

MINUTES  
ALTA TOWN COUNCIL MEETING  
MAY 12, 2016  
OUR LADY OF THE SNOWS CENTER  
ALTA, UTAH

1. THE Mayor called the meeting to order at 10:00 am. The Mayor and all member of the Town Council were present.

2. Introduction of Bekee Hotze, District Ranger, Uinta-Wasatch-Cache National Forest, Salt Lake Ranger District. – 00:00:19

The Mayor introduced Bekee and commented that the Town of Alta has a long standing relationship; the Alta Ski Lift Company does as well.

Bekee comes from the Bureau of Land Management and has lived in the Salt Lake Valley for 16 years and is very familiar with the issued facing this canyon as she and her family have recreated in this area. Bekee looks forward to continuing the good partnership with the Town of Alta and all the businesses in the Alta community.

The Mayor commented on the management of the summer road/program and trying to work with the Forest Service to discuss future scenarios on management plan for this program; Bekee agreed to work with the Town on this program.

Bekee announced that the Forest Service would be going out for public comment on May 23rd on the fee site parking proposal for various parking sites along the Wasatch Front. The proposal is to return the money from those fees into the canyons for maintenance and upgrades in and on the forest lands in the canyons and also help with the administration of the sites. A link to this proposal can be found on the Uinta Wasatch Cache Forest Service website. The Town of Alta will also put a link to this website on its website.

3. Mayor's Report – 00:08:48

The Mayor reported on the following matters:

- Thanked everyone for a successful winter season.
- Update on the summer program and the opening date of the road.
- The Albion Grill will be opening for summer business on June 21st.
- There was no monthly meeting of UFA.
- There was no COG or COM meeting last month.
- Update on the meeting with Chris Steffin who has been hired by UDOT to study the avalanche control and highway protection above the Town of Alta.
- The annual dog drawing was held on May 2nd. There were six applicants for the six licenses available; everyone was a winner.
- Update on the Town's contribution to the Salt Lake Valley homeless program which is based our census population with is 383; \$.50 per Town resident.
- Update on the Mountain Accord process. The Mayor explained that Mountain Accord as a concept is still moving forward but is now focused more on transportation. This process is being

led by a commission. Members of that commission represent Salt Lake County, Salt Lake City, Cottonwood Heights and Sandy. The Mayor opined that the Town had a direct voice in the past during the Mountain Accord process and feels that the Town's voice is not as direct as it once was. In the Mayor's opinion the purpose of the commission, which is headed by Mayor Tom Dolan, will be to secure an ongoing funding stream to move transportation projects forward primarily in the Cottonwood Canyons.

The commission will be looking at a one to two year plan that address improvements for the winter of 2016 and 2017 and then they will address five and ten year plans. They will also look at a long range improvement plan.

The Mayor feels there is still a way for the Town of Alta to affect change and is still optimistic about transportation improvements in the canyon.

Paul asked about the status of the other components of Mountain Accord like the land swap and Grizzly Gulch. The Mayor said that the land designation legislation is still moving forward along with the environmental dashboard, some economic studies and a study on the I-80 corridor.

There will be a change in the interlocal agreement and it remains to be seen whether or not the Town will be asked to make future payment to the cost of Mountain Accord going forward. The Town has made the payment for the 2015/2016 program year; \$15,000.

Chris Cawley said there is technical committee that will address short and long term transportations actions and the Town is involved in this technical committee. Chris also commented that UTA is committed to putting additional ski bus service in the canyons which is around four trips per day per canyon. The committee will also be looking at setting up some trials for parking, traffic and public transportation management scenarios in the canyons for this coming winter.

Harris asked about the other aspects of Mountain Accord such as the trails and also asked about what the Town was getting for its money in possible subsequent distributions. The Mayor explained that these issues such as trails are still moving forward and are being addressed by the task forces groups. The Mayor agreed with Harris on being careful with future payments.

The next meeting of the Town Council will be on the 16th of June.

#### 4. Treasurer's Report: 00:33:33

Marc Dippo read the monthly treasurer's report.

**There was a motion by Harris Sondak to approve the treasurer's report noting that the expense for Mountain Accord for the 2015/2016 will be added. There was a second by Elise Morgan and the motion was carried.**

Kate gave a brief update on the status of the post office re-construction project and the insurance payment received to date.

