MINUTES
TOWN OF ALTA: COUNCIL MEETING
WORK SESSION, PUBLIC HEARINGS
Wednesday, June 17, 2026, 3:00 PM
Post Office Building, 10351 E. Highway 210, Alta, Utah

PRESENT:	Mayor Roger Bourke Councilmember Craig Heimark (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
ALSO PRESENT:	Polly McLean, Legal Counsel
NOT PRESENT:	Councilmember Carolyn Anctil

<u>WORK SESSION – 3:00 PM</u>

1. **<u>Call the work session to order</u>**

00:00:00

Mayor Bourke called the work session of June 17, 2026 to order and welcomed everyone in the room.

2. **<u>Our Lady of the Snows Community Center partnership with Alta Community Enrichment, Sara Gibbs and Aubrey Burnett</u>**

00:01:15

Mayor Bourke recalled prior public interest and opposition expressed during discussions preceding the Town's acquisition of Our Lady of the Snows (OLS) and stated that the purpose of the work session was to receive feedback regarding how the acquisition had functioned from ACE's perspective.

Chris Cawley provided introductory remarks and reported that staff had recently met with ACE to review operations following the busiest portion of the year. Cawley stated that operations at the facility had been functioning well and noted discussions regarding rental rates, with staff determining that no changes were necessary at this time while remaining open to future evaluation. Cawley also referenced building maintenance and snow removal efforts and reported that the addition of full-time facilities manager to Town of Alta staff had improved oversight of the building and increased regular coordination and communication with ACE during event preparation and operations. Cawley further noted discussion of a potential architectural feasibility study in the upcoming fiscal year to evaluate modifications to the patio and surrounding grounds.

Jen Clancy explained that she had worked collaboratively with Sara Gibbs to refine projected budget figures and reported that revenue goals had been achieved and stated that event promotion efforts by ACE contributed to those outcomes. Clancy noted that staff continued to collect and review operational data related to facility maintenance and time commitments but indicated confidence in the current budget assumptions and expressed that budget estimates had aligned closely with actual performance.

Sara Gibbs thanked the Council for the opportunity to discuss the facility and maintain communication with Town leadership and staff. Gibbs reported that during fiscal year 2025–26, OLS hosted 190 events, including 120 ACE events and 70 additional uses such as classes, religious services, memorials, weddings, and rentals. Gibbs stated that rental revenue met initial projections at approximately $21,000 and noted that, under the existing agreement, the Town received 65 percent of rental revenue and ACE received 35 percent.

Gibbs reflected on ACE's upcoming 30-year anniversary and summarized organizational accomplishments over the prior two decades, including event programming, grants, public art projects, artist residencies, and contributions supporting local educational programming. Gibbs acknowledged that ACE had originally opposed the Town's acquisition of OLS but stated that the organization adapted to the change and worked collaboratively with Town staff throughout implementation. Gibbs reported that operational transitions, including updates to fee schedules, agreements, and building procedures, had proceeded cooperatively and that communication with Town staff had supported successful operations.

Gibbs stated that centralized operations at OLS had improved functionality for ACE and commented positively on facility maintenance and support provided by Town staff, including the facilities manager. Gibbs also described lessons learned through managing rentals, noting that administration of the building involved not only scheduling and financial processes but also direct interaction with community members during significant personal events and varying user needs. Gibbs characterized the relationship between ACE and the Town as symbiotic, with both parties contributing to the building's ongoing operation and community use. Gibbs concluded by expressing support for continued partnership and interest in exploring a longer-term operating agreement in future discussions while emphasizing the facility's role as a community space.

Aubrey Burnett, speaking on behalf of the ACE Board, stated that ACE initially approached the arrangement with both enthusiasm and concern regarding whether the expanded responsibilities would broaden the organization's mission and require significant staff time. Burnett reported that, over the course of implementation, the experience had been positive and beneficial for the community, the Town, and ACE, and described the working relationship with Town staff as successful and collaborative. In response to a question from Mayor Bourke regarding overall satisfaction with the arrangement, Burnett confirmed that ACE had been pleased with the outcome and acknowledged Town staff for their support in establishing operations, relocating ACE into the building, and developing the systems necessary to support ongoing facility use.

Elise Morgan commented that community feedback regarding use of OLS had been positive and stated that renters had reported favorable experiences with the facility and its operations.

Gibbs identified growing requests for additional community-oriented programming at the facility, including early morning fitness classes, and explained that while wellness-related activities aligned generally with ACE's mission, expanding programming beyond ACE's established purpose required careful consideration. Gibbs stated that continued expansion of classes and recreational offerings could extend beyond ACE's organizational scope and suggested that future discussion could occur regarding whether broader community recreation programming should be considered separately from ACE operations or supported through another Town-led structure.

