

Minutes
Alta Town Council Meeting
Thursday, May 11, 2017
Alta Community Center
Alta, Utah

1. The Mayor called the meeting to order at 10:00 AM. Those present were Mayor Tom Pollard and Councilmembers Cliff Curry and Harris Sondak. Paul Moxley and Elise Morgan were excused.

2. Mayor's Report – 00:00:18

The Mayor reported on the following matters:

- The ski season ended on Sunday, April 16th.
- At the monthly UFA meeting the annual budget was discussed: the Town of Alta will see around a 3% increase in its contract amount for fiscal year 17/18. The Mayor reviewed other matters discussed at this meeting.
- The UFA governance committee is looking at rewriting interlocal agreements.
- The Mayor, John and Piper met with Jim Peters, the Justice Court Administrator for the State of Utah. Three options were discussed related to the continuation of the Alta Justice Court. The Mayor reviewed those options. After a careful review the Mayor and staff decided to continue the operation of the Alta Justice Court as is. The Court Administrator has publically announced the open Justice Court Judge position in Alta and the selection committee will meet sometime in June to review the applicants.
- The annual clean-up day will be held on Tuesday, June 20th.
- The decision to continue to offer the summer shuttle service at no cost to the rider was discussed. The tentative date for the opening of the summer road is June 30, 2017.
- The Town continues to have conversations with the Forest Service on how to move forward with the operation of the summer program and the shuttle service.
- The Central Wasatch Commission has new life and the commission anticipates meeting sometime in the next few weeks or in early June. The commission will be an advisory board that will be making recommendations on how to initiate transportation improvements.
- UDOT conducted an audit on the Town's use of C-Road funds. The Town provided UDOT with fiscal 2016 and year to date fiscal 2017 expenses using C-road funds. The town also provided at UDOT's request the balance in the PTIF C-Road fund account.
- The Declaration of Candidacy period is June 1 – June 7th, 2017. People are required to file the declaration in person in the office of the Town Clerk.
- The next meeting of the Town Council will be held on the third Thursday of June: June 15, 2017.

3. Treasurer's Report – 00:11:41

Marc Dippo reviewed the monthly treasurer's report.

Hearing no comments or questions, there was a motion to approve the monthly report by Harris Sondak. There was a second by Cliff Curry and the motion carried.

4. Departmental Reports: 00:15:35

Town Administrator's Report: John Guldner reviewed the recent activity in the building department including the increase in hours spent by Forsgren to plan check a few proposed projects in the town.

There will be two meetings with the Justice Court Judge selection committee in June- John and Piper sit on that committee. John went over the process of selecting the Town's new Judge.

The increase in fees by Cottonwood Improvement District might warrant a review in the current rates charged by the town to its customers.

The request for qualifications on the follow up to the Town of Alta's commercial core plan will be finished this week and the Town should have a list of qualified firms shortly. This study will address pedestrian walkways among other matters.

UFA Report: Rand Andrus reported that the Strategic Planning meeting will be held on May 22nd, 2017.

Marshal's Report: Mike Morey reported that UPD has new officers in the canyon and asked the town and its citizens to reach out to these officers.

Mike looked at the flooding potential in the canyon and the assessment was that the potential for flooding was minimal.

5. Town Council Minutes – April 13, 2017 – 00:25:06

Kate Black received some edits and corrections to the minutes prior to the meeting and all were incorporated into the final draft before the council.

There was a motion by Cliff Curry to approve the minutes of the April 13, 2017 meeting with corrections and edits. There was a second by Harris Sondak and the motion carried.

6. Tentative Budgets for the 2017/2018 Fiscal Year – General fund, Sewer and Water Enterprise Funds - 00:25:36

The Mayor explained that state code requires the Mayor to submit and seek approval from the legislative body on proposed budgets for the new year. The budget committee met twice and made recommendations for the general fund and sewer and water enterprise fund budgets for fiscal year 2017-2018. The Mayor read through the highlights of the proposed budget which are listed below.

