

MINUTES
ALTA TOWN COUNCIL MEETING
Thursday, May 9, 2019, 9:00 AM
Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: Mayor Harris Sondak
Council Member Margaret Bourke (via telephone)
Council Member Cliff Curry
Council Member Elise Morgan
Council Member Sheridan Davis

STAFF PRESENT: John Guldner, Town Administrator
Chris Cawley, Assistant Town Administrator
Piper Lever, Town Clerk
Jen Clancy, Deputy Town Clerk
Mike Morey, Town Marshal
Nora Pincus, Town Attorney

WORK SESSION TO DISCUSS 2019-2020 BUDGET HIGHLIGHTS AND PROPOSED ZONING ORDINANCE CHANGES

00:00:01

Mayor Sondak opened the work session at 9:03 a.m. and initiated the discussion regarding the 2019-2020 budget. He presented a two-page document showing the highlights of the budget, see attached. The budget committee met twice in the past few weeks, and in one of those meetings they decided to add more codes to provide finer detail in the budget. Those codes were included in the budget worksheet. Mayor Sondak briefly addressed property tax, stating that the Town of Alta had previously chosen to do an increase every few years rather than annually to address inflation. The Town would have to undergo the Truth in Taxation process this year. He noted that the salary expenses had increased because he wanted to ensure that salaries kept up with cost of living. Minimum wage would be increased to \$15 per hour for Town employees.

It was asked whether Fourth Quarter funds could be used for parking lots, as these funds were designated for transportation. Mayor Sondak considered parking lots to be part of transportation, but they would need confirmation before moving forward with that plan.

Regarding ACVB, Mayor Sondak said that he would be meeting with Salt Lake County to request some of the transient room tax funds be used directly to benefit Alta. The Budget Committee recommended leaving this line item the same as last year, but they also request that the Town Council discuss the issue on a future agenda.

Town Clerk Piper Lever said that she would be going through the current fiscal year's budget next month.

00:20:56

Council Member Curry asked about the three new vehicles listed on the budget highlights document. Ms. Lever explained that the budget includes the purchase of two new vehicles; the Town's work truck would be sold and replaced with a new one, and a police vehicle would be purchased but the older police vehicle would be kept as a line unit to be used by part time officers.

00:24:45

Council Member Bourke noted that the budget for the summer program increased from \$18,000 to \$94,000, and she asked why there was such a significant increase. Mayor Sondak said that the new work truck would be included in the summer program budget, and that expense was \$38,000. Ms. Lever noted that the truck was used across many departments, including the summer program. Mayor Sondak noted that the summer program budget also showed an \$8,000 expense for the park ranger, but \$6,000 of that amount was being funded by other means. Essentially, the park ranger would only cost the Town \$2,000. Ms. Lever also noted that the summer program was underfunded in the current fiscal year.

Council Member Bourke requested that they address the water and sewer enterprise funds. She noted that water revenue was down from the previous year, and Mayor Sondak had provided information in the newsletter essentially stating that the Town would be charging more for water because they were in arrears. In looking at the budget, she couldn't find a reason for that. Mayor Sondak explained that the Town had a debt on the books, and he wasn't sure where it came from or how long it had been there. Further, current user fees were inadequate to retire the debt and build reserves. The increased rates would help pay that debt and to create a savings that could be used when the water and sewer systems required repairs and replacements. There was continued discussion regarding the state of the existing system and the Town's debt service.

Mayor Sondak closed the work session at 10:00 a.m.

1. CALL THE MEETING TO ORDER

00:56:40

Mayor Sondak called the meeting to order 10:01 a.m.

2. CITIZEN INPUT

00:57:09

Karen Travis, a resident, said the Town could decrease the number of day vehicles coming into Alta if they could increase the number of people staying in the lodges.

00:58:18

Ellza O'Reilly stated that she had sold her home in Alta after living there for 27 years. She thanked the Town for serving the residents.

3. INTRODUCE SENATOR CULLIMORE

00:59:41

Mayor Sondak stated that Senator Cullimore, Utah State Senator, wasn't present at the meeting.

4. MAYOR'S REPORT

01:00:45

Mayor Sondak reported on the Environmental Impact Study being conducted by UDOT. CWC had requested that UDOT include a capacity study with the EIS, but UDOT was concerned that this would be more appropriate as part of the US Forest Service NEPA process. Mayor Sondak also attended a CWC meeting and a UFA Finance Committee meeting over the past month. He reported that Chris Cawley would be going to Fire School on May 24th. Available Class A and Class B dog licenses were selected via a lottery. Temporary dog licenses were granted, as follows: Johanna Wilson for 30 days beginning on April 17th, Nikki LeClair for three days starting May 7th, and Hugh Ferguson for three days beginning April 19th. Mayor Sondak had tried to meet with Bekee Hotze (USFS District Ranger) to discuss the Closure Order, but she had been out of state. He hoped to meet with her on May 24th. She had indicated that she wanted to have a representative from Salt Lake City Public Utilities present at that meeting. Little Cottonwood Cleanup Day will be on June 19th.

5. APPROVAL OF MAY 9, 2019 TREASURER'S REPORT

01:13:07

Town Administrator/Treasurer John Guldner presented the Treasurer's Report for the month of May 9, 2019. He explained the new format and highlighted a few items.

MOTION: Council Member Davis moved that the Town Council APPROVE the Treasurer's Report of May 9, 2019. Council Member Morgan seconded the motion. The motion passed with unanimous consent of the Council.

