

Town of Alta Budget Committee

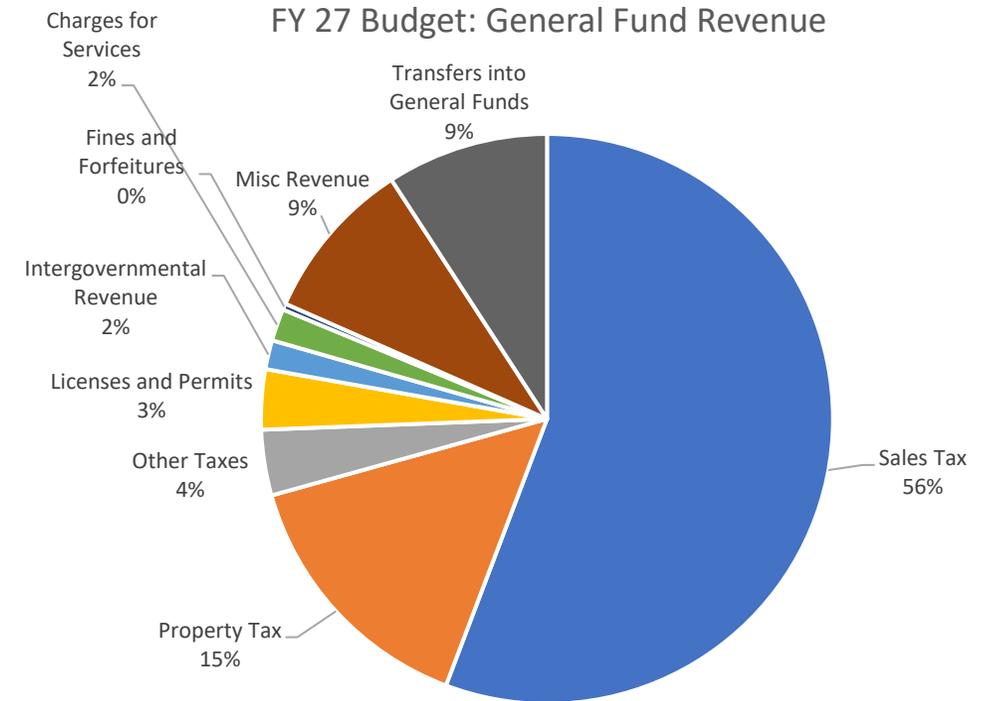
FY 2027



March 12, 2026

Revenue

Revenue: Across 4 Funds	FY26 Budget	FY27 DRAFT Budget
Property Tax	\$ 410,000	\$ 506,000
Sales Tax	\$ 1,890,000	\$ 1,890,000
Other Taxes: Municipal Energy, Tele	\$ 96,000	\$ 81,000
Town Services		
Permits, Licensing, Court Fines, Impact Fees	\$ 353,100	\$ 334,020
Sewer	\$ 312,948	\$ 352,743
Water	\$ 670,600	\$ 474,304
Restricted Gov Grants (County, USFS, SLC, 4th .25, PO, UDOT)	\$ 121,717	\$ 112,047
Misc: interest, contributions from private sources, sundry etc.	\$ 203,950	\$ 202,950
Total Revenue	\$ 4,058,315	\$ 3,953,064



Conservative budgeting: The increase to property tax revenue puts the contribution at roughly 15% of the revenue generated. Also, balancing the budget due to decreases revenue from energy sale use, building permits, and one-time grants.

REVENUE: Options for the FY27 Budget

Reasons to raise revenues:

1. Growth in the valley translates to more pressure/ work in the canyon.
2. Keeping pace with inflation and rising costs - our vendor and service provider costs are increasing so we need to keep up.
3. Maintain fiscal responsibility!
4. Plan for transition in the AMO office (possible 6th full-time officer overlap)
5. Saving for future projects – ease the burden over time. Main
6. Find long-term funding solution for shuttle program
7. Reduce reliance on volatile revenues – ie sales tax



REVENUE: Options for the FY27 Budget

Sales Tax

- Propose same budget for FY27 as for FY25 & FY26 (\$1.89M)
- As of March 1, our YTD numbers are trailing last year's numbers by 12%. Jen expects to reach budgeted revenue due to conservative budgeting.