Councilmembers also discussed the value of continuing periodic updates regarding facility operations and reviewed event activity levels. Gibbs reported that the current year represented the highest annual event total to date, with 190 total events hosted and increased overall use compared to prior years. Bourke observed that the facility appeared to be well utilized. Clancy thanked ACE for the ongoing working relationship and noted that operations would continue to evolve through future collaboration. Cawley added a personal reflection that recognition by Gibbs at ACE events when he was a newcomer to Alta, some 20 years ago, did more for his sense of community belonging than any other experience. Cawley expressed appreciation for the continued partnership and support of ongoing operations at the facility.

3. **<u>Discussion regarding a CAPITAL Committee Charter</u>**

00:27:30

Morgan asked whether committee membership information was available on the Town website, adding that community members had expressed interest in understanding who served on the committee so they could identify points of contact for sharing ideas and questions related to the committee's work. Discussion included the possibility of creating a dedicated webpage containing committee information and serving as a future source of updates and project materials. Cawley agreed that a centralized webpage would be beneficial, particularly as capital improvement planning progressed and generated increased public interest.

Cawley reported that the first meeting of the Capital Committee, previously established by the Council, was scheduled for July 15, 2026. Cawley reviewed the committee's working title, Citizens Advisory Panel to Improve the Town of Alta (CAPITAL), and noted that the committee could consider changing the name in the future if desired. Cawley noted that a Council representative, Craig Heimark, had been appointed pursuant to the committee structure. Cawley explained that the committee's intended purpose was to review capital improvement proposals and provide recommendations to the Town Council regarding project budgets and funding options. Cawley further reported that staff had prepared a draft committee charter, included in the meeting packet, to establish the committee's purpose, authority, and operating procedures. Staff indicated that formal adoption of the charter was anticipated at the July council meeting.

Cawley outlined anticipated agenda topics for the initial meeting, including organizational matters such as selection of a committee chair, review of the draft committee charter, orientation to OPMA requirements, and introductory discussion regarding capital planning efforts. Cawley stated that staff intended to provide background information on Town infrastructure priorities, capital planning concepts, municipal funding mechanisms, and distinctions between funding tools available to local government. Cawley noted that staff anticipated continuing to refine processes to maintain compliance while minimizing administrative burden. Cawley also summarized staff and legal review regarding applicability of OPMA to the committee and explained that the committee was being treated as a public body due to its creation by Council action, advisory function, and use of Town resources. Cawley stated that meetings would therefore be publicly noticed, include agendas, remain open to the public, and require minutes and recordings.

Heimark discussed the role of the Town Council liaison to the Capital Committee and stated that the liaison's function should remain focused on process, administration, and supporting the committee's work rather than influencing discussion or outcomes. Heimark expressed the view that committee recommendations should reflect independent community perspectives and stated that maintaining separation between Council viewpoints and committee deliberations would help preserve the advisory nature of the body and provide the Council with unbiased feedback for future decision-making. Additional discussion addressed attendance by Councilmembers at committee meetings, with Councilmembers acknowledging the importance of maintaining the committee's independence while remaining informed through meeting records and updates.

Cawley reviewed the proposed Capital Committee charter and stated that staff intended to bring the document forward for adoption at the July Council meeting in advance of the committee's first meeting. Cawley explained that the charter established the committee's authority to provide recommendations to the Town Council regarding capital improvement proposals, project prioritization, estimated costs, and potential funding approaches. Cawley noted that future meeting frequency would be determined by the committee and stated that staff intended to ensure sufficient information and project materials were available to support productive discussion.

Cawley also provided an update on related capital planning efforts and reported that staff had taken steps to support long-term project planning, including advancing a Town engineering contract and initiating procurement for a municipal financial advisor to assist with evaluating financing options and potential future debt issuance.

Councilmembers expressed general support for the draft charter and indicated readiness to consider formal adoption at a future meeting. Cawley stated that staff would review and refine the ethics provisions before returning the charter for action and noted that additional opportunity would remain for Council input prior to adoption.

