session
- Emphasizing project understanding before financing discussion
- Ensuring the meeting is properly noticed as a special public meeting

4. MOTION TO ADJOURN WORK SESSION

00:55:10

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

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

RESULT: APPROVED

ALTA TOWN COUNCIL MEETING

1. CALL THE ALTA TOWN COUNCIL MEETING TO ORDER

01:00:45

Mayor Bourke called the August 13, 2025 Alta Town Council meeting to order.

2. CITIZEN INPUT

01:01:15

Mark Haik offered a contrasting perspective on the municipality's mission statement. Haik emphasized that Alta, as a creature of the Utah Legislature, should keep its mission simple and focused, following the KISS principle ("Keep It Simple, Stupid"). Haik suggested the core mission statement should be something like: "Our job is to deliver water, sewer, fire, and police protection to our taxpayers." Haik noted that while municipalities can engage in other activities, the fundamental responsibility is providing essential services. Once those are successfully delivered, the town has broad discretion to pursue additional initiatives, as allowed by state law. Regarding the upcoming council retreat, Haik recommended including Craig Heimark and Mr. Moxley, who are running for offices this fall. Haik also suggested inviting the Planning Commission members to improve coordination between the council and commission.

Margaret Bourke stated that in crafting a mission and value statement, the council should carefully consider who constitutes the "community". Bourke noted that the community encompasses multiple groups: property taxpayers, recreational visitors contributing via sales tax, residents with voting rights, and other individuals who participate in the community but may not provide financial support. Bourke

encouraged the council to recognize and include these diverse constituencies, emphasizing inclusivity and the multiple ways people engage with and support the town, while shaping the mission and value statement.

3. ALTA SKI AREA UPDATE, MIKE MAUGHAN

01:07:00

Mike Maughan provided updates on upcoming events, construction projects, and operations in Alta. Maughan noted that the final Cirque Series race of the season will be held on August 23, based out of the Wildcat and town park area. A contractor has been conducting aerial mapping to synchronize terrain data with LIDAR measurements for snow depths, providing a more accurate base map for future projects. Regarding the Supreme lift project, all terminals and footings are now aligned and poured, with active construction scheduled between September 10 and 30. During this time, the summer road at Catherine's trailhead will be closed, though the trail itself remains open. Additionally, Rocky Mountain Power will be installing a power line through the campground, which will temporarily alter access for cabin owners. The Supreme Lift is expected to undergo commissioning and load testing in mid-October.

Maughan also provided an update on the Albion Day Lodge expansion, noting that footings and precast walls are being installed and that the building should be enclosed by winter. Other projects include completion of the Wyssen tower project, ongoing trail work beneath Baldy, and the Sugarloaf lift retrofit, which involves motor replacement and expansion of the operator house. The crosstow project that includes snowmaking lines and the town's water line is proceeding slowly but remains critical for preparing snow-making capabilities by November 1.

Pre-season sales for season passes are currently 3% ahead of last year, with approximately 70% of passes sold. Byrne inquired about shifts toward less expensive pass options; Maughan confirmed a slight decline in full-rate passes but strong growth in premium products like the Gold Card. The Mountain Collective product continues to see gradual recovery and growth despite competition from other multi-resort passes.

4. QUESTIONS REGARDING DEPARTMENTAL REPORTS

01:17:20

At the mayor's request, Mike Morey recounted a recent incident on July 30 involving a homicidal and suicidal subject whose cell phone signal was detected near Catherine's trailhead in Alta. While responding, the University of Utah police and county sheriff's deputies coordinated to locate the individual. Deputy Spencer, already in the area, monitored the suspect until the university officers arrived and safely made the arrest without incident. Morey emphasized the effectiveness of the tactical response but noted a failure in the notification system that delayed awareness for Alta's local police. Since the incident, communication protocols have been updated to ensure local dispatch centers have immediate contact information for each other.

Dan Schilling expressed concern that the issue extends beyond the University of Utah police and represents a system-wide communication gap. Morey explained that Utah law requires notification

when one law enforcement agency enters another jurisdiction and that the delay in this case was unintentional, due in part to responders not being aware of Alta's local police. Morey highlighted ongoing challenges with technology and dispatch consolidation mandates, noting the town's need for situational awareness in its unique geographic context. Efforts are underway to acquire mobile data terminals for police vehicles and dispatch to improve coordination, although costs and vendor limitations have presented obstacles. Morey stressed that enhancing communication technology is critical for officer safety and effective response to future incidents.

Elise Morgan raised a concern about parking at White Pine and the trailhead, noting that in past summers the downhill shoulder corner had been coned off on weekends to prevent cars from blocking the road. Morgan observed that this practice had not occurred this summer. Morey acknowledged her recollection and agreed to restore the cones.

