



Town of Alta
Budget Committee
Presentation to the
Alta Town Council

FY 2026

May 14, 2025

*Updated 5/15/25 to match
Tentative Budget passed
5/14/2025*

Financial Planning

1. Starting to lengthen the financial planning horizon
2. Capital Assets Master Planning
 - Facilities planning: what will the Town's first major project be?
 - Water and sewer planning: assuming biannual projects on water and sewer systems
 - Our Lady of the Snows Center
 - Included in the FY26 budget
 - Working with A.C.E on a lease agreement
3. Compensation
 - Annual pay plan update – Worth of Work or “WOW” framework
 - Stabilize and sustain the Alta Marshals Office
 - Adding 5th officer at end of FY2025
 - Public Safety System at Utah Retirement Systems (URS)
 - Sworn full-time officers in system (effective February 2025)

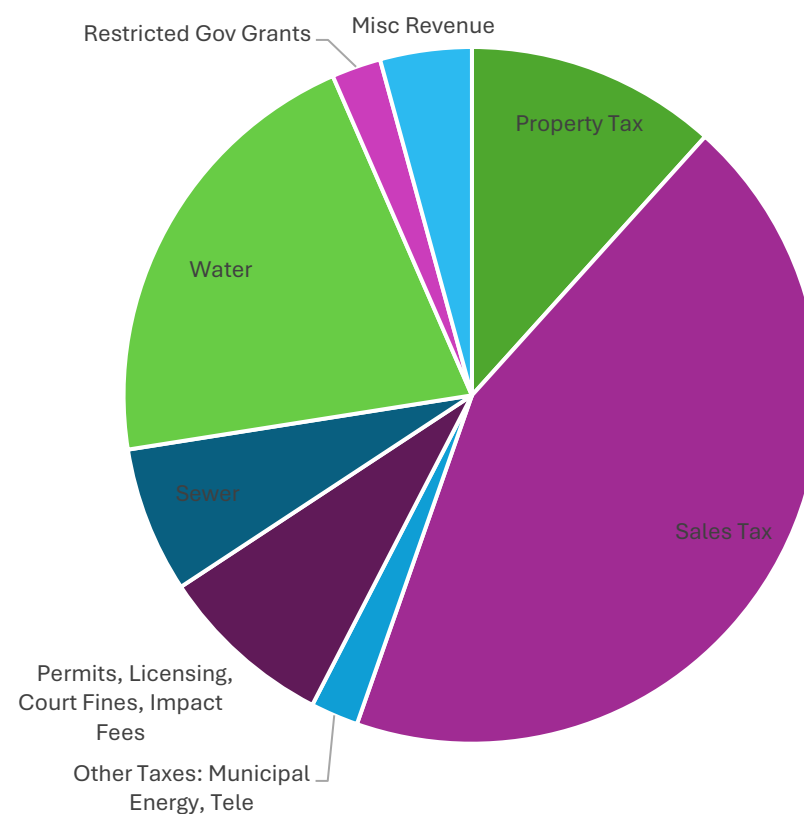


REVENUE: Approach to the FY26 Budget

HIGHLIGHTS

1. Property Tax Increase – Truth in Taxation
 - Increase of \$100,000 (from \$405k to 505K)
2. Sales Tax Projection - \$1,890,000
 - Same projected budget in FY26 as in FY25
 - Municipal Transient Room Tax
 - Not proposing in FY 26
 - Estimated new revenue ~\$200,000
3. Unreserved Fund Balance
 - Budgeting for the use of cash on hand \$297,613 (retreat idea)
4. Alta Resort/Town/Night Shuttles
 - Assuming the same revenue as FY25; subject to change

COMBINED FUND REVENUE FOR FY 2026



Revenue Comparison: FY26 to FY25

Revenue: Across 4 Funds	FY25 Budget	FY26 Tentative Budget	FY 26 % of Budget	Difference FY25 vs FY 26	% Diff FY25 vs FY26
Property Tax	\$ 405,165	\$ 505,165	12%	\$ 100,000	25%
Sales Tax	\$ 1,890,000	\$ 1,890,000	46%	\$ -	0%
Other Taxes: Municipal Energy, Tele	\$ 93,297	\$ 96,000	2%	\$ 2,703	3%
Town Services					
Permits, Licensing, Court Fines, Impact Fees	\$ 341,150	\$ 353,100	9%	\$ 11,950	4%
Sewer	\$ 240,977	\$ 293,000	7%	\$ 52,023	22%
Water	\$ 383,651	\$ 651,500	16%	\$ 267,849	70%
Restricted Gov Grants (County, USFS, SLC, 4th .25, PO, UDOT)	\$ 119,047	\$ 99,047	2%	\$ (20,000)	-17%
Misc: interest, contributions from private sources, sundry etc.	\$ 249,150	\$ 183,950	5%	\$ (65,200)	-26%
Total Revenue	\$ 3,722,437	\$ 4,071,762	100%	\$ 349,325	9%