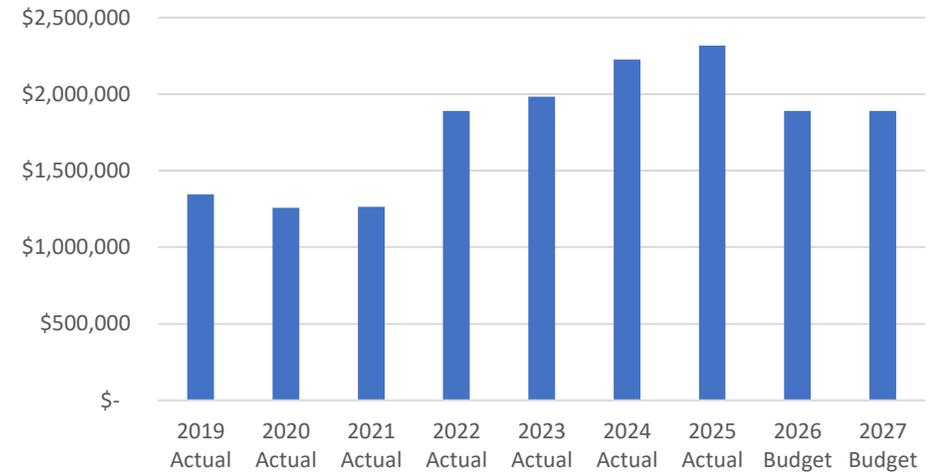
Alta Resort/Town/Night Shuttles Program

- Update the funding model?

Unreserved Fund Balance

- Budget for the use of cash on hand
- Strive to keep it under of 10% of the GF budget

Sales Tax History



Property Tax Revenue

- Truth in Taxation – unsuccessful in FY26 so staff proposes to go through the process in FY27.
- \$100k increase (from \$405k to \$505K) – same as in FY26

REVENUE: Options for the FY27 Budget (cont...)

Location		Cnty/ City Co	Transient Room					Combined Trans R
			Tf	SF	TR	TI	MI	
Alta	18-003		4.25%	1.32%		0.50%		6.07%
Brighton	18-010		4.25%	1.32%	1.00%	0.50%		7.07%
Bluffdale	18-019		4.25%	1.32%	1.00%	0.50%		7.07%
Cottonwood Heights	18-020		4.25%	1.32%	1.00%	0.50%		7.07%
Draper	18-039		4.25%	1.32%	1.00%	0.50%		7.07%
Herriman	18-060		4.25%	1.32%	1.00%	0.50%		7.07%
Holladay	18-065		4.25%	1.32%	1.00%	0.50%		7.07%
Midvale	18-093		4.25%	1.32%	1.00%	0.50%		7.07%
Millcreek	18-094		4.25%	1.32%	1.00%	0.50%		7.07%
Murray	18-096		4.25%	1.32%	1.00%	0.50%		7.07%
Riverton	18-118		4.25%	1.32%	1.00%	0.50%		7.07%
Salt Lake City	18-122		4.25%	1.32%	1.00%	0.50%		7.07%
Sandy	18-131		4.25%	1.32%	1.50%	0.50%		7.57%
South Jordan	18-138		4.25%	1.32%	1.00%	0.50%		7.07%
South Salt Lake	18-139		4.25%	1.32%	1.00%	0.50%		7.07%
Taylorsville	18-142		4.25%	1.32%	1.00%	0.50%		7.07%
West Jordan	18-155		4.25%	1.32%	1.00%	0.50%		7.07%
West Valley City	18-167		4.25%	1.32%	1.50%	0.50%		7.57%
Utah Data Center SL Co	(a) 18-300		4.25%	1.32%		0.50%		6.07%
MIDA MVP - SLC	(a) 18-301						15.00%	15.00%
MIDA NG - SL Co	(a) 18-302		4.25%	1.32%		0.50%		6.07%
MIDA NG - Herriman	(a) 18-303		4.25%	1.32%	1.00%	0.50%		7.07%
MIDA NG - Bluffdale	(a) 18-304		4.25%	1.32%	1.00%	0.50%		7.07%
MIDA NG - Draper	(a) 18-305		4.25%	1.32%	1.00%	0.50%		7.07%
Copperton	18-401		4.25%	1.32%		0.50%		6.07%
Emigration Canyon	18-402		4.25%	1.32%		0.50%		6.07%
Keams	18-403		4.25%	1.32%		0.50%		6.07%
Magna	18-404		4.25%	1.32%		0.50%		6.07%
White City	18-405		4.25%	1.32%		0.50%		6.07%
Inland Port Salt Lake City	(a) 18-501		4.25%	1.32%	1.00%	0.50%		7.07%
Inland Port West Valley City	(a) 18-502		4.25%	1.32%	1.50%	0.50%		7.57%
Inland Port Magna	(a) 18-503		4.25%	1.32%		0.50%		6.07%
Inland Port Salt Lake County	(a) 18-504		4.25%	1.32%		0.50%		6.07%
SLC Convention Hotel	(a) 18-601		4.25%	1.32%	1.00%	0.50%		7.07%
Fairpark Dist	(a) 18-602		4.25%	1.32%		0.50%		6.07%
Point of the Mt Authority	(a) 18-603		4.25%	1.32%	1.00%	0.50%		7.07%
Convention Centr Zone CCRZ	(c) 18-604		4.25%	1.32%	1.00%	0.50%		7.07%
Salt Lake City HTRZ	(c) 18-701		4.25%	1.32%	1.00%	0.50%		7.07%
Sandy HTRZ	(c) 18-702		4.25%	1.32%	1.50%	0.50%		7.57%
South Salt Lake HTRZ	(c) 18-703		4.25%	1.32%	1.00%	0.50%		7.07%
South Jordan HTRZ	(c) 18-704		4.25%	1.32%	1.00%	0.50%		7.07%
Salt Lake Central HTRZ	(c) 18-705		4.25%	1.32%	1.00%	0.50%		7.07%