6. APPROVAL OF THE TOWN COUNCIL APRIL 11, 2019 MEETING MINUTES

MOTION: Council Member Davis moved that the Town Council APPROVE the minutes for the April 11, 2019 Town Council Meeting. Council Member Curry seconded the motion. The motion passed with unanimous consent of the Council.

7. APPROVAL OF THE TOWN COUNCIL APRIL 18, 2019 WORK SESSION MINUTES

MOTION: Council Member Morgan moved that the Town Council APPROVE the minutes for the April 18, 2019 Town Council Work Session. Council Member Davis seconded the motion. The motion passed with unanimous consent of the Council.

8. APPROVAL OF THE TOWN COUNCIL 2019-2020 TENTATIVE BUDGETS

01:22:26

MOTION: Council Member Morgan moved to APPROVE the Town Council 2019-2020 Tentative Budget. Council Member Davis seconded the motion.

Prior to taking a vote, the Council discussed the debt in the water fund. Mayor Sondak was unsure of where the debt originated, and it would take some analysis to figure out that information. Council Member Davis suggested making payments on the debt rather than pushing it forward every year. Council Member Bourke wanted to ensure that there was fairness in who was paying on the debt.

The Council also discussed how the expenses for the truck were being accounted for in the budget.

Council Member Bourke asked about the dust suppressant expense, and Ms. Lever said that this was listed under roads rather than summer maintenance. Council Member Bourke recalled discussing this issue at a previous Council meeting and wondered if they should budget to apply the suppressant more than once per year. Council Member Morgan said that the reason the suppressant was only applied once per year was because it needed time to set, which would require a road closure. Mayor Sondak suggested talking to the ski area about taking on some of that expense.

A roll call vote was taken, with Mayor Sondak, Council Members Bourke, Curry, Davis, and Morgan voting "aye". The motion carried.

9. STAFF REPORTS

01:59:41

Town Clerk Piper Lever noted that she would be continuing to work on the budget before final approval next month.

02:00:17

Town Administrator John Guldner reported on the anticipated building permits and connection fees for next year, and he noted that this would have to be included in the proposed budget. He anticipated many remodels next year. He requested that the Council again discuss the proposed Albion Basin Protection Overlay Zone.

2:07:30

Assistant Town Administrator Chris Cawley reported that he had met with a painter to get an estimate on painting the interior of the Town Office building. Staff had called in a request to Rocky Mountain Power to send an estimator to figure out the cost of installing a recloser on the line in Alta. The cost for that would be between \$40,000 and \$60,000, and the Town would be responsible for that cost. He reported on the Emergency Management training he attended and stated that the County was planning to update its Emergency Operations Plan. The Town could opt-in to the process. UDOT was planning to improve the crosswalk this summer, which would include new striping and a flashing pedestrian sign. Staff had also applied for another WRFC Transportation and Land Use Connection Planning Grant and won a grant for March.

02:22:17

Town Marshal Mike Morey reminded everyone to be aware of spring runoff conditions and possible swift waters beneath the snow.

10. USFS AND TOWN OF ALTA LICENSED DOGS

02:23:26

Mayor Sondak was trying to meet with District Ranger, Bekee Hotze on May 24th, and he hoped to have a statement from her that he could relay back the Town Council. The Council discussed this briefly.

11. NEW BUSINESS

02:34:12

Mayor Sondak said that during the CWC meetings, there had been discussions about potential revenue generation from Highway 210 in the future, including making the Highway a toll road. This would be contrary to the current language of the Town's General Plan.

Council Member Curry said that the Council should discuss whether this was still something they wanted in the General Plan. They could adopt a resolution saying that they would uphold the current General Plan, or they could make changes to it.

Council Member Morgan said that they needed to consider how a toll would impact the residents and the people that commute to Alta for work. Highway 210 was the only way in or out of Alta. She suggested that they research other communities that have dealt with toll roads.

02:41:09

Mayor Sondak suggested that the Council have another work session to discuss zoning, and Council Member Davis agreed. They hadn't had a chance to discuss the comments that were given during the public hearing. The work session was scheduled for 9:00 a.m. on June 20th.

02:42:25

Council Member Davis thanked Mayor Sondak for raising the minimum wage in the Town of Alta. She asked the Council if they were comfortable in taking a proactive approach in educating the public and enforcing restrictions regarding dogs. This would hopefully address some of the concerns raised by Bekee Hotze in her communications with the Mayor and Council.

Council Member Curry said that Town Council Members were entitled to have their own point of view on any issue, and they could address their concerns with the public. Council Member Bourke encouraged Council Member Davis to come up with some language that could be shared with the community. Mayor Sondak highlighted to make sure it was approved by the rest of the Town Council before it was distributed.

Council Member Davis suggested that the Council revisit Mayoral compensation. She felt that the Mayor should be paid a living wage salary. With the current compensation, it was difficult for anyone to run that wasn't independently wealthy or retired.

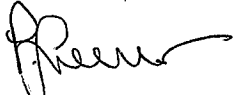
02:53:45

Ms. Lever briefly explained the process of running for Council. She encouraged any interested parties to come to the Town Offices between June 3rd and June 7th.

12. MOTION TO ADJOURN

MOTION: Council Member Morgan moved to ADJOURN at 11:58 a.m. Council Member Davis seconded the motion. The motion carried with unanimous consent of the Council.

ADOPTED BY TOWN CLUNCIL 6/20/19



ATTESTED BY PIPER LEVER, TOWN CLERK