

MINUTES
ALTA TOWN COUNCIL VIRTUAL WORK SESSION
AND REGULAR MEETING

Wednesday, December 8, 2021, 3:00 PM

Alta Community Center, 10351 E. Highway 210, Alta, Utah

PRESENT: Mayor Harris Sondak
Council Member Margaret Bourke
Council Member Cliff Curry
Council Member Sheridan Davis
Council Member Elise Morgan

STAFF PRESENT: John Guldner, Town Administrator
Chris Cawley, Assistant Town Administrator
Piper Lever, Town Clerk
Jen Clancy, Deputy Town Clerk
Mike Morey, Town Marshal
Polly McLean, Town Attorney
Cameron Platt, Town Attorney

WORK SESSION

Mayor Sondak called the virtual work session to order at 3:00 p.m. without an anchor location per a November 12, 2021 submitted determination.

1. 2021 AUDIT

[00:01:00]

Piper Lever introduced Ron Stewart of Gilbert and Stewart. Ron explained the audit process and findings. Please see attached audit report. There were no out of compliance findings to which Mayor Sondak credited the clerk staff.

2. 2022 BUDGET AMENDMENT

[00:12:30]

Mayor Sondak started the discussion by saying the purpose of this amendment is to understand how the budget stands and what we expect for the second half of the fiscal year and said the Town Council will have a chance to amend the budget again near the end of the fiscal year. Piper scrolled through the proposed amendments and provided explanations for line items. Changes included staff wage increases and actual revenues exceeding projections. Margaret Bourke asked a question about the parking program revenue estimate. Sheridan Davis asked why the comparable salary survey was not shared with the Council. The answer was that while the Town administrators are paid at the lower end of a comparison, a mid-year raise is not the norm. The mayor suggested the Council look closely at that for next year's budget.

3. PARKING PLAN UPDATE

[00:39:18]

Mayor Sondak said the Town does not have an agreement with the ASL or UDOT to present to the Council, nor a special use permit from the USFS to operate a parking permit plan. Without the special use permit, the TOA cannot operate a paid parking program. The Mayor and staff have been meeting non-stop with the major players in an attempt to get a permit in place, but at this point negotiations are at a standoff and there is nothing solid to report.

Chris Cawley brought up a map to identify the different parking areas ownership, easements and management authorities.

The Work Session was closed and the Council took a short break.

[00:58:50]

REGULAR MEETING

1. CALL THE MEETING TO ORDER AND DECLARATION

[01:02:34]

Mayor Sondak called the meeting to order without an anchor location per a November 12, 2021 submitted determination.

2. CITIZEN INPUT

[01:03:14]

The Town Clerk read an email from Anna Robling regarding parking and referred to two other emails received today; all of which are on the record. Also, referred to a letter to Mayor Sondak expressing her appreciation for his leadership and sacrifice from Utah State Representative GayLynn Bennion. Mitch McDermott spoke about parking and backcountry skier access. Gage Kazickas spoke in support of first come-first served parking. Garrett Culligan agreed and addressed the 8 am start time. Mitch Frankel spoke about the impracticality of the bus alternative. Brad Rutledge of Wasatch Backcountry Alliance spoke about Grizzly Gulch being the safest and most accessible access to public lands and the 8 am start time. Pat Shea commented that Mike Maughan is grooming ASL to be a part of Snowbird and if litigated, it would likely be found that there is undue influence on the Forest Service at either the local level or by lobbyists in Washington DC. He further noted that a special use permit holder must comply with local government rules whether municipal and/or state; not all permits fall under the shadow of the federal government. John Fay thanked TOA staff for working hard to represent community residents and members. Tyler Meadows thanked TOA for efforts on behalf of all user groups fighting for preservation of equitable access to public lands.

3. PATHWAY ASSOCIATES PRESENTATION- DAVE JONES & AMBERLIE PHILLIPS

[01:25:30]

Jen Clancy summarized the process that led to this study. Dave Jones began by thanking the TOA staff for their help in conducting this study to determine the feasibility of raising approximately \$20M from private donors to build a public community center. He explained the methodology of the study involving interviews and assessment of resources. Amberlie Phillips outlined the process of assessing the Town's internal readiness, determining the community's needs and appeal of the project to prospective donors, external readiness and conclusions. Please see the Executive Summary and full analysis linked here.

<https://townofalta.com/wp-content/uploads/2021/12/TOA-Philanthropic-Market-Analysis-Executive-Summary.pdf>

<https://townofalta.com/wp-content/uploads/2021/12/Pathway-Council-Presentation.pdf>

Mayor Sondak said that Pathways' conclusions were consistent with what he has experienced from the community. Margaret Bourke asked about the recommendation to reconceive the project and build consensus. Dave Jones said Pathways Associates would not be the best resource to help the Town move forward but architectural firms would be best to help develop a program. Amberlie encouraged the Town to take the information gathered and use it to engage the community and potential major donors.

4. DISCUSSION AND POSSIBLE ACTION ON ALTA CHAMBER VISITOR BUREAU AGREEMENT

[02:10:35]

Chris Cawley began by explaining the historical support the Town has provided to ACVB. There is a need for an agreement in order to disburse funding to ACVB, as was budgeted for in the 2022 budget. The previous 2019 agreement was amended to specify a semi-annual payment. There was discussion about a return on investment metric and about language in the agreement targeting visitors. Chris answered that ACVB will evaluate impacts by comparing year over year numbers relating to room night bookings, event attendance, sales tax revenue, etc. Cliff Curry indicated his support of the leadership of ACVB and the direction they had moved. Elise Morgan indicated her support of entering the agreement due to the fact that the organization had responded to the Council's guidance. Polly McLean asked that a second disbursement date be specified into the agreement.