Water Revenue:

The anticipated loan from the General Fund to the Water Fund for the Crosstown Waterline project skews FY25 – FY26 comparison.

Property Tax Increase

Proposal – to raise the local Alta property tax revenue by \$100,000, going from \$405K to \$505K.
Below is a chart with comparable rates.

Taxing Entity	Alta 25 Draft	Alta 24	Sandy City 24	Cottonwood Heights 24	Brighton 24	Unincorp SL Co. (Snowbird) 24
Local Government Levy	0.001317	0.000990	0.000988	0.001357		
County	0.001456	0.001456	0.001456	0.001456	0.001456	0.001505
Fire Service	0.001403	0.001403	0.000000	0.000000	0.001403	0.001403
Law Enforcement	0.000000	0.000000	0.000000	0.000000	0.002038	0.002038
Library	0.000446	0.000446	0.000446	0.000446	0.000446	0.000446
Parks and Rec	0.000000	0.000000	0.000105	0.000685	0.000000	0.000000
Schools	0.005677	0.005677	0.005677	0.005677	0.005677	0.005677
Utility	0.000400	0.000400	0.000916	0.000566	0.000400	0.000469
Other	0.000009	0.000009	0.000112	0.000009	0.000009	0.000009
Total	0.010708	0.010381	0.009700	0.010196	0.011429	0.011547
Alta Local Levy % of Total	12%	10%	10%	13%	0%	0%
Per \$100,000 in Valuation	\$ 1,071	\$ 1,038	\$ 970	\$ 1,020	\$ 1,143	\$ 1,155
Per \$1M in valuation	\$ 10,708	\$ 10,381	\$ 9,700	\$ 10,196	\$ 11,429	\$ 11,547

**VERY
PRELIMINARY**

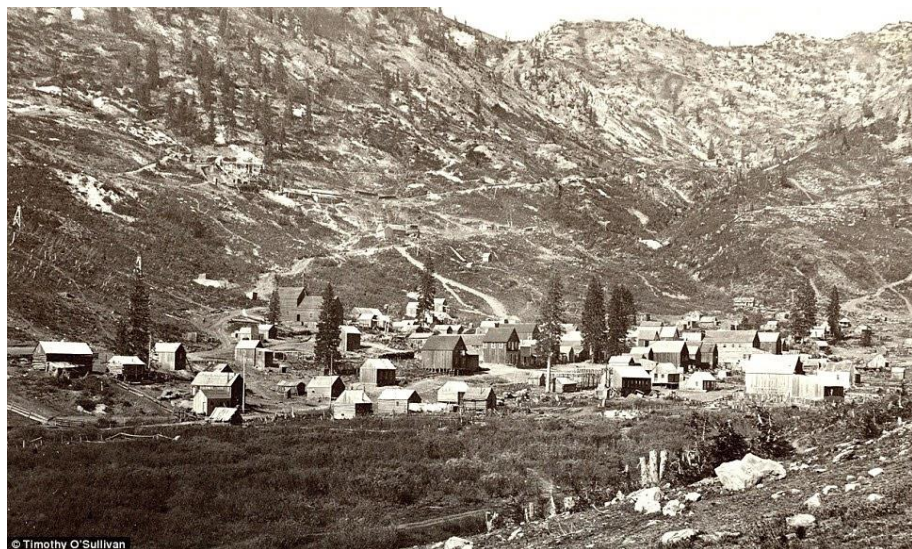
**Will receive avg
residential
value soon**

**Go through
TRUTH IN
TAXATION**

VERY VERY ROUGH ESTIMATE - Alta rate drafted using: \$505,000 in property tax revenue and estimates from last 2 years for proposed tax rate value (\$383,503,016) and avg residential value (\$1,784,350)

Property Tax Increase – Why?