Heimark then returned discussion to capital planning strategy and emphasized the importance of obtaining early community guidance regarding the scale and affordability of future capital projects. Heimark stated that decisions regarding project scope and potential financing should be informed by community input before advancing too far into design work and suggested that the committee's early work focus on identifying practical funding expectations and community support levels.
Cawley agreed that understanding funding capacity was an important outcome of the next planning phase and explained that upcoming work was intended to establish project scope, construction budget ranges, and financing considerations before advancing further into design. Cawley added that engagement of a municipal financial advisor would support future evaluation of financing options, including debt financing mechanisms available to the Town. Mayor Bourke summarized the discussion by noting the importance of identifying an upper spending threshold for future projects.

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

00:59:50

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

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

RESULT: APPROVED

<u>ALTA TOWN COUNCIL MEETING – 4:00PM</u>

1. **<u>Call the meeting to order</u>**

00:00:00

Mayor Bourke called the June 17, 2026 Alta Town Council meeting to order and welcomed all.

2. **<u>Statement (to be read at meeting) from Budget Officer that the FY27 Interim General Fund Budget includes a proposed property tax rate increase according to Utah Code 59-2-9-919(4)</u>**
   a. **<u>that the Town of Alta is considering levying a tax rate that exceeds the fiscal year taxing entity's certified tax rate;</u>**
   b. **<u>the approximate dollar of and amount of an purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase described in (a) above is $100,000 for the purposes stated in the Property Tax Impact Schedule including wage increases, employee insurance benefits, Central Wasatch Commission contribution, resort shuttle costs, implementing Civil Code Enforcement Program, purchasing building permit software, and legal expenses associated with building inspections.</u>**
   c. **<u>The approximate percentage increase in ad valorem tax revenue for the Town of Alta based on the proposed tax rate increase described in (a) above is about 25%; and</u>**
   d. **<u>If the Town of Alta proceeds with the proposed tax rate increase, the Town of Alta will provide notice of and conduct a public hearing, as required by Utah State Code, at which members of the public will have an opportunity to provide comments on the proposed tax rate increase. This Truth in Taxation Hearing is scheduled for August 11, 2026 at 6:00PM at the Alta Post Office Building, 10351 E Hwy 210, Alta Utah and will have the option to attend virtually.</u>**

00:00:30

Jen Clancy, Town Clerk, stated that the FY27 Interim General Fund Budget includes a proposed property tax rate increase according to Utah Code 59-2-9-919(4). Clancy stated that the Town of Alta is considering levying a tax rate that exceeds the fiscal year taxing entity's certified tax rate, and that the approximate dollar of and amount of an purpose for additional ad valorem tax revenue that would be generated by the proposed tax rate increase described in (a) above is $100,000 for the purposes stated in the Property Tax Impact Schedule including wage increases, employee insurance benefits, Central Wasatch Commission contribution, resort shuttle costs, implementing Civil Code Enforcement Program, purchasing building permit software, and legal expenses associated with building inspections. The approximate percentage increase in ad valorem tax revenue for the Town of Alta based on the proposed tax rate increased is about 23%; and if the Town of Alta proceeds with the proposed tax rate increase, the Town of Alta will provide notice of and conduct a public hearing, as required by Utah State Code, at which members of the public will have an opportunity to provide comments on the proposed tax rate increase. This Truth in Taxation Hearing is scheduled for Tuesday, August 11, 2026 at 6:00PM at the Alta Post Office Building, 10351 E Hwy 210, Alta Utah and will have the option to attend in person or virtually. Clancy noted the agenda was produced before the tax rate percent was available so she referred to the current figure in the meeting.

3. **<u>Presentation of Property Tax Impact Schedule by Budget Officer</u>**

00:02:55

Jen Clancy, the Budget Officer, presented the Property Tax Impact Schedule and reported that the information had been made available to the public both at the meeting and on the Town's website in multiple locations. Clancy stated that the Town of Alta was proposing an increase in the property tax rate from .000834 to .000979, representing an estimated $100,000 increase in property tax revenue, or approximately a 22.56% increase.

Clancy explained the estimated impact on taxpayers, noting that based on an average residential property value of ~$1.7 million, the proposed increase would result in an estimated annual tax increase of approximately $176 for properties receiving the residential exemption and approximately $321 for properties without the exemption or for business classifications. Clancy further explained that the schedule also identified proposed budget items that would be reduced or eliminated if the Council did not approve the proposed property tax increase, including wage adjustments and other departmental funding items. Councilmembers acknowledged the importance of clearly communicating the impacts and tradeoffs associated with the proposed tax adjustment.

4. **<u>The Property Tax Impact Schedule is a separate item on the agenda and is available to the public as a separate document from other budget documents and printed copies are available to the public</u>**

00:05:50

Mayor Bourke noted the property tax impact schedule is a separate item on the agenda and that it was made available to the public as a separate documents from other budget documents and printed copies are available.