Morey provided an update on police recruitment, noting that interest had been modest, with only a few applicants and two in-person interviews. Morey emphasized the importance of careful selection to ensure candidates align with the department's approach. He also highlighted plans to create a more ADA-accessible workspace for deputies, enabling secure interviews with the public, and thanked the council for funding the project. Mayor Bourke acknowledged Deputy Ted's repeated presence at significant events, praising his work.

Cawley then highlighted ongoing emergency management efforts. Molly Austin, serving as the town's emergency manager, has been participating in the county emergency managers' meetings and coordinating a National Incident Management System (NIMS) training for the council. The training, scheduled for the next council meeting, will include lessons, discussion, and a 30-minute interactive exercise to prepare elected officials for emergencies such as avalanches, wildfires, or earthquakes. Morgan and Dan Schilling emphasized the importance of this training, citing the unique mountain environment and the need for preparedness. Cameron Platt confirmed that because this session is purely informational and no action is taken, it does not require formal minutes or recordings.

Morey also acknowledged the support of the 113 fire crew, describing them as a "force multiplier" in handling emergencies and maintaining public safety.

5. **APPROVAL OF JULY 9, 2025 ALTA TOWN COUNCIL MEETING MINUTES, JULY STAFF AND FINANCE REPORTS**

01:36:00

MOTION: Elise Morgan motioned to approve the July 9, 2025 town council meeting minutes, and July staff and finance reports. Dan Schilling seconded.

VOTE: All were in favor. The July 9, 2025 town council meeting minutes, and July staff and finance reports were approved.

RESULT: APPROVED

6. **MAYORS REPORT**

01:38:00

Mayor Bourke began his report by noting that his planned meeting with Senator John Curtis at Catherine's Pass on September 2 was canceled due to the Senator needing to remain in Washington for legislative business. As a result, Bourke met instead with the UFA crew at their station, reporting positive relations between the town and UFA and noting satisfaction with their dealings with AMO. Mayor Bourke emphasized that the town's law enforcement team is always vigilant, echoing points made by Morey regarding the importance of public awareness and reporting incidents. Bourke also highlighted the upcoming monthly conference of mayors meeting, which Alta will host next Thursday from 11:30 a.m. to 1:00 p.m. on the OLS deck. The event provides an opportunity to showcase Alta to regional leaders and promote environmental stewardship, and the public is welcome to attend.

Bourke reminded the council that the municipal election is about 12 weeks away for two town council seats and the mayor, noting that ACE will host a meet the candidate forum on October 7 where the public can engage with candidates. Mayor Bourke then shared an astronomy update, describing the upcoming passage of Comet 3I/Atlas. Mayor Bourke concluded by noting the next council meeting on Wednesday, September 10, beginning at 4:00 p.m., and reminded the council of the upcoming atomic equinox, when all locations on Earth will experience 12 hours of daylight.

7. DISCUSSION AND POSSIBLE ACTION TO ADOPT THE TOWN OF ALTA MISSION AND VALUES

01:46:45

Cawley summarized the recent work session, noting that the council had agreed on a mission "to provide service with integrity" and values emphasizing environment, community, equality, and accountability. Cawley emphasized that these statements are intended to be living and adaptable rather than fixed, and that they will guide both short and long-term decision making for the town. Mayor Bourke added that the council had thoroughly discussed the statements during the work session and recommended formally adopting the mission and values as agreed. Cawley added that he looked forward to incorporating the adopted mission and values into the retreat presentation.

MOTION: Dan Schilling motioned to approve the Town of Alta's mission as "to provide service with integrity" and the values as Equality, Accountability, Community, and Environment. Elise Morgan seconded.

VOTE: All were in favor. The mission and values were adopted.

RESULT: APPROVED

8. DISCUSSION AND POSSIBLE ACTION TO ADOPT RESOLUTION 2025-R-21 ADOPTING THE STAGE 2 FIRE RESTRICTIONS

01:49:45

Mayor Bourke introduced the discussion regarding Resolution 2025-R-21 to adopt Stage Two fire restrictions, noting the impracticality of calling a special council meeting if UFA or the Forest Service

were to declare a higher stage. Mayor Bourke proposed that the town automatically mirror the stage condition declared by UFA or the Forest Service. Cameron Platt cautioned that automatically mirroring could be limiting if the town wanted a higher standard than surrounding areas and suggested creating an ordinance authorizing UFA to upgrade restrictions in consultation with the mayor or council for more agility. Morgan supported the idea, emphasizing the need to avoid delays while recognizing the town may want stricter measures than the state. Schilling recommended delegating the authority to the mayor to allow swift action, which Cameron confirmed was permissible. Byrne asked if such authority could be delegated to the town manager, Chris Cawley, and it was agreed that either the mayor or town manager could act. Council members discussed the need to draft the ordinance but agreed to adopt Stage Two restrictions immediately to address current fire risks. Morgan highlighted the life safety implications, and the council agreed they wanted to see a draft ordinance on a future agenda for formal adoption.