UTAH CODE TITLE 59, CHAPTER 12
SALES & USE TAX ACT
OTHER SALES TAX RATES AND FEES
In addition to combined sales and use tax
Rates in effect as of April 1, 2026

Please see instructions below

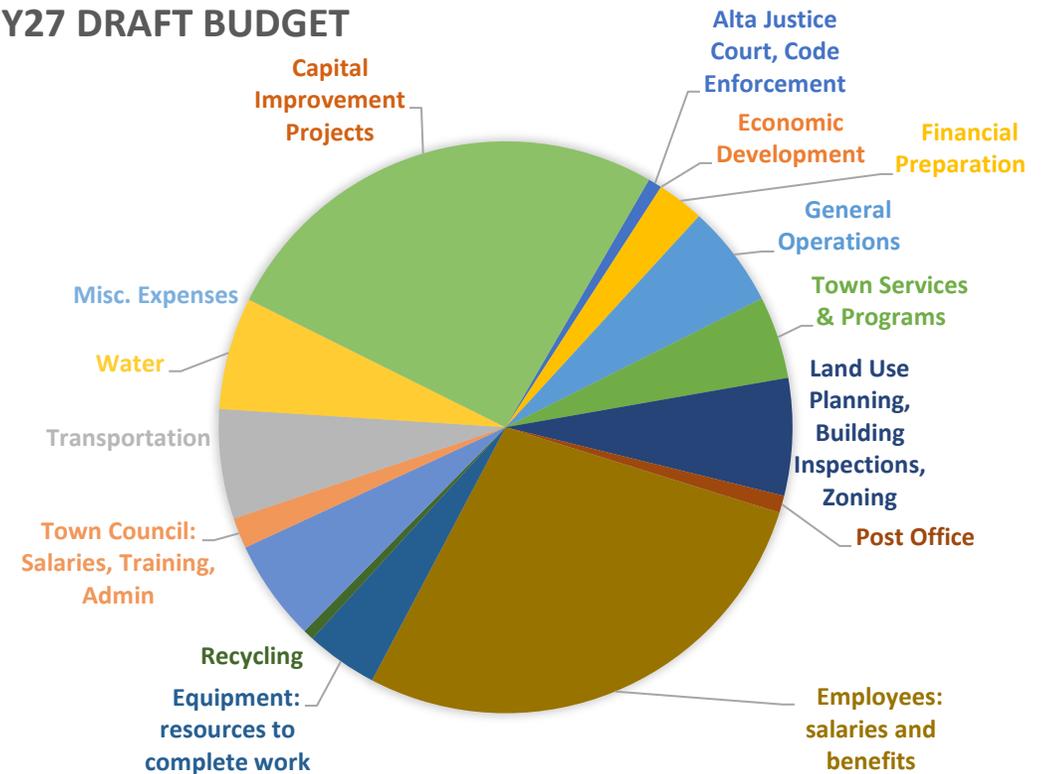
Transient Room Tax

- Does the council want to consider imposing a local 1% transient room tax (est rev at \$200k)
- A municipal transient room tax is a locally imposed tax on short-term rentals of lodging like hotels and vacation rentals.
- Revenue from these taxes is often designated for tourism
- Current shuttle revenue program is voluntary and outdated. Staff recommends a stable reliable funding source.

Expenses

Expenses Across 4 Funds	FY26 Budget	FY27 DRAFT Budget
Alta Justice Court, Code Enforcement	\$ 40,819	\$ 42,547
Economic Development	\$ 400	\$ 400
Government Administration		