Utah municipalities determine how much property tax revenue is needed and must follow the Truth in Taxation process to increase the amount of revenue they collect. Without undergoing Truth in Taxation, property tax revenue remains stable over time even as costs increase, and as property values increase, the tax rate itself actually decreases.



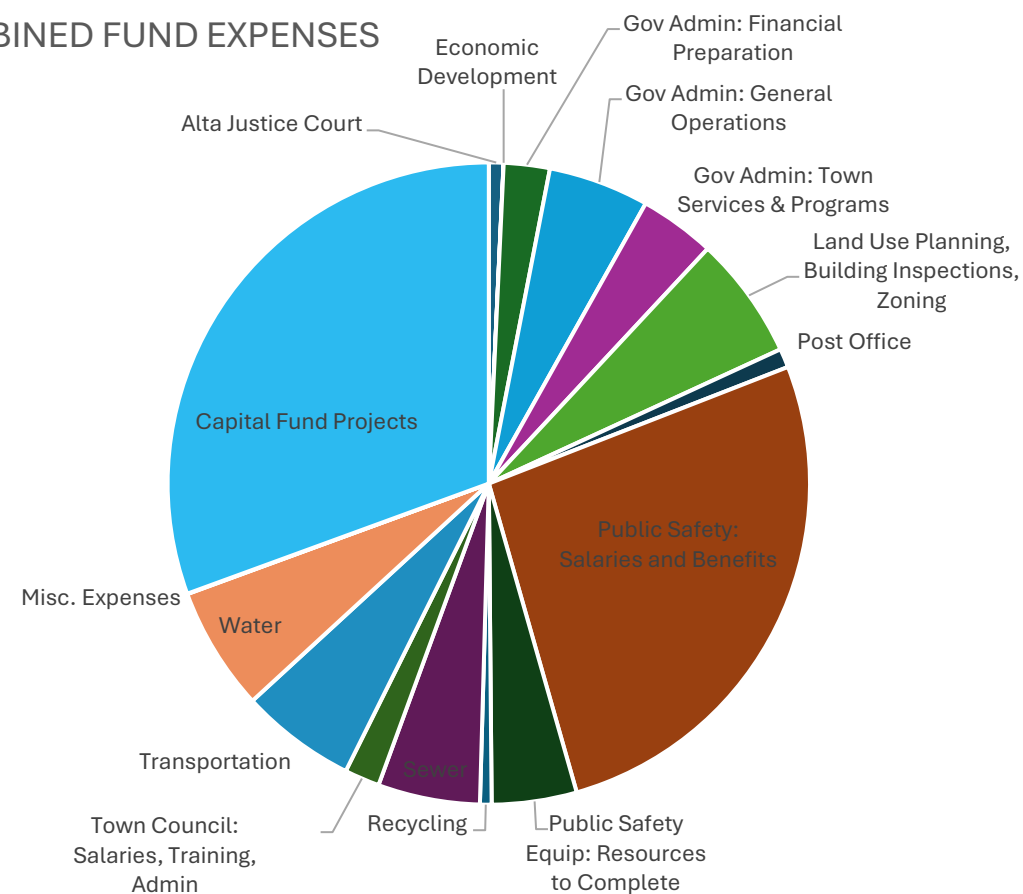
- ❖ Town of Alta property tax revenue last raised in FY 24
- ❖ Property tax represent 15% of the total General Fund revenue in the FY26 budget.
- ❖ Compensation
 - Payroll increases per the WOW framework & COLA
 - Adding staff:
 - Adding a 5th FT officer
 - Purchase of OLS adds to staffing needs. We are working on proposal to present in the June council meeting.
- ❖ Projects
 - We are planning and executing more projects, requiring consulting, staff time, capital
- ❖ The cost of doing business is increasing
 - Vendor costs are increasing 3-5% annually
 - Shuttle program anticipated to increase 8%

Expenses: Approach to the FY26 Budget

HIGHLIGHTS

1. Contribution from General Fund to Capital Project Funds
 - \$150,000 = 5% of the General Fund budget
2. Purchase and operation of OLS
3. Payroll increases
 - Total increase \$189k
4. Vendors costs increasing 3-5%
5. Alta Resort/Town/Night Shuttles
 - Expense estimated to grow up to 8%
 - Net expense to TOA in FY 26 budget is \$138,160