MOTION: Dan Schilling motioned to approve Resolution 2025-R-21 adopting the stage 2 fire restrictions. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anttil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, Mayor Bourke – yes Resolution 2025-R-21 was unanimously approved.

RESULT: APPROVED

9. **DISCUSSION AND POSSIBLE ACTION TO COMMENCE A CLOSED MEETING TO DISCUSS A MATTER AUTHORIZED BY UTAH CODE SECTION 52-4-205(1)(a)**

01:57:50

MOTION: Mayor Bourke motioned to commence a closed meeting to discuss a matter authorized by Utah code section 52-4-205(1)(a). Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anttil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, and Mayor Bourke – yes, a closed meeting was unanimously approved.

RESULT: APPROVED

10. **NEW BUSINESS**

01:58:30

No new business

11. **MOTION TO ADJOURN THE ALTATOWN COUNCIL MEETING**

01:58:30

Town Council meeting was held open until after the public hearing and the closed door meeting. See below.

PUBLIC HEARING

1. CALL THE PUBLIC HEARING TO ORDER

02:00:00

Mayor Bourke called the public hearing of August 13, 2025 to order.

2. ACCEPT PUBLIC COMMENT REGARDING THE PROPOSED FY 2026 GENERAL FUND BUDGET AND PROPOSED TAX RATE OF .001036 AND ASSOCIATED REVENUE ESTIMATED AT \$505,000

02:00:30

Mark Haik stated that he does not oppose the proposed tax increase, but expressed concern that the revenue generated would likely fall short of funding even a modest version of the proposed capital improvements wish list. Haik questioned whether the town would find itself returning next year to request additional funds once the true costs of even a pared-down list are understood. Haik also noted that, according to the notice, taxes on a million-dollar home in Alta would increase from approximately \$700–\$800 to around \$1,100–\$1,200, which he observed is relatively low compared to taxes on more modest homes down the hill. While acknowledging the town's genuine need for capital improvements, he cautioned that the financial challenge may have been underestimated.

3. ACCEPT PUBLIC COMMENT REGARDING THE PROPOSED CAPITAL PROJECTS PLAN AND THE CAPITAL PROJECTS FUND AMENDMENT

02:02:45

Mark Haik stated that over the past twelve months, he has consistently communicated to the council, both in writing and orally about the capital projects plan and the apparent lack of familiarity among council members and staff regarding the capabilities and limitations of the town's sewer, water, and fire protection systems. He noted that when the town joined UFA nearly a decade ago, neither staff nor elected officials, including the chief executive and mayor, asked basic yet critical questions, such as whether there was sufficient water to provide fire protection to all residents or how much water was currently available. Haik emphasized that with the town's ability to levy taxes, acquiring additional water is straightforward, underlining the importance of understanding and planning around these essential resources.

4. ACCEPT PUBLIC COMMENT REGARDING ORDINANCE 2025-O-3 UPDATING THE COMPENSATION OF ELECTIVE AND STATUTORY OFFICERS

02:05:10

No public comment received.

5. **DISCUSSION AND POSSIBLE ACTION TO ADOPT ORDINANCE 2025-O-3 AMENDING THE COMPENSATION OF ELECTIVE AND STATUTORY OFFICERS**

02:05:30

Mayor Bourke explained that last month, the council decided to keep the compensation for elected officers, as well as for the planning commission, unchanged, while making adjustments to staff salaries. However, the treasurer's salary had been inadvertently increased. This ordinance corrects that error, restoring the treasurer's salary to its previous level, aligning it with the compensation of the town council and planning commission.

MOTION: Elise Morgan motioned to adopt Ordinance 2025-O-3 amending the compensation of statutory and elective officers. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Anttil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, and Mayor Bourke – yes, Ordinance 2025-O-3 was adopted.

RESULT: APPROVED

6. **DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2025-R-22 ADOPTING A FINAL TAX RATE OF .001036 WITH FORM PT-800**

02:07:30

Mayor Bourke opened discussion on Resolution 2025-R-22, adopting a final tax rate of 0.001036 with Form PT-800. Clancy clarified that the specific form is required for submission to the state. Morgan noted that the town typically adjusts its tax rate every other year and that these modest increases are intended to keep pace with inflation rather than fund major projects. Mayor Bourke raised a question regarding projected fiscal 2026 sales tax revenues, which appeared lower than last year's actuals; Clancy explained that projections are based on budgeted, rather than actual figures due to timing delays in receiving final revenue numbers. Heimark added that the Budget Committee deliberately used a conservative estimate given uncertainties in the economy and potential impacts on Alta season passes. The council discussed the effect of cash transfers from the general fund to the capital projects fund and acknowledged the town's reduced liquidity compared to prior years.