Financial Preparation	\$ 144,293	\$ 146,117
General Operations	\$ 313,232	\$ 317,793
Town Services & Programs	\$ 237,916	\$ 255,627
Land Use Planning, Building Inspections, Zoning	\$ 356,403	\$ 363,842
Post Office	\$ 52,966	\$ 53,236
Public Safety		
Employees: salaries and benefits	\$ 1,478,980	\$ 1,530,153
Equipment: resources to complete work	\$ 238,153	\$ 222,500
Recycling	\$ 32,500	\$ 33,430
Sewer	\$ 327,948	\$ 313,888
Town Council: Salaries, Training, Admin	\$ 99,927	\$ 94,953
Transportation	\$ 320,410	\$ 340,185
Water	\$ 366,690	\$ 348,675
Misc. Expenses	\$ 1,200	\$ 500
Total Expense w/o Cap-Ex	\$ 4,011,837	\$ 4,063,846
Capital Improvement Projects	1,839,205	1,424,362
Total Expense	\$ 5,851,042	\$ 5,488,208

FY27 DRAFT BUDGET



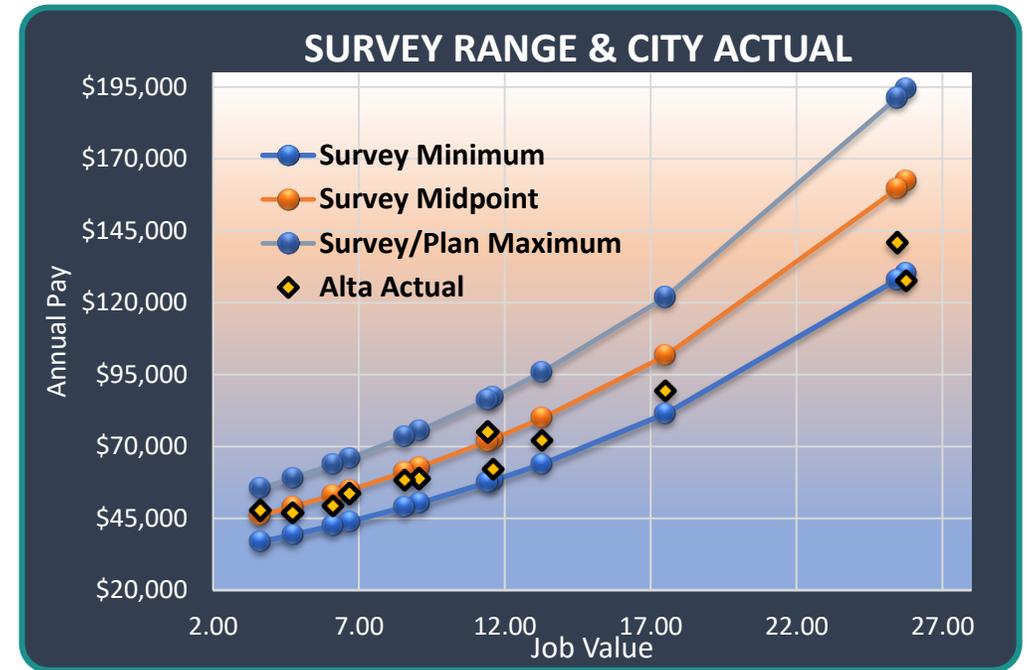
FY27 Wages

Next steps:

1. Get guidance on COLA and/or additional Town wide incremental increase (blended approach)
2. Results of performance reviews by supervisors
3. Town Manager to review/approve individual wages
4. Work up revised estimates for the budget

Town engaged in Worth of Work framework from FY 2024 to FY 2026. Staff felt we could take a year off and update it again next year.

FY26 Wages Study for reference



Cost-of-Living Adjustment (COLA) Information for 2026

Social Security and Supplemental Security Income (SSI) benefits for 75 million Americans will increase 2.8 percent in 2026.

FY26 Wages by Department

Department Wages	FY26 Budget	FY27 DRAFT Budget
Legislative	\$ 16,800.00	\$ 16,800.00
Court	\$ 18,896.00	\$ 19,557.00
Administration	\$ 353,162.00	\$ 365,525.00
Municipal Buildings	\$ 44,250.00	\$ 45,800.00
Planning and Zoning	\$ 4,500.00	\$ 4,500.00
Police Department	\$ 1,018,694.00	\$ 1,054,348.00
Post Office	\$ 35,986.00	\$ 37,245.51
Summer Program	\$ 3,250.00	\$ 3,365.00
Our Lady of the Snows	\$ 17,500.00	\$ 20,000.00
Water Fund	\$ 17,700.00	\$ 18,320.00
Sewer Fund	\$ 15,500.00	\$ 16,050.00
Total	\$ 1,546,238.00	\$ 1,601,510.51

For this phase of the budget we have simply increased budgeted wage values by 3.5% for most departments to get a rough estimate.

Not yet contemplated in this budget draft is AMO transition which could start as early as 4th quarter of FY27

Includes wages and overtime.

Capital Projects: FY27

Facilities Planning

- Design a building - \$100k
 - Decide scope – partner with UDOT?
 - Schematic/10% - 30% design?
 - Site analysis(es) - avalanche, Geotech, survey

Tom Moore Stabilization

- RFP for stabilization – Up to \$100k? Partners...

OLS

- RFP for design feasibility - \$20-\$50k
 - Redesign stairs, patio, Trailhead amenities?
- Propose to fund minor improvements in General Fund

AMO Technology

- New truck: \$60k
- Alta Central Roof Safety: \$20k (complete in this FY)
- Security Cameras: ~ \$10K rollover from FY26

Water Fund Projects:

- Crosstow water line spent \$72K...
 - Complete Albion Parking Lot segment, tie in, pressurize!
 - Costs impacts by cultural resources findings
 - Waiting on ASL invoice – coming soon, then we can better calculate a rollover into FY27
- Remote meters
 - ~\$40,000 rollover from FY 26

Sewer Fund Projects:

- Albion Parking lot extension costs may be impacted by complications with existing utilities
- RFP for design: Wildcat lot replacement - ~\$30k in this year's budget
 - \$350-\$400k capital

Water Fund

FY 27 Budget Highlights

- 2 Capital Projects
 - Crosstow waterline and meters
 - Borrow funds from General Fund for the Crosstow water line project, exact number TBD in FY26 - FY 27.
- 12% draft increase to rates
 - 20% increase to the overage rate
- Budgeting for the use of PTIF balance to fund Capital Improvements
- Budgeting \$50k for infrastructure
(HAL recommends ~\$150k, which would cause a 29% rate increase)

Monthly Rate: \$126 to \$143

Water Rate Summary	FY27	FY26
Total Water ECU Value	254.23	254.23
Required Water Sales	\$ 437,304.00	\$ 383,600.00
Rate (Annual)	\$ 1,720.11	\$ 1,508.87
Rate (per ECU per month)	\$ 143.34	\$ 125.74
Rate increase	12%	14%
Gallons Per ECU	6,400	6,400
Overage rate / 1,000 gal	\$ 7.43	\$ 6.19
Overage rate increase	20%	20%