General Fund Budget:

- The Town of Alta does not anticipate a property tax rate increase. The anticipated revenue from property tax will be \$336,006.
- The bulk of the Town's revenue will come from sales tax -\$1,020,000.
- In order to balance the budget the Town anticipates using \$38,701 of its unreserved fund balance.
- The total general fund budget is \$1,664,257 which is up from the 2016/2017 budgeted revenue of \$1,603,734.50.
- There is a proposed salary and hourly increase for all full and part time employees.
- The Town has budgeted a 5% increase in health insurance costs for full time employees.
- The Utah Retirement System rate will remain the same - 18.47%
- The Town has budgeted \$38,200 in insurance costs. The Trust is currently preparing their annual proposal on the town liability, property and auto policies which will be presented in the June meeting.
- The Town has budgeted \$6,800 in workers compensation insurance costs.
- The Town has budgeted \$40,500 in legal fees.
- The Town has budgeted \$120,797 for the UFA contract: this is a 3.35% increase over last year.
- The Town has budgeted an increase in the monthly contribution to ACVB from \$6,000 to \$7,000 and will budget \$10,000 for matching grants.
- The Town has budgeted a contribution of \$6,000 to the Alta Resort Shuttle.
- The Town has budgeted a contribution of \$15,000 to the Mountain Accord Project.
- The Town has budget \$15,000 for the annual audit.
- The Town has set aside \$15,000 for misc. services in the non-department budget: \$10,000 for a matching WFRC grant and \$5,000 for misc. matching funds.
- The Town has moved the cost of the summer shuttle to the summer program budget. The town also anticipates an increase in the summer program budget due an increase in operational hours for the booth.

Water Enterprise Fund Budget:

- The Mayor is recommending a 5% increase in water usage fees to help fund depreciation; that increase is reflected in the Water Enterprise Fund budget.
- There will be routine maintenance to the water system this year; no major capital improvements are anticipated.

Sewer Enterprise Fund

- No anticipated increase in the Town's sewer rates.
- No major capital improvements planned for the sewer system.
- Regular maintenance will take place in the summer which includes checking the manholes and "TVing" and flushing the sewer line.

The Mayor opened the floor to discussion.

Harris Sondak commented that the budget is about \$60,000 more than last year's general fund budget and asked what made up the difference. The Mayor confirmed that most of the difference were increases in salaries and increases in benefits such as URS and health insurance.

Has the anticipated decrease in sales tax as a result of the closure of the Snowpine during its construction project been reflected in the budget before the Council? The Mayor estimated that

the decrease would be between \$10,000 and \$15,000 and this anticipated decrease was taken into account when establishing the total sales tax for next year.

Hearing no further questions on the tentative budgets, there was a motion by Cliff Curry to approve the tentative budgets for the general fund and sewer and water enterprise fund budgets as submitted. There was a second by Harris Sondak. The Mayor called for a vote on the motion and all present voted in favor of the motion.

The Mayor reminded the public that public hearings on the amended 2016/2017 budget and the proposed 2017/2018 will be held on Thursday, June 15, 2017.

7. Capital Project Fund Committee Report – Marc Dippo & Harris Sondak

The Mayor explained that the Town of Alta's unreserved fund balance at the end of this year might be the statutory amount the town may have on its books. Accordingly the town is recommending that a Capital Project Fund be established. This fund would help fund long term projects in the town.

A committee was established to review projects submitted by various departments of the town. The committee was comprised of Marc Dippo, Harris Sondak and town staff. The Mayor turned the presentation over to Marc and Harris who reviewed the process and the recommendations for possible projects.

Marc Dippo reviewed the proposal which is outlined below:

1. 800 MHz Radio System for the Alta Marshal's Office. The Alta Marshal's Office has operated on a VHS radio system while other public safety, state, local and county agencies have migrated to a statewide system operating on a 800 Megahertz (Mhz) portion of the radio spectrum. The Marshal's Office recommends the Town acquire radio frequencies, hardware and access to infrastructure to operate on the 800 Mhz statewide radio system. This involves the purchase, programming and installation of mobile radios for the Alta Central Dispatch Console, Marshal's fleet vehicles as well as the Alta Town Truck. It would also require a number of hand-held portable dual band radios which would operate on 800 MHz or VHF frequencies.

- **Timeline:** The Marshal's Department anticipates that the system would be in place within 12 to 18 months.
- **Project Cost:** \$50,000

2. Replace membrane roof on the Alta Town Office building. The current membrane roof on the Town Office building was installed in 1995 when the town office building was constructed. The life span of a membrane roof is between 18 and 22 years. The project would require the removal of the existing roof, inspection and replacement of insulation, installation of fiber cover board over insulation and installation of a new 80 mil TPO membrane roof with required appurtenances.