5. **<u>Presentation of the proposed FY27 Interim General Fund Budget</u>**

00:06:40

Clancy and Cawley provided a presentation on the proposed FY27 interim general fund budget, which outlined key decision points affecting the Town's four funds: general, water, sewer, and capital projects. Clancy explained that the key policy decisions in the general fund budget were whether to pursue a $100,000 property tax revenue increase through truth-in-taxation procedures and whether to adopt a 1% municipal transient room tax ordinance. Cawley acknowledged multiple iterations of the budget had been developed internally in response to evolving council discussions and noted that an interim budget would need to be adopted regardless of whether either revenue proposal was approved that day.

Clancy reviewed proposed budget changes, including increased contributions to the Central Wasatch Commission, contractual increases to the resort shuttle program, continued funding for a land use planner, dissolution of the impact fee program, and a 3% cost-of-living wage adjustment for Town staff. Clancy described new and ongoing capital and operational items, including a grant-supported general plan update, the Grizzly Gulch Trailhead restroom project, and anticipated expenses associated with bringing the OLS facility online.

Succession planning for the Town's public safety leadership was also presented, with Clancy noting planned overlap hiring and onboarding costs in FY27, including equipment and transition expenses totaling approximately $111,000. Mike Morey then described the anticipated timeline for hiring a replacement and emphasized the need for a long overlap period to ensure continuity, training, and preservation of institutional knowledge. Council members and staff discussed the importance of maintaining public safety culture, operational standards, and administrative continuity, while emphasizing cultural continuity and risk management. Cawley noted that an overlap period would provide the opportunity to address outstanding administrative workload tasks while maintaining service levels. Additional council discussion highlighted the broader context of increasing public safety complexity and the importance of ensuring qualified future leadership.

The council then returned to budget impacts, where Clancy explained that even with proposed revenue increases, the budget would still require approximately $240,000 in cash reserves to balance. Clancy summarized the proposed 1% transient room tax increase, estimating approximately $200,000 in annual revenue and noting it would raise the Town's combined rate to 16.12%, among the highest in the state. Staff also presented contingency adjustments in the event the tax was not adopted, including reductions to shuttle service funding, elimination of a business license study, reductions to the contract planner budget, and deferral of hiring the public safety successor. Cawley discussed concerns about the sustainability of a voluntary contribution model for shuttle funding and indicated that maintaining service levels would likely require stable dedicated revenue sources.

Clancy presented proposed rate increases to water and sewer customers, including a 9% water rate increase and a 10% sewer rate increase, alongside modest infrastructure replacement allocations. Cawley emphasized long-term infrastructure challenges, noting the aging water system and the need for ongoing rate adjustments to address deferred maintenance and system reliability. Clancy provided estimated impacts to residential utility bills and clarified that sewer cost increases were partly driven by pass-through expenses from Cottonwood Improvement District (CID). Cawley reviewed ongoing sewer and restroom-related infrastructure work in the West Grizzly area, including extension of sewer service lines and coordination with the CID.

Clancy concluded the presentation by outlining next steps for the meeting, including upcoming public hearings and procedural steps for receiving public comment on the budget and related ordinances.

6. **Public Hearing: to receive public comment on the proposed Alta Special Service District budget of $0 and Certified Tax Rate of zero**

00:47:45

Mark Haik stated that the special service district in question was believed to have been established in the mid-to-late 1980s to provide municipal services to real property taxpayers. Haik explained that the district reportedly went without formal board meetings or budgets for approximately 20 years until a records request brought this to light, at which point counsel advised that the district could remain in place with a zero budget. Haik further stated that the service area had been discussed historically in relation to extending sewer, fire protection, and municipal water services to properties that were not being served. Haik noted that the district had continued for roughly 16 years with a zero budget and described it as having provided limited benefit to taxpayers over several decades. Haik also referenced prior concerns raised regarding wildfire-related insurance impacts and asserted that inadequate fire protection could contribute to increased insurance costs for residents. Haik concluded by recommending that the district develop a budget and plan to provide municipal services, including sewer, water, and fire protection, and noted that deferred maintenance and limited infrastructure investment over time would likely make future funding needs more significant.