Water Fund

12% Rate Increase

Monthly cost for single-family residence would go from \$157 to \$179 (\$22)

Monthly rate for commercial users would go from \$125 to \$143

Single Family Residence: \$157 to \$179

Water Rate: Examples	FY27	FY26
<u>ECU 1.25 - Single-Family Residence</u>		
Annual ECU	\$ 2,150.14	\$ 1,886.09
Monthly ECU	\$ 179.18	\$ 157.17
<u>ECU 15 - Small Commercial User</u>		
Annual	\$ 25,801.68	\$ 22,633.05
Monthly	\$ 2,150.14	\$ 1,886.09
<u>ECU 25 - Md. Commercial User</u>		
Annual	\$ 43,002.79	\$ 37,721.75
Monthly	\$ 3,583.57	\$ 3,143.48
<u>ECU 40 - Lg Commercial User</u>		
Annual	\$ 68,804.47	\$ 60,354.80
Monthly	\$ 5,733.71	\$ 5,029.57

Sewer Fund

FY 26 Budget Highlights

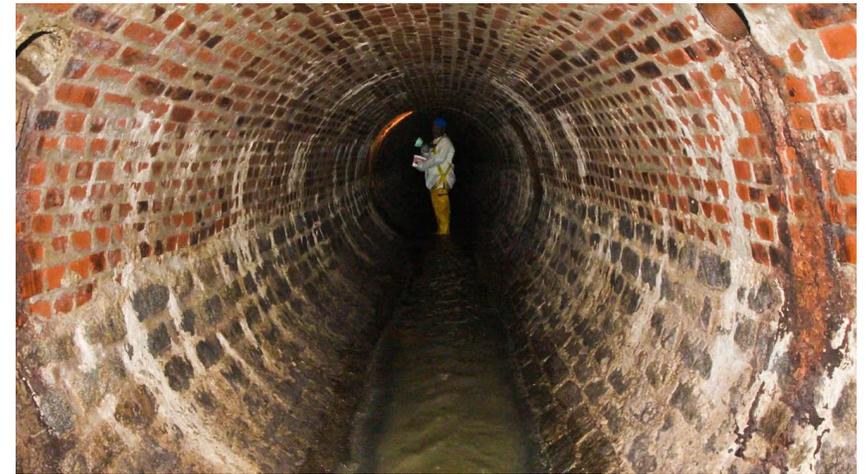
- \$386k capital project: #1 GMD
- Added \$30k for engineering for planning projects
- 10% Rate Increase
 - Monthly cost for single-family residence would go from \$133 to \$146 (\$13)
- Budgeting to use of PTIF balance ie “cash on hand” (\$377k)
- Budgeting \$30k for infrastructure replacement

(HAL recommends ~\$186k which cause a 62% rate increase)

Sewer Rate Summary	FY27	FY26
Total Sewer ECU Value	233.34	233.34
Required Sewer Revenue	\$ 327,743.00	\$ 297,948.00
Rate (Annual)	\$ 1,404.57	\$ 1,276.88
Rate (Monthly)	\$ 117.05	\$ 106.41
Rate increase	10%	29%

Sewer Fund

Sewer Rate: Examples	FY27	FY26
<u>ECU 1.25 - Single-Family Residence</u>		
Annual ECU	\$ 1,755.72	\$ 1,596.10
Monthly ECU	\$ 146.31	\$ 133.01
<u>ECU 15 - Small Commercial User</u>		
Annual	\$ 21,068.59	\$ 19,153.25
Monthly	\$ 1,755.72	\$ 1,596.10
<u>ECU 25 - Md. Commercial User</u>		
Annual	\$ 35,114.32	\$ 31,922.09
Monthly	\$ 2,926.19	\$ 2,660.17
<u>ECU 40 - Lg Commercial User</u>		
Annual	\$ 56,182.91	\$ 51,075.34
Monthly	\$ 4,681.91	\$ 4,256.28



FY27 Budget – Next Steps

- Committee direction on these items:
 - Property tax – Truth in Taxation process
 - Wages
 - Transient Room Tax
 - Does the committee feel this is a viable solution to funding the shuttle systems?
 - What data is needed?
 - AMO Transition Planning
 - Facilities Phase 2 – more detail...