#### 5. Departmental Reports: 00:38:45

Town Administrator's Report: John Guldner reported on the following matters:

- Contribution to the homeless program in Salt Lake County.
- Summer road program and the road work and dust control application
- Update on Blyncsy.
- The Plan Tech committee meeting.
- Only one building permit has been issued this year: post office permit
- The Utah Local Government's Trust advisory board meeting.
- The recent Mountainous Planning Commission meeting where the Mountain Resort zone was discussed.
- At the recent Utah League of Cities and Towns meeting where the regulation of Airbnb's was discussed.
- Rocky Mountain Power has said they would not be "dumping" the line coming up the canyon. Sections will be replaced when needed. It was clarified that the line coming up the canyon does come all the way to Alta but gets fed from the Brighton line. Snowbird uses much of the load of the line coming up the canyon but in an emergency Alta can be fed, to a degree, from that line.

Maura Olivos from the Ski Lift Company just met with Chad Ambrose from RMP who indicated that all of Snowbird's power comes from the feed coming up the canyon and all of Alta's power comes from the Brighton feed. The two feeds are connected. RMP will repair lines when it is necessary. John will invite Mr. Ambrose to attend a future Town Council meeting.

The Town's franchise agreement with RMP expires in February of 2017.

Earlier Harris asked Onno about Ski Lift projects this summer. Onno commented that they will have a couple of projects near the Sugarloaf area, there will be work near the entrance to the Quincy Mine and there will be other routine maintenance projects; none of these projects will affect people using any of the trails in Alta.

Also, the Ski Lift Company is requesting a re-route of the Albion Meadows trail that currently traverses below the lodges in Town. This project is going through the small NEPA process which could be completed this summer.

UFA Report: Assistant Chief Rand Andrus reported on recent promotions in UFA and the rescue at Snowbird. All the swift water teams in UFA are currently getting re-certified.

Town Marshal's Report: Mike Morey will address the Council later in the meeting with the matter related to the distribution of alcohol funds.

6. Town Council Minutes – April 14, 2016 – 01:10:50

**There was a motion by Elise Morgan to approve the minutes of the April 14, 2016 Town Council meeting. There was a second by Cliff Curry. Hearing no comments or corrections to those minutes, the Mayor called for a vote on the motion and it was carried.**

7. Tentative budgets for the 2016-2017 Fiscal Year – General Fund, Sewer and Water Enterprise Funds - 01:11:09

The Mayor explained that state law requires that a tentative budget for the Town of Alta be approved in early May. That budget then becomes available to the public for review and comments. In June the Town Council holds a public hearing to receive comments from the public and then approves the final budget at that meeting.

The Mayor reported on the highlights of the budgets as follows:

- There will be no Certified Tax Rate increase built into this budget. The proposed rate will generate \$336,000 in property tax revenue.
- The Town is proposing to increase its sales tax revenue to \$987,000.
- Even with the increase of proposed sales tax, the Town will be using \$33,500 in unreserved fund funds to balance the budget.
- The total general fund budget will be \$1,596,728.50.
- The Town is proposing salary and hourly increases for our full and part time employees.
- The Town is budgeting a 7% increase in health insurance premiums.
- The URS contribution rate will remain the same – 18.47%
- The Town is budgeting \$42,400 in insurance premiums - liability, errors and omission and property insurance and workers compensation insurance.
- The Town is budgeting around \$50,000 in legal fees.
- There will be a 1.5% increase in the UFA contract.
- The Town will contribute \$70,000 to ACVB with an additional \$10,000 available for matching grants.
- The Town will provide \$6,000 to the Alta Resort Shuttle.
- There will be no increase in water rates.
- The only capital project in the water fund are the upgrades to the Grizzly pumping system.
- There will be no increase in sewer rates.
- The cost of treating the sewer, which is done by Cottonwood Improvement District, has gone up considerably.

The Mayor pointed out that the current water rates do not fund the entire cost of depreciation so at some point in the future he recommended that the Council review the current water rates.

The Mayor also explained that the Town looks at the trend in the Town's collection of sales tax and then budget conservatively for next year's sales tax collections.