COMBINED FUND EXPENSES



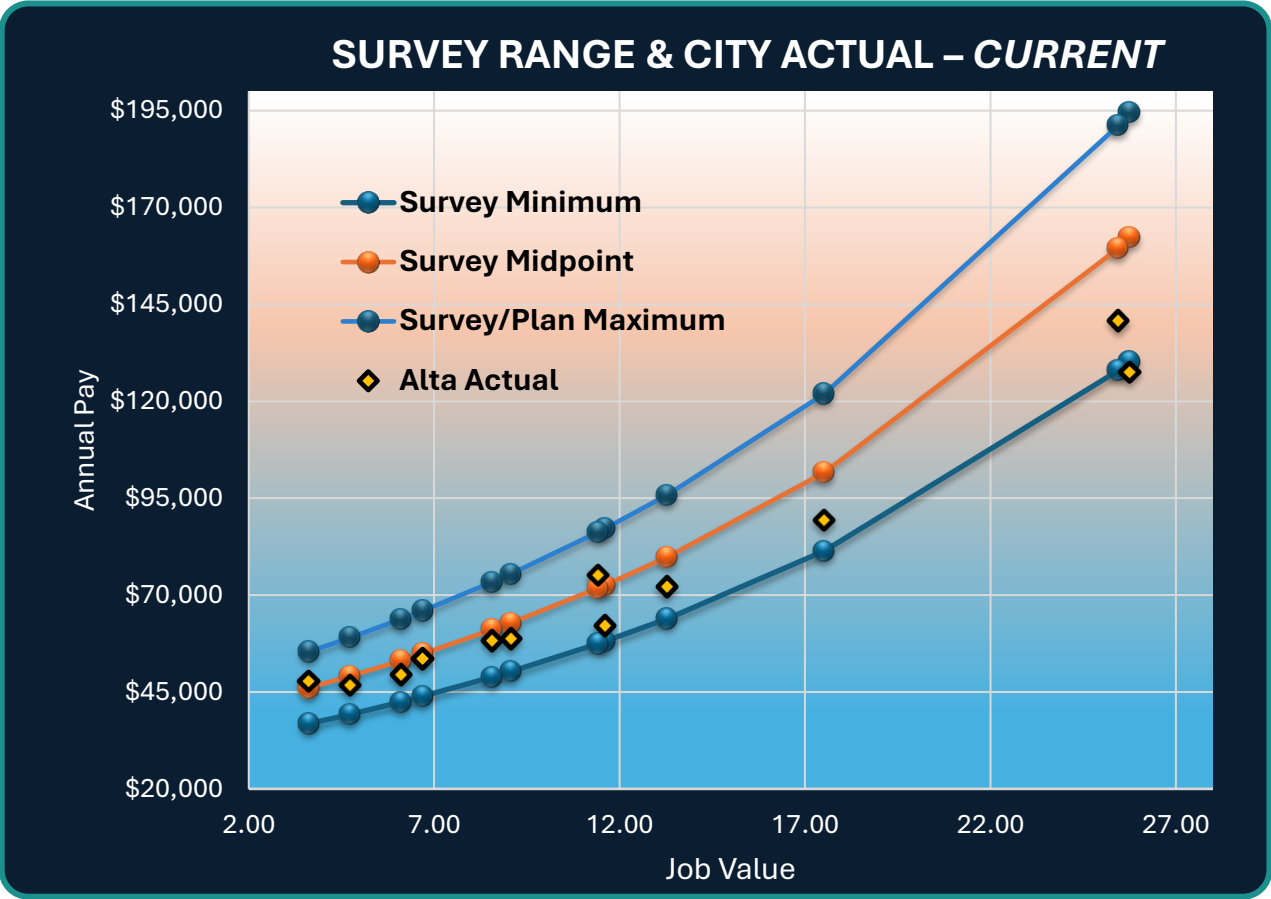
Expense Comparison: FY26 to FY25

Expenses Across 4 Funds	FY25 Budget	FY26 Tentative Budget	FY 26 % of Budget	Difference FY25 vs FY 26	% Diff FY25 vs FY26
Alta Justice Court, Code Enforcement	\$ 47,205	\$ 40,819	1%	\$ (6,386)	-14%
Economic Development	\$ 400	\$ 400	0%	\$ -	0%
Government Administration					
Financial Preparation	\$ 126,890	\$ 129,048	3%	\$ 2,158	2%
General Operations	\$ 278,474	\$ 282,620	7%	\$ 4,146	1%
Town Services & Programs	\$ 168,582	\$ 212,445	5%	\$ 43,863	26%
Land Use Planning, Building Inspections, Zonin	\$ 294,252	\$ 345,144	9%	\$ 50,892	17%
Post Office	\$ 42,680	\$ 52,966	1%	\$ 10,286	24%
Public Safety					
Employees: salaries and benefits	\$ 1,268,870	\$ 1,476,730	38%	\$ 207,860	16%
Equipment: resources to complete work	\$ 254,403	\$ 238,153	6%	\$ (16,250)	-6%
Recycling	\$ 31,500	\$ 32,500	1%	\$ 1,000	3%
Sewer	\$ 232,820	\$ 286,448	7%	\$ 53,628	23%
Town Council: Salaries, Training, Admin	\$ 89,107	\$ 98,440	3%	\$ 9,333	10%
Transportation	\$ 313,850	\$ 324,410	8%	\$ 10,560	3%
Water	\$ 357,760	\$ 347,390	9%	\$ (10,370)	-3%
Misc. Expenses	\$ 1,200	\$ 1,200	0%	\$ -	0%
Total Expense w/o Cap-Ex	\$ 3,507,993	\$ 3,868,713	100%	\$ 360,720	10%
Capital Improvement Projects	786,762	1,408,662	27%	621,900	79%
Total Expense	\$ 4,294,755	\$ 5,277,375			

Capital Improvement Projects:

- Master Plan V2
- OLS
- Tom Moore
- AMO cameras
- Dispatch console
- Trailhead bathrooms
- W/S infrastructure replacement
- Crosstow waterline
- Meters

FY26 Wage Study Pay Plan



FY26 - PROPOSED

		Pay Range		
JOB TITLE	Job Value	Minimum	Midpoint	Maximum
TOWN MANAGER	25.75	\$133,473	\$160,167	\$186,862