7. **Public Hearing: to receive public comment on the proposed FY26 Final Budgets for the General Fund, Capital Projects Fund, Water Fund, and Sewer Fund**

00:51:30

No public comment

8. **Public Hearing: to receive public comment on the proposed FY27 Interim General Fund Budget**

00:52:25

Rosie O'Grady thanked staff for the work on the FY27 budget and reiterated prior concerns regarding the proposed 1% transient room tax, stating it placed an undue burden on lodging properties and condominiums when compared to nearby competitors. O'Grady stated that, when combined with lodging and dining taxes, guest stays already resulted in significant tax burdens and that additional increases could contribute to pricing challenges and "sticker shock" for visitors, creating difficulty for lodging businesses in balancing inflationary pressures and competitiveness. O'Grady further stated that the town shuttle was not a direct component of the Alta Lodging business model but acknowledged participation in supporting community transportation needs. O'Grady asked whether there had been consideration or discussion with UDOT regarding future funding and transit support in the event that

UTA services were reduced or phased out in the canyon, noting uncertainty about how transit funding would be maintained going forward.

Maughan, representing Alta Ski Area, stated that the ski area monitors public feedback and media coverage related to Alta and the surrounding community. Maughan reported that while skiing conditions were generally viewed positively, there was a consistent perception in publications and customer feedback that lodging in Little Cottonwood Canyon was among the most expensive in the ski industry. Maughan noted this perception aligned with concerns previously raised regarding “sticker shock” for visitors and emphasized that this sentiment was present in broader market feedback being observed by the ski area.

9. **Public Hearing: to receive public comment on the proposed FY27 Budgets for Capital Projects Fund, Water Fund, and Sewer Fund**

01:01:15

No public comment

10. **Public Hearing: to receive public comment regarding Ordinance 2026-O-8 setting the compensation of Elective and Statutory Officers**

01:01:30

No public comment

11. **Citizen Input**

01:03:30

Mark Haik stated that earlier in the spring, Councilmember Morgan had expressed strong confidence in the town’s past expert advisors, and Haik referenced comments from a citizen engagement session in May questioning the lack of long-term capital set-asides and reinvestment for maintenance, which had reportedly contributed to current infrastructure deficits. Haik noted that a citizen advisory committee had been proposed to provide guidance on capital expenditures and referenced a prior suggestion that certain community members, including Maughan, Margaret Bourke, and Haik, serve on that committee. Haik stated that he believed public participation in town meetings was limited and commented on perceived divisions within the community, including differences between service areas and property ownership status among participants. Haik further stated that understanding the scale of potential bond-funded improvements would be important for determining what projects could realistically be pursued. Haik expressed that he recognized only one committee member by name and questioned the level of familiarity other members may have with town issues. Haik concluded by reiterating concerns about long-term deferred maintenance and infrastructure replacement needs, stated that financing costs were likely to increase, and suggested that the town would need to return to taxpayers regularly to address capital funding requirements.

Margaret Bourke commended the Town for ongoing interagency and organizational partnerships discussed during the meeting and recent work sessions. Bourke referenced collaboration with ACE related to the OLS facility and noted that the partnership was reported to be functioning well for all parties involved. Bourke also highlighted coordination between the Town and the ski area regarding the Grizzly Gulch restroom project, stating that the project was well underway and expected to be completed by the end of the year. Bourke concluded that such partnerships were important to the Town's ability to successfully complete projects and expressed appreciation for the collaborative efforts.

12. **Alta Ski Area update, Mike Maughan**

01:09:40

Mike Maughan provided an update on statewide and local ski industry visitation trends, noting that skier visits across Utah had declined approximately 22% year over year, while Alta Ski Area experienced a smaller relative decline, attributed in part to strong snow conditions and late-season visitation increases when other resorts closed early. Maughan reported that visitors were shifting toward more budget-conscious pass products across Utah ski areas, although Alta's season pass sales were tracking roughly even with or slightly above the previous year. Maughan expressed cautious optimism for the upcoming season, noting that early snow conditions and operational timing could influence performance.

Maughan also provided updates on seasonal operations and capital and infrastructure projects, including completion timelines for summer road work, campground improvements such as ADA ramp installation and campsite adjustments, and progress on lift-related and terrain modification projects. Maughan reported ongoing coordination with the Town and partners on the Grizzly restroom project, storage building completion, and other facility upgrades, as well as utility coordination work involving Rocky Mountain Power for power line relocation and upgrades, which may include temporary outages during switching.

Maughan concluded by announcing plans to retire as general manager of Alta Ski Area at the end of the operating season, stating that the Alta Ski Area board had begun a recruitment process for a successor with applications open through July 1. Maughan indicated intent to remain available in an advisory capacity during the transition and emphasized the importance of selecting leadership aligned with Alta's operational culture, community cooperation, and focus on maintaining the ski experience.