**Hearing no further questions or discussion on the proposed tentative budget, there was a motion by Cliff Curry to approved the tentative 2016/2017 tentative budgets as presented today by the Mayor. There was a second by Harris Sondak and the motion as carried.**

8. Update and possible action on distribution of the Town of Alta's alcohol funds from the State of Utah – Mike Morey – 01:16:05

Mike Morey explained that every year the Town of Alta receives a disbursement from the State of Utah based on our alcohol sales for the year. Those funds are required to be spent on alcohol enforcement programs, prosecution, confinement and treatment of alcohol and substance abuse offenders.

Historically the Town has used these funds to bolster the Town's police staffing for weekends and special events; this translates to about four to six thousand dollars a year in expenses.

For the past five years the State of Utah has been very direct on their auditing of the use of these funds by public agencies and requires that agencies do not use these funds to supplant their general budget.

Over the last two years the Town has had a problem with the part time staffing in the department which translates into a carry-over balance of alcohol funds. Although the state allows entities to carry over funds from year to year, they are not comfortable with the Town of Alta's current balance.

Accordingly the Town has drafted an amended alcohol plan to be submitted to the State of Utah with the idea of redirecting some of the Town's funds from law enforcement to treatment. The state requires that if we use the funds for treatment they must be directed to our local LSAA (local substance abuse authority) which for the Town of Alta is Salt Lake County Behavioral Health. Mike would like to re-direct funds to this agency for treatment of alcohol and substance abuse offenders.

The Town submitted this amended plan to the State of Utah and the plan has been approved. Town staff is recommending the re-allocation of \$4,000 in Town alcohol funds to this purpose. This expends about one year's alcohol funds and leaves the Town with approximately \$10,000 to spend on law enforcement personnel expenses.

Harris asked if this bought the Town services with Salt Lake County Behavioral Health that the Town would not normally have; Mike said it does give the Judge in Alta an opportunity to send offenders to this agency as part of any sentencing he might impose on an offender.

Kate explained that the Town will require that the funds be spent on only alcohol and substance abuse treatment and that the County report back to the Town to that affect.

**Hearing no further questions or comments, the Mayor made a motion to approve the amended alcohol plan that allows for the distribution of \$4,000 of Town funds to the local LSAA. There was a second by Elise Morgan and the motion as carried.**

9. Consolidation of weather reserve, sewer and water improvement PTIF fund accounts into a new PTIF account titled Post employment Benefit Restricted Fund – Kate Black; 01:24:15

The Mayor explained that during the budget committee's meetings and during the audit process last year it was brought to our attention that we have an unfunded liability related to post-employment benefits for three of our appointed employees. The Town has three small PTIF accounts – weather reserve and sewer and water improvement reserve – that the Town has had on its books since the late 80's. The Mayor is recommending that we consolidate these three accounts and move the balances into a new account to help fund the post-employment benefit liability for the Town of Alta.

Last year Ross Youngberg, the Town's auditor, opined that it was more important to fund this liability first.

Kate Black explained that the three funds were created in 1991 and were created using general fund money; no sewer and water restricted funds were used. Kate also explained that the Council is required to approve the transfer of these funds to this new fund for the purposes of funding the post-employment benefits. The amount to be transferred into this new account will be \$26, 996.71.

**Paul Moxley made a motion to consolidate the three funds and create a new PTIF account titled Post Retirement Benefit Fund using those funds. There was a second by Harris Sondak and the motion ass carried.**

10. Update on Commercial Core Planning Project. – Chris Cawley – 01:27:53

Chris reported that in front of the Council today was the latest version of Commercial Core Plan Alternative. At the last Town Council meeting Chris reported that there were five alternatives and since that time the Town has held a special Planning Commission work session on those five alternatives. After careful consideration the Planning Commission pared down their recommendations and Joan, the chair took that recommendation to the Commercial Core Planning Project advisor committee meeting.

The drawing before the Council represents items of consensus from those meetings. Chris represented that there are some small changes that need to be made to this drawing and reviewed those changes.

The consultants are now working on a more illustrative plan the details which will address the proposed town center location. The consultants will also be working on the text document which is going to contain a summary of the current conditions report, a more detailed drawing, a more illustrative version of the drawing, visual renderings, the guiding principles and finally an implementation and recommendation chapter.

Chris explained that they have tentatively planned on holding a joint planning commission meeting and a final open house for the draft plan on June 27th.