TOWN MARSHAL	25.45	\$131,165	\$157,398	\$183,631
TOWN CLERK	17.52	\$83,441	\$100,129	\$116,817
ASSISTANT TOWN MANAGER	13.28	\$65,513	\$78,615	\$91,718
DEPUTY MARSHAL	11.61	\$59,559	\$71,471	\$83,383
LEAD DISPATCHER	11.42	\$58,916	\$70,700	\$82,483
DEPUTY TOWN CLERK	9.07	\$51,519	\$61,823	\$72,127
LEAD BUILDING MAINTENANCE TECHNICIAN	8.57	\$50,074	\$60,089	\$70,104
DISPATCHER	6.69	\$44,981	\$53,977	\$62,973
MAINTENANCE TECHNICIAN	6.11	\$43,510	\$52,212	\$60,914
POSTAL CLERK	4.73	\$40,228	\$48,273	\$56,319
CUSTODIAN	3.62	\$37,747	\$45,297	\$52,846
DEPUTY MARSHAL 48 Hour Work Week	11.61	\$77,427	\$92,913	\$108,398

FY26 Wages by Department



Tentative Budget - by Department (including overtime)				
WAGES & OT ONLY				
		DRAFT		
Department	FY25 Budget	FY26 Budget	Difference	% Difference
LEGISLATIVE	\$ 18,000	\$ 22,200	\$ 4,200	23%
COURT	\$ 18,423	\$ 18,896	\$ 473	3%
ADMINISTRATIVE	\$ 342,033	\$ 353,162	\$ 15,729	3%
MUNICIPAL BUILDINGS	\$ 22,460	\$ 24,927	\$ 2,717	11%
PLANNING AND ZONING	\$ 2,000	\$ 6,250	\$ 4,250	213%
POLICE DEPRATMENT	\$ 899,720	\$ 1,018,694	\$ 130,944	13%
POST OFFICE	\$ 27,733	\$ 35,986	\$ 8,953	30%
SUMMER PROGRAM	\$ 2,650	\$ 3,187	\$ 687	20%
COMMUNITY CENTER - OLS		\$ 17,500	\$ 17,500	#DIV/0!
WATER FUND	\$ 15,545	\$ 17,700	\$ 2,155	14%
SEWER FUND	\$ 13,759	\$ 15,500	\$ 1,741	13%
	\$ 1,362,323	\$ 1,534,001	\$ 189,348	13%
*****First year with a 5th full-time officer*****				
		Expense	% of FY26 Budget	
Total difference between FY26 and FY25		\$ 189,348	12%	
5th Officer Wages (scheduled & unscheduled OT)		\$ 108,971	7%	
Add'l wages for OLS (hours in CC and BM depts)		\$ 23,348	2%	
Remaining difference due to other staff		\$ 57,029	4%	