13. **Discussion and possible action to adopt Resolution 2026-R-14 appointing Jon Nepstad to the Alta Planning Commission**

01:19:30

Mayor Bourke notied that Nepstad's prior term had recently expired and that Nepstad had continued serving in an informal capacity in the interim.

Nepstad stated that he had enjoyed serving on the Planning Commission, including several years as chair, and described his professional background in planning work across the Rocky Mountain region. Nepstad reported a long personal connection to Alta and expressed appreciation for ongoing collaboration with Town staff, stakeholders, and commission members.

MOTION: Elise Morgan motioned to approve Resolution 2026-R-14. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2026-R-14 was unanimously approved.

RESULT: APPROVED

14. **Discussion and possible action to adopt Resolution 2026-R-15 adopting the FY26 Final Budgets for the General Fund, Capital Projects Fund, Water Fund, and Sewer Fund**

01:23:30

MOTION: Elise Morgan motioned to approve Resolution 2026-R-15. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2026-R-15 was unanimously approved.

RESULT: APPROVED

15. **Discussion and possible action to adopt Resolution 2026-R-16 adopting the Alta Special Service District budget of $0 and Certified Tax Rate of zero**

01:24:20

MOTION: Dan Schilling motioned to approve Resolution 2026-R-16. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2026-R-16 was unanimously approved.

RESULT: APPROVED

16. **Discussion and possible action to adopt Resolution 2026-R-17 of the Alta Town Council adopting the Property Tax Impact Schedule and acknowledging that:**
    a. **A separate item is included on the agenda for the June 17, 2026 public meeting notifying the public that the Town's Budget Officer made a statement that the interim budget for fiscal year 2026-27 includes a proposed property tax increase as required by Utah Code,**
    b. **Acknowledging that the Budget Officer presented to the Town Council, as a separate item on the agenda, in the same public meeting, a Property Tax Impact Schedule separate from other budget documents, as defined in Section 59-2-924 of the Utah Code,**
    c. **Directing that the Property Tax Impact Schedule shall be available for public inspection and will be included as a separate agenda item at each**

public hearing prior to June 30 at which the Town Council discusses the proposed general fund budget for fiscal year 2026-27.

01:25:00

Schilling read agenda item 16 as posted above in full for the record. Mayor Bourke brought attention to the significance of his vote to increase his own taxes.

MOTION: Elise Morgan motioned to approve Resolution 2026-R-17. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2026-R-17 was unanimously approved.

RESULT: APPROVED

17. **Discussion and possible action to adopt Resolution 2026-R-18 adopting the proposed property tax rate**

01:27:00

Clancy explained that this agenda item represented one component of the overall FY27 budget process and clarified that the proposed tax rate was 0.000979, which if adopted would be incorporated into the interim budget following Council action.

MOTION: Elise Morgan motioned to approve Resolution 2026-R-18. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2026-R-18 was unanimously approved.

RESULT: APPROVED

18. **Discussion and possible action to approve Ordinance 2026-O-8 setting the compensation of elective and Statutory Officers**

01:28:20

MOTION: Dan Schilling motioned to approve Ordinance 2026-O-8. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Ordinance 2026-O-8 was unanimously approved.

RESULT: APPROVED

19. **Discussion and possible action to approve Ordinance 2026-O-9 adopting Title 3 Chapter 6 Article F Transient Room Tax**

01:28:45

Mayor Bourke introduced the transient room tax for council discussion. Morgan noted that the transient room tax had been discussed for several years and stated that while there had been prior discussion about delaying action, she understood there was also a view that implementation was appropriate at this time, acknowledging both the policy history and its anticipated impact on the community. Schilling stated that, given ongoing and future financial needs including capital planning efforts and the creation of a citizen capital committee, it would be inappropriate not to implement the tax, though he expressed personal hesitation about the decision. Heimark stated that while he understood concerns from lodging businesses, the Town had significant service obligations supporting the ski industry and visitor population, noting that a large share of visitation was non-resident and that related costs were substantial relative to the Town's budget. Heimark stated that the tax was necessary to support long-term capital planning and public services.

MOTION: Dan Schilling motioned to approve Ordinance 2026-O-9. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Ordinance 2026-O-9 was unanimously approved.

RESULT: APPROVED

20. **Discussion and possible action to approve Resolution 2026-R-19 adopting the FY27 Interim General Fund budget**

01:33:20

MOTION: Elise Morgan motioned to approve Resolution 2026-R-19. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2026-R-19 was unanimously approved.

RESULT: APPROVED

21. **Discussion and possible action to approve Resolution 2026-R-20 repealing and replacing water use rates**

01:33:50

MOTION: Dan Schilling motioned to approve Resolution 2026-R-20. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2026-R-20 was unanimously approved.