MOTION: Mayor Sondak motioned to adopt the ACVB agreement. Sheridan Davis seconded the motion. All were in favor. The motion passed.

MOTION: Mayor Sondak motioned to amend the motion to insert a second June 1st disbursement date. Cliff Curry seconded the motion. All were in favor. The motion passed.

Chris Cawley's slides can be seen here. <https://townofalta.com/wp-content/uploads/2021/12/2021-12-1-ACVB-Presi.pdf>

5. ALTA SKI AREA UPDATE – MIKE MAUGHAN

[02:33:45]

Mike Maughan said business levels are about the same as last year at the same time, and demand is looking even stronger than last year. The parking reservation system seems to be working well for the first weekend they are being offered. Mr. Maughan answered a question about the relationship between the ski area and the Town related to the individual parking plans. He stated that the ski area's commitment is to utilize the parking in town to accommodate the various users, which necessitates prioritizing the Alta skiers and the local community.

6. UNIFIED FIRE AUTHORITY – CHIEF JAY TORGENSEN

[2:48:35]

Chief Torgersen reported that UFA hired four paramedics from outside of the UFA. UFA has 90% vaccination rate and is in the midst of a booster program, quarterly YTD call volumes include 8 medical calls in Alta, working on getting the Town access to their data, been busy in the canyon working with public safety partners. Thanked the Mayor and Council for their public service.

7. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE 2020-2021 FINANCIAL STATEMENTS AND AUDIT OF THE TOWN OF ALTA

[2:53:50]

MOTION: Council Member Bourke moved to APPROVE the FY 2021 financial statements and audit. Mayor Sondak seconded the motion.

VOTE: All in favor. The motion carried.

8. APPROVAL OF CONSENT AGENDA

[2:55:38]

MOTION: Cliff Curry motioned to accept the consent agenda. Elise Morgan seconded the motion.

Sheridan Davis objected to the minutes of the Nov 13 meeting stating her opinion that the proposed minutes did not accurately reflect the legal opinions relating to the mayor's right to appoint a new planning commission member, based on the Town's ordinances. In her opinion, Councilman Curry did not state his conflict of interest before voting on the appointment, and the fact that the Council did not discuss all three potential appointee's qualifications was not reflected in the minutes and thus, edits are required. Cliff Curry stated that he did not disclose a conflict of interest because it was not a conflict. The Town Clerk stated that she noted what was motioned, discussed and voted on. Sheridan Davis had to leave the meeting prior to the vote on the motion.

VOTE: Mayor Sondak, Elise Morgan and Cliff Curry voted in favor and Margaret Bourke opposed. The motion carried 3-1.

9. QUESTIONS REGARDING DEPARTMENTAL REPORTS

[03:00:00]

There were none.

10. DISCUSSION AND POSSIBLE ACTION TO ADOPT 2021-R-19; A RESOLUTION ADOPTING AMENDED FY2022 BUDGETS

[03:01:35]

MOTION: Mayor Sondak moved to adopt the presented budget. Cliff Curry seconded the motion.

Discussion involved decreasing the parking permit program revenue and increasing the sales tax revenue projection.

MOTION: Margaret Bourke moved to amend Attachment A of the resolution 2021-R-19 to decrease parking revenue by \$10,000 and increasing the sales tax revenue by the same amount. Mayor Sondak seconded the motion.

VOTE: The Council voted unanimously to accept the amended motion, with the two changes to Attachment A. The Council voted unanimously to adopt the amended budget.

11. DISCUSSION AND POSSIBLE ACTION ON AN AMENDED MEMORANDUM OF UNDERSTANDING WITH ALTA SKI AREA REGARDING PARKING PROGRAMS

[03:06:23]

Mayor Sondak explained that the Town does not have an MOU that the ASL is interested in signing so no reason to discuss.

12. DISCUSSION AND POSSIBLE ACTION ON AN AGREEMENT WITH UDOT TO MANAGE PARKING ON A STATE ROADWAY

[03:06:50]

Mayor Sondak explained that UDOT told him that any agreement to manage parking would be with the USFS, and not with UDOT. Therefore, no action is needed.

It was noted that there is still hope that an MOU will be reached between ASL and TOA in order for parking enforcement to be performed on ASL owned land by the Alta Marshal's Office. Without the agreement, there is currently no parking enforcement; however other police services are conducted in those areas.

13. MAYORS REPORT

[3:10:27]

Jen Clancy read off the temporary dog licenses issued between Nov 8 and Dec 6.

Council Member Bourke said it has been her honor to serve the Alta community and she looks forward to seeing people around town in an unofficial capacity.

Council Member Curry thanked Mayor Sondak and Margaret Bourke for their intelligence and hard work they brought to their roles. Also thanked the citizens for giving him the opportunity to serve for 14 years, all of his colleagues through the years on the Council, and town staff.

Mayor Sondak thanked Cliff Curry for his diligence looking out for the Town’s interest and also for his contributions, insight and experience. Thanked Margaret Bourke for bringing her talent and experience as an attorney to help the Council actions be clear and accurate and her tireless efforts helped to guide the Town during her tenure.

He ran for office to help the community and the Town. He found being mayor to be a more complicated job than anticipated, but he found it interesting and believes progress was made on projects and relationships with partners. The staff has proved critical to the successes and their dedication has been impressive. The Town faces challenges and he wished the new administration the best of luck in tackling those. He also thanked the citizens for the opportunity and it has been an honor to serve.

14. MOTION TO ADJOURN

[3:22:05]

MOTION: Margaret Bourke moved to adjourn. Cliff Curry seconded and the motion passed with the unanimous consent of the Council.

The meeting was adjourned at 6:23 pm

Passed this 12th day of January , 2022



Piper Lever, Town Clerk