FY26 Wages Approach:

- Continue to ensure competitive position in regional and state-wide municipal/public employment market by using WOW Framework
- 2.5% COLA
- Merit increases as needed to maintain appropriate position in pay range based on time-in-position and performance
- The budget committee is proposing to do away with the performance bonus and deactivate those GL codes. FY25 bonus amounts were rolled into individual wages and the FY26 tentative budget so the elimination wouldn't result in a net loss in wages from one year to the next for existing employees.

Water Fund



FY 26 Budget Highlights

- 2 Capital Projects: Crosstow waterline and meters
 - Borrow from General Fund for the Crosstow Water Line project, exact loan number TBD in early FY26.
 - No loan included in General Fund budget, estimate in water fund budget
- \$40,000 for engineering to design FY27 capital project
- 10% Rate Increase
 - Monthly cost for single-family residence would go from \$135 to \$152 (\$17)
- Not budgeting for the use of PTIF balance i.e. “cash on hand”
- Only budgeting \$6k for infrastructure replacement – less than prior years.

Water Rate Summary	FY26	FY 25	FY 24
Total Water ECU Value	254.23	253.85	252.60
Required Water Sales	\$ 368,000.00	\$ 330,036.00	\$ 286,066.00
Rate (Annual)	\$ 1,447.51	\$ 1,300.12	\$ 1,132.49
Rate (per ECU per month)	\$ 120.63	\$ 108.34	\$ 94.37
Rate increase	10%	13%	11%
Gallons Per ECU	6,400	6,400	6,400
Overage rate / 1,000 gal	\$ 6.19	\$ 5.16	\$ 4.30
Overage rate increase	20%	20%	20%

Water Rate: Examples	FY26	FY 25
<u>ECU 1.25 - Single-Family Residence</u>		
Annual ECU	\$ 1,820.85	\$ 1,625.15
Monthly ECU	\$ 151.74	\$ 135.43
<u>ECU 15 - Small Commercial User</u>		
Annual	\$ 21,850.16	\$ 19,501.83
Monthly	\$ 1,820.85	\$ 1,625.15
<u>ECU 25 - Md. Commercial User</u>		
Annual	\$ 36,416.93	\$ 32,503.05
Monthly	\$ 3,034.74	\$ 2,708.59
<u>ECU 40 - Lg Commercial User</u>		
Annual	\$ 58,267.08	\$ 52,004.88
Monthly	\$ 4,855.59	\$ 4,333.74

Sewer Fund



FY 26 Budget Highlights

- No capital projects
- Added \$30k to engineering to design FY 27 capital project
- 20% rate increase
 - Monthly cost for single-family residence would go from \$103 to \$124 (\$21)
- Not budgeting for the use of PTIF balance i.e. “cash on hand”
- Budgeting \$6,000 for infrastructure replacement.

Sewer Rate Summary	FY26	FY 25	FY 24
Total Sewer ECU Value	233.34	233.34	230.16
Required Sewer Revenue	\$ 278,000.00	\$ 230,977.00	\$ 185,000.00
Rate (Annual)	\$ 1,191.39	\$ 989.87	\$ 803.79
Rate (Monthly)	\$ 99.28	\$ 82.49	\$ 66.98
Rate increase	20%	23%	28%

Sewer Rate: Examples	FY26	FY 25
<u>ECU 1.25 - Single-Family Residence</u>		
Annual ECU	\$ 1,489.24	\$ 1,237.34
Monthly ECU	\$ 124.10	\$ 103.11
<u>ECU 15 - Small Commercial User</u>		
Annual	\$ 17,870.92	\$ 14,848.10
Monthly	\$ 1,489.24	\$ 1,237.34
<u>ECU 25 - Md. Commercial User</u>		
Annual	\$ 29,784.86	\$ 24,746.83
Monthly	\$ 2,482.07	\$ 2,062.24
<u>ECU 40 - Lg Commercial User</u>		
Annual	\$ 47,655.78	\$ 39,594.93
Monthly	\$ 3,971.32	\$ 3,299.58