RESULT: APPROVED

22. **Discussion and possible action to approve Resolution 2026-R-21 repealing and replacing sewer use rates**

01:34:15

MOTION: Elise Morgan motioned to approve Resolution 2026-R-21. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2026-R-21 was unanimously approved.

RESULT: APPROVED

23. **<u>Discussion and possible action to approve Resolution 2026-R-22 adopting the proposed FY27 budgets for Capital Projects Fund, Water Fund, and Sewer Fund</u>**

01:34:45

MOTION: Dan Schilling motioned to approve Resolution 2026-R-22. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2026-R-22 was unanimously approved.

RESULT: APPROVED

24. **<u>Discussion and possible action to approve Resolution 2026-R-23 adopting the Capital Projects Plan</u>**

01:35:30

MOTION: Elise Morgan motioned to approve Resolution 2026-R-23. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2026-R-23 was unanimously approved.

RESULT: APPROVED

25. **<u>Discussion and possible action to approve Resolution 2026-R-24 repealing and replacing the fee schedule</u>**

01:36:30

Clancy explained that the primary updates related to water and sewer rates, along with several administrative adjustments, including updating outdated document duplication practices and updating GRAMA related hourly charge rates, and the increase to the hourly rate for marshal services.

MOTION: Dan Schilling motioned to approve Resolution 2026-R-24. Elise Morgan seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Resolution 2026-R-24 was unanimously approved.

RESULT: APPROVED

26. **<u>Discussion and possible action to adopt Ordinance 2026-O-10 to establish the FY27 town council meeting schedule</u>**

01:37:25

Clancy noted this was to correct some errors.

MOTION: Elise Morgan motioned to approve Ordinance 2026-O-10. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Ordinance 2026-O-10 was unanimously approved.

RESULT: APPROVED

27. **<u>Discussion and possible action to adopt Ordinance 2026-O-11 amending the Town of Alta zoning map to reflect Base Facilities Zones A, B, C or action to continue to a date uncertain</u>**

01:38:25

Cawley introduced the proposed amended Town of Alta zoning map which reflects base facility zones A, B, and C, and clarified that the amendment was part of ongoing zoning updates and included corrections and refinements related to the base facility zone. Cawley further explained that the purpose of the amendment was to formally recognize three subzones within the base facility commercial zoning district, which applied to eight private properties, and to ensure the zoning map accurately reflected distinct regulatory categories already established in prior ordinance language. Cawley stated that the amendment also addressed minor corrections to map labeling and clarified that no changes were being made to underlying zoning boundaries, which had remained consistent since earlier adoption of the Town's zoning map. Cawley noted that a separate, more complex issue regarding zoning boundary alignment existed but was not being resolved through this action, and recommended adoption of the map amendment while acknowledging that additional work would be needed in the future.

Councilmembers discussed the history of the base facility zoning framework, including prior use of business names in zoning descriptions and the evolution toward more formal zoning district designations. Morgan stated that the original structure had been developed to accommodate existing businesses and that she believed further refinement of zoning boundaries may warrant additional review, potentially involving the Planning Commission. Schilling supported moving forward with the amendment, noting that the Council could revisit related zoning issues in the future.

MOTION: Elise Morgan motioned to approve Ordinance 2026-O-11. Dan Schilling seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, Ordinance 2026-O-11 was unanimously approved.

RESULT: APPROVED

28. **Mayors report**

01:48:50

Mayor Bourke reported that the 45th annual Canyon Cleanup was held on June 2 with approximately 200 participants, including residents and volunteers across multiple demographics, and credited Town staff for organizing the event. Mayor Bourke stated that the event was well attended and reflected strong community support and engagement.

Mayor Bourke provided updates on additional town projects and regional matters, including ongoing construction of a new Grizzly Gulch trailhead restroom facility and acknowledgment of partners involved in advancing the project. Mayor Bourke also reported that Sandy City councilmembers had recently voted to eliminate its contribution to the Central Wasatch Commission and noted related public opposition to that decision. Mayor Bourke further referenced changes in funding discussions for emergency medical services provided by the Unified Fire Authority and noted potential implications for regional service funding structures.

Mayor Bourke announced upcoming community events, including a July 5 America's potluck at the Town Park and the July 20 regional meeting of mayors to be hosted in Alta. Mayor Bourke also referenced broader regional public safety and wildfire preparedness concerns in coordination meetings with fire officials. Mayor Bourke concluded by encouraging civic participation and potential candidacy for upcoming local elections as a couple councilmembers' terms approach expiration and noted upcoming meetings with fire officials to discuss seasonal wildfire risk and emergency preparedness planning.