- **Timeline:** The Town anticipates that the roof will be replaced within the next three years.
- **Project Cost:** \$16,185.00

3. Alta Central plumbing upgrade: The Alta Central building was originally located at the University of Utah and used as a research building. We believe that it was brought up the canyon and located at its present location in the 1960's. The Alta Ski Lift Company owned and used it to house employees. In the mid 1970's the Town of Alta purchased the building and since that time has made improvements to the structure and utilities. The Town would like to bring the building's plumbing system up to code which would include the replacement of water transmission lines, plumbing fixtures and required appurtenances inside the building.

- **Timeline:** The Town anticipates that this project would be completed in 2018 or 2019.
- **Project Cost:** \$20,000.

4. Town of Alta Facilities Programming Project: The Town of Alta has completed Community Center facility planning projects over the course of the last 15 years. The Town has also acquired land from the federal government in the last two years, a portion of which has been deemed an acceptable location for the future community center. The Town wishes to take the first step toward developing a community center, by pursuing a conceptual design and facility programming plan for the community center parcel. It is recommended that the programming element of this project also consider current uses of existing Town of Alta facilities, including the Town Office, Alta Central, and the Community Center/Post Office/Fire Station.

Timeline: The Town of Alta would like to move forward with this project within the next two years.

Project Costs: \$40,000

The total amount to be set aside in the fund would be \$126,000: \$50,000 each from the funds owed to the general fund from the sewer and water enterprise funds and \$26,185 from the general fund unreserved fund balance.

Harris pointed out that the committee received input from all the departments in the town on projects that needed to be addressed in the future.

Cliff Curry acknowledged the effort by the committee and staff and supported the priorities outlined by the committee. Cliff asked where the expenditure for the pedestrian study is found in the current year budget. John stated that the bulk of the funds for this study are from WFRC and the town will provide a matching amount of \$10,000; that is shown in the non-department section of the proposed budget.

The Mayor reviewed the amounts that the sewer and water funds owe the general fund and suggested an increase in the amount pay by the sewer fund and decrease the amount from the water fund.

Harris pointed out that issues with the sewer line may cost more in the coming years so the committee decided to only pay back \$50,000 from the sewer fund.

Marc commented that the \$50,000 from each enterprise fund represented a good faith effort for working toward reducing the amount that each fund owed the general fund. The funds owed from the enterprise funds are historical in nature.

The Mayor and Council agreed that setting up a capital projects fund is good fiscal management and allowed the town to set aside funds for large projects that they otherwise could not fund on an annual basis.

Kate explained that if the Council desires to set aside funds in a Capital Project fund it must receive public comment in a public meeting. the Council must then take a vote to set aside those funds. It is anticipated that this process will take place in the June 2017 meeting. Kate also explained that between the date of this meeting and the June meeting the Town could receive additional building and plan check fees that could affect the final fund balance. Accordingly the final total amount set aside in the Capital Projects Fund might have to be revisited.

Harris asked staff to provide updated revenue totals based on revenues received by the date of the June meeting in case the capital project committee needs to meet to revisit the proposal.

8. Proclamation – National Gun Violence Awareness Day - 00:47:28

The Mayor explained that an individual approached him requesting the Town of Alta pass a proclamation declaring June 2, 2017 National Gun Violence Awareness Day . The Mayor read the opening statement on the prepared proclamation and then asked for comments and recommendations from the Town Council.

Cliff Curry opined that it was a great idea and cause and something that we stand for in the Town of Alta. Cliff felt that some of the wording might not be the way the town would word the proclamation. Cliff went on to comment about other resolutions that the town has been asked to support and the language in those resolutions and concerns with the wording in those resolutions. With that in mind Cliff asked if the Town should have a work session to work through the resolutions that have been presented to the Council of late.

Harris suggested that we establish a process where that matters such as this are suggested and reviewed by the town and then presented for consideration to the Council.

The Mayor felt that for the reasons stated by Cliff and Harris, the Town should not take action on this proclamation even though we support the ideas expressed in the this document. The Mayor tabled action on this matter.

9. New Business – 00:53:00

Taking Harris and Cliff's suggestions into account, the Mayor recommended that we set up a process by which proclamations and resolutions in support of matters can be reviewed by staff and then set for consideration by the Town Council.