Chris will know more by the next Town Council meeting about the next phase of this project; when will the draft go in front of the Alta Planning Commission.

WFRC has awarded the Town of Alta another grant and the Town will be working to determine the scope of the work.

Harris asked if there was included in this draft any planning about how we transition from where we are to the recommendations in this plan, more specifically land ownership, jurisdictions, permitting and the like. Chris felt this question was one that we have been graveling with during this project.

There will be an implementation chapter in the consultant's final product and staff and the Planning Commission have outlined a few items to address as soon as possible; a community center plan and addressing pedestrian traffic through the center of town on the main highway.

Chris and John addressed the recommendations made on the Albion Parking lot area that is maintained by the Ski Lift Company; this is just a vision of how transit improvements could happen in this area of the Town. John commented the proposed looping of the road in the area adjacent to the Ski Lift maintenance building.

John mentioned that the Town owns most of the land under the proposed site of the community center and the Town is waiting on any news about the proposed land transfer. When the Town comes to a final resolution on where it wants to place different buildings and services that result from the study, the Town will review and entertain possible recommendations for amending the general plan and rezoning of these areas if necessary.

There was discussion on the Mountain Accord process as it relates to the Town's Commercial Core project more specifically transportation options/locations in the Town of Alta.

Cliff and Harris had a couple of questions on the map in relationship to the colors and the notations at various locations on the map. Relative to Cliff and Harris's questions, Chris stated that clarification will be made on the notations and colors on the map. Chris also addressed the conversations that took place on these matters in prior meetings of the advisory committee.

Marc Dippo asked about the proposals to expand parking lots at the east end of Town and the proposed loop road. Onno responded by opining that the consultants were hired to look at all options which is what is shown on the proposal.

#### 11. New Business – 01:44:35

The Mayor asked for an update on the HUB building. Onno explained that the company building the HUB building is trying to find a contractor. They are still planning to complete the building this summer. The building will be located just west of the current phone building.

#### 12. Citizen Input – 01:45:18

Karen Travis asked when the home under construction at Powder Ridge would be completely finished. Elise mentioned that the contractor stated at a Town Council meeting that he was hoping to be done by end of June.

Scott Briggs asked why the houses do not get switched over to the down canyon feed when the feed from Brighton goes down. The Town explained they will not switch the Town over to the down canyon feed unless the power is out for extended period of time; 8 hours or more. Most businesses in town switch to their emergency generators during this time period.

Maura Olivos mentioned that the Albion Grill is opening on Tuesday, June 21st.

Mark Haik commented on the following:

- In order to assess the future utility needs of the Town he believes you have to know the current utility needs of the Town of Alta.
- He went over the State Engineer's decision #57.113.
- He commented on the exhibit that was prepared by the Town's consultant on the Commercial Core Plan.
- He commented on the road right of way through the Town of Alta and the location of trail heads in the Town.

Onno Wieringa commented on the following:

- The Ski Lift Company prevailed in the Tenth Circuit Court supporting their decision to make business decisions in their ski area.
- The Ski Lift Company was a little bit ahead of last year's numbers.

- The Ski Lift Company has launched their Master Development Proposed Projects Proposal which will be analyzed by the US Forest Service. The Forest Service is in the public scoping process on this proposal.
- The Ski Lift Company also has some projects that are going through the small NEPA process.
- He commended on the power outage situations that occur in the canyon.
- He commented on the proposal on trees that is being discussed by the Mountainous Planning District.
- He commented on the Mountain Accord process moving forward and the exclusion of the Mayor and Town of Alta from the newly formed commission.
- He felt that it is important for the Ski Lift Company to continue its involvement in the Mountain Accord process.
- He commented on the avalanche study in area over the Town and the installation of gas-ex units in the Blackjack area of the Town.
- He commented on Dolan's involvement with the land trade bill and his effort to get ongoing funding for transportation projects in and around the canyons.
- He commented on the land trade bill that has been given to Representative Chaffetz and their objection to the bill at this moment.

13. Motion to adjourn – 02:06:20

**Hearing no further business before the Town Council, there was a motion by Cliff Curry to adjourn the meeting with a second by Elise Morgan. The motion was carried.**

Passed and approve this 16th day of June, 2016.

s/Katherine S.W. Black, Town Clerk