Mayor Bourke then reviewed the town's revenue sources and expenditure allocations, noting that payroll and benefits comprise the largest portion of expenses. Morgan clarified that the property tax increase feeds into the general fund, which covers operating costs rather than capital projects. Mayor Bourke commented that while raising taxes is never easy, it is necessary to keep pace with the cost of living, and John Byrne emphasized that the additional revenue is intended for operating expenses.

MOTION: Elise Morgan motioned to approve Resolution 2025-R-22 adopting a final tax rate of .001036 with form PT-800. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, and Mayor Bourke – yes, Resolution 2025-R-22 was adopted.

RESULT: APPROVED

7. DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2025-R-23 ADOPTING THE GENERAL FUND BUDGET

02:18:45

Mayor Bourke introduced Resolution 2025-R-23, adopting the Fiscal Year 2026 general fund budget. Clancy explained that although closely related to the recently approved tax rate increase, this resolution is separate and approves the General Fund budget. Cawley noted that if the town had not conducted a truth-in-taxation process, the budget would have been adopted in June; the delay was necessary to receive certified property values provided by the state. Clancy added that the town had been operating off the tentative budget until this resolution.

MOTION: Dan Schilling motioned to approve Resolution 2025-R-23 adopting the FY26 General Fund budget. John Byrne seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, and Mayor Bourke – yes, Resolution 2025-R-23 was adopted.

RESULT: APPROVED

8. DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2025-R-24 REPEALING AND REPLACING THE TOWN OF ALTA CAPITAL PROJECTS PLAN

02:20:20

Clancy offered that the Capital Projects Plan encompasses the capital projects fund, water capital projects, and sewer projects, while later discussions would focus on more specific items. Councilmembers expressed general support, noting that the plan updates only projects occurring in FY 26 and assigned funds accordingly, without committing to long-term or speculative projects. Byrne emphasized that separating the projects by year ensures clear commitment to near-term needs. Cawley highlighted several high-priority safety improvements for older buildings, including professional roof safety systems, acknowledging the tension between investing in aging infrastructure and planning for future replacements. Councilmembers agreed that minimal investments to address life-safety issues are sensible, given lead times for new buildings.

Clancy proposed adding \$12,000 in FY26 to cover a speed trailer that was budgeted and ordered in FY25 but not received until well into FY26, bringing the revised FY26 total to \$1.193 million. Dan Schilling moved to adopt the resolution with the inclusion of the \$12,000 for the speed trailer, emphasizing the cost savings for constituents, and the motion was seconded.

MOTION: Dan Schilling motioned to approve Resolution 2025-R-24 repealing and replacing the Town of Alta capital projects plan including the \$12,000 for the speed trailer. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, and Mayor Bourke – yes, Resolution 2025-R-24 was adopted.

RESULT: APPROVED

9. DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2025-R-25 AMENDING THE CAPITAL PROJECTS FUND BUDGET

02:26:20

MOTION: Elise Morgan motioned to approve Resolution 2025-R-25 amending the capital projects fund budget including the \$12,000 allocation for the speed trailer and correlating adjustment to the use of reserved funds to balance the budget. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Anctil – yes, Councilmember Byrne – yes, Councilmember Schilling – yes, Councilmember Morgan – yes, and Mayor Bourke – yes, Resolution 2025-R-25 was adopted.

RESULT: APPROVED

10. MOTION TO ADJOURN PUBLIC HEARING

02:29:30

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

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

RESULT: APPROVED

***** CLOSED MEETING *****

ALTA TOWN COUNCIL MEETING - RETURNED

Alta Town Council Meeting
August 13, 2025

(Carolyn Anctil did not reenter the meeting)

11. MOTION TO ADJOURN

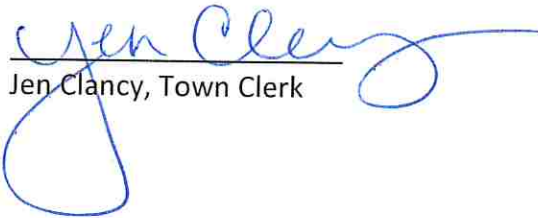
Held until after the closed door meeting.

MOTION: Dan Schilling motioned to adjourn, and John Byrne seconded.

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

RESULT: APPROVED

Passed this 10th day of September, 2025


Jen Clancy, Town Clerk