10. Citizen Input – 00:53:30

Mark Haik opined about the following issues:

- The Town should consider a loop system in its water system to address a possible failure in the system. The town should set aside funds to plan for and engineer a loop system. Mark explained his understanding of a loop system.
- He recommended that the Town conduct a review of the last class C-Road inventory that the town supplied to UDOT in 2003. In Mr. Haik's opinion the inventory conflicts with the notion that the road to the top of the canyon is a Forest Service road.
- It has been two years since the Mayor and Laura Briefer appealed to the landowners in Albion Basin to provide the source and diversion locations for their water. Some of the landowners have provided that information and some have not and no field work has been conducted over the last two summers; there should be a follow up on that matter. The Mayor agreed.

Onno Wieringa commented on the following matters:

- We have to be vigilant about power outages and possible water failures; he sighted some recent outages. We should keep the pressure on Rocky Mountain Power to address the Temple Quarry Feed.
- The Central Wasatch Commission has been revitalized and their focus on transportation is great news.
- The Mountain Collective Pass.
- The Town and the Ski Lift Company should work closely with UTA on winter and summer scheduling. There will be a recap of the winter season with UTA on May 23rd. John will try to attend that meeting. There were comments from the Mayor and Council on this matter.
- The Capital Projects Plan.
- The work on the Supreme Lift. Any questions on this project should be directed to Al Tunbridge, the project manager.
- The Ski Lift Company is also addressing other projects this summer; burying of a water tank at the Quincy Mine portal and the garbage and recycling area near the base buildings. A compactor will be installed
- Work on the HUB building is continuing. They are working on a right of way for the gas line and are very close to signing Verizon, Sprint and AT&T. The DAS system will also be installed on the mountain in seven different locations.

Jen Clancy from Friends of Alta mentioned the recent conversation she had with the Forest Service on the Shrontz proposal for the summer road. All the comments received by the Forest Service on this matter have been cataloged and are available on their website. The Shrontz Estate is not to "keen" on the alternative that they presented to the Forest Service and they are working with the Forest Service to set up a meeting to look at their options. The Forest Service will prepare a more formal report on this matter which should be published the middle of July.

Dan Ketner updated the Council on the possibility of increasing the number of shuttles that run during the winter. After speaking with the shuttle company a second shuttle would have to run all

day and not just during the morning rush. Accordingly the cost would double for this service and the stakeholders could not afford that cost.. The Mayor thanked Dan for looking into this situation.

The Mayor announced that this would be Onno Wieringa's last Town Council meeting and the Mayor took a few moments to thank Onno for his many years of service to the community of Alta. The Mayor said that he was a pleasure to have worked with Onno over the years and through Onno's leadership, Alta Ski Lifts has been able to maintain and enhance its reputation as a premier ski operation. He went on to state that Onno had always been there to help and cooperate everywhere he could. Through Onno's willingness to partner with the Town of Alta, the Town has been able to accomplish so many things that we could not have done alone. The community of Alta is a better place because Onno was a part of it.

Onno made a statement thanking the Town for its kind words and he assured the Town that under Mike's leadership, the relationship the Ski Lifts have had with the Town will continue.

The Mayor explained that since the end of the season, he had spoken with his family and evaluated the requirements of his responsibilities at the Rustler. The Mayor went on to state that he has come to a decision that he will not be submitting his name as a candidate for Mayor.

Cliff recognized Onno's incredible level of competence, judgement, hard work, and charisma, and thanked Onno for everything that he has done for the ski area and the community of Alta. Cliff called Onno a giant of the Utah skiing.

Cliff went on to state that he is still absorbing the news from the Mayor and went on to compliment the Mayor for his hard work, intelligence, judgement and leadership.

Harris thanked Onno and went on compliment Onno for his stewardship over public lands that the Alta Ski Lift Company manages for the people of this community. Harris thought that the Alta Ski Lift Company had a worldwide reputation and Onno had been a part of establishing that reputation.

Onno opined that skiing is a big part of this community but everyone should also be looking at what the summers will look like in the future. This is a big challenge not only for the Ski Lift Company but for the Town of Alta as well. Onno thanked everyone for their kind words.

John Guldner commented on the great relationship that the Town of Alta has with the Alta Ski Area and that relationship should be credited in large part to Onno's efforts. The Town of Alta will continue to work as partners with the Alta Ski Lift Company.

11. Motion to adjourn – 01:21:34

Hearing no further business before the Town Council, there was a motion by Cliff Curry to adjourn the meeting. There was a second by Harris Sondak and the motion carried.

Passed and approve this 15th day of June, 2017.

s/Katherine S.W. Black, Town Clerk