Mayor Bourke announced the next council meeting would be held on July 8th at 4pm.

(Craig Heimark lost virtual connection in the middle of the Mayor's report for a brief minute)

29. **Approval of a Consent Agenda including the following items:**
    - **a. May 13, 2026 Town Council Meeting Minutes**
    - **b. June Staff and Finance Reports**
    - **c. Authorize Town Manager to enter into an Agreement for building department services**
    - **d. Authorize Town Manager to enter into an Agreement for town engineer services**
    - **e. Authorize Town Manager to enter into an Agreement for Cooperative Wildfire Systems with Utah Forestry Fire and State Lands**

02:00:30

Clancy noted that staff had consolidated non–roll call items into the consent agenda to streamline Council action and explained that items could be removed from the consent agenda for separate consideration if needed before final vote.

Morgan provided comment emphasizing the importance of regional emergency response services, referencing a recent incident involving an employee who received emergency medical care from Unified Fire Authority personnel. Morgan also referenced wildfire risk awareness, including observations from a recent ski industry conference and examples of wildfire impacts at other resort communities, and stated support for the cooperative wildfire preparedness agreement due to increasing fire risk conditions.

Schilling supported the wildfire preparedness and coordination efforts, noting the importance of continued planning for wildfire interface risks. Cawley clarified that the wildfire agreement was a standard update reflecting changes in state code, shifting responsibility for execution from the fire authority to the jurisdiction, and confirmed that it primarily addressed cost allocation in the event of wildfire response rather than introducing new operational commitments. Morgan further noted ongoing state level focus on wildland urban interface (WUI) issues and expressed reassurance that legislative attention to wildfire risk could support future mitigation efforts.

MOTION: Dan Schilling motioned to approve the consent agenda and Elise Morgan seconded.

VOTE: All in favor. The consent agenda was unanimously approved.

RESULT: APPROVED

30. **Appointment of the Building Official by the Mayor**

02:06:15

Cawley explained that Town code authorizes the mayor to designate a building official and that, while Council ratification was not required, it was appropriate to place the appointment on the record during a council meeting. Cawley stated that the Town had contracted with Sunrise Engineering to provide building department services, including engineering and building official functions, noting that the firm was a regional provider with experience managing municipal building departments. Cawley identified James Short, associated with Sunrise Engineering, as the individual serving in the building official role across multiple jurisdictions and recommended formalizing the appointment.

Mayor Bourke then appointed James Short as the Town's building official. Schilling and Morgan acknowledged the appointment without objection.

31. **Questions regarding Departmental Reports**

02:09:15

Schilling congratulated Brooke Boone on receiving her notary certification.

Clancy reiterated that the Council had approved moving forward with a property tax revenue increase and noted that a public hearing on the matter was scheduled for August 11 at 6:00 p.m. at the Post

Office Building. Clancy also confirmed that the Council had approved adoption of the municipal transient room tax and explained that the Town would notify the State Tax Commission resulting in an effective date of October 1, 2026 and indicated that staff would communicate with lodging properties to communicate the change.

Schilling gave recognition of an upcoming memorial event for Tina Biddle.

32. **New business**

02:13:25

Heimark raised the topic of using artificial intelligence tools to support the preparation and communication of Town materials, noting positive initial feedback and discussing potential applications for improving clarity and accessibility of financial and policy information. Morgan expressed support for improved summaries but raised concerns about ensuring that full packets remain available and that summaries do not unnecessarily increase document length.

33. **Discussion and possible action to commence a closed meeting to discuss a matter authorized by Utah code section 52-4-205(1)(c)**

02:16:50

MOTION: Elise Morgan motioned to approve a closed meeting to discuss a matter authorized by Utah code section 52-4-205(1)(c). Dan schilling seconded.

ROLL CALL VOTE: Councilmember Heimark – yes, Councilmember Morgan – yes, Councilmember Schilling – yes, Mayor Bourke – yes, a closed meeting to discuss a matter authorized by Utah code section 52-4-205(1)(c) was unanimously approved.

RESULT: APPROVED

***** CLOSED MEETING COMMENCED *****

(Craig Heimark left the meeting)

The Mayor reconvened the June 17, 2026 meeting following a closed meeting.

34. **Motion to adjourn**

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

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

RESULT: APPROVED

Passed this 8th day of July, 2026

Jen Clancy

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Jen Clancy, Town Clerk