Capital Projects: FY26

Facilities Planning

- As-built surveys, geotechnical analysis, massing studies:
 - \$25,000
- *Can we decide what our first building replacement will be during FY 26?*

Tom Moore Stabilization

- Historic Structure Report anticipated May 2025
- \$25,000 in budget to mitigate further collapse
- More expensive? Seek SHPO funds, SLCo Historic Pres. Collaboration

AMO Technology

- Security Cameras: \$13,000 (rollover from FY 25)
- New Dispatch Console: \$15,000 (*still* awaiting VECC C.A.D. decision)

Our Lady of the Snows

- Due diligence underway toward purchase

Water Fund Projects:

- Crosstow water line – total project cost up to \$650k
 - FY25 \$400k proposed in March budget amendment
 - FY26 \$250k proposed in FY 26
- Remote meters
 - \$40,000 rollover from FY 25



TOA Capital Needs Outlook

Facilities Planning

- Will present space-planning concepts to Town Council in May
 - Space plans will show existing program areas AND functional space identified by staff as needed to optimize TOA services
 - *Our Lady of the Snows is not accounted for in current study*
 - Two space plan alternatives will generally show one new building at existing Firehouse site
 - New building would be focused on AMO/ “Public Safety” programming and functions, plus Alta Post Office, other existing TOA Community Center building functions
 - Range of costs for new building:
 - \$6,200,000-replace existing community center and AMO functions (will we still need meeting space in new building?)
 - \$12,500,000-replace existing functions and add additional functional space to optimize TOA services
 - **Costs are preliminary and caveated**
- Facility Condition Assessment is a guide to continued ownership and maintenance of existing facilities
 - Recommend only minor functional and life-safety upgrades to Community Center/Firehouse until decision is made to replace a building
 - If Town decides to continue operating either facility, continue with more significant repairs and upgrades

What else is on the horizon?

- Staff growth
 - Next FTE a building maintenance position: proposal in June?
 - Wage pressures
 - Cost of living increasing in SLC Metro
 - Public safety job market continues to be highly competitive
- Significant capital needs in water and sewer programs
 - Resolve system deficiencies and replace original infrastructure
- AMO technical needs-policing only gets more high-tech and thus expensive
- Additional services or programs
 - Waste management? Housing?
- How will the Town pay for all of this?
 - Spend down general fund balance-limited opportunity
 - Bond, government loan, and/or grant?
 - Economic development: how much is feasible, desirable? How much *can* Alta’s economy grow?
 - Increase tax rates: not much room for growth in sales tax except transient room tax.
 - What will property owners tolerate to have local public services?

Capital Projects Fund

Capital Projects Fund Plan										
Fund Balance: April 30, 2025										
\$		1,703,285								
Fund Balance			FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
As of July 1 (start) of the fiscal year			1,188,590	1,432,590	527,568	613,395	6,781,797	3,931,797	1,081,797	1,231,797
Projected Year-End Balance			1,432,590	527,568	613,395	6,781,797	3,931,797	1,081,797	1,231,797	1,381,797
GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget
45-45-740	Town Website	8,270	15,000							
45-45-750	Replace a Building	-				3,000,000	3,000,000	3,000,000		
45-45-750	Facilities Master Plan	53,113	75,000							
45-45-750	Facilities Planning Phase 2	-		25,000						
45-45-750	Our Lady of the Snows Center (inc earnest \$ and closing costs)		150,000	900,000						
45-45-750	OLS repairs (patio, stairs, windows)			100,000						
45-45-750	Tom Moore Historic Structure	-		25,000						
45-45-750	Marshals Office Inventory	-								
45-54-741	Marshals Office Security	-	13,000	13,000						
45-54-742	New AMO Truck	-	55,000							
45-54-743	AMO Mobile Data Terminals	-	25,000							
45-54-743	Alta Central Dispatch Console	-		15,000						
45-54-743	System Upgrade Centracom	-			30,000					
45-54-743	Speed Trailer #3	59	13,000							
45-70-740	Trailhead-Style Public Restroom 24/7*	-		20,000	50,000					
45-70-741	Master Water and Sewer Plan (1/3 cost)	10,934	15,000							
	Total Projects	72,377	348,000	1,098,000	80,000	3,000,000	3,000,000	3,000,000	-	-
	* Any items in red are proposed, not approved.					Budgeted Total 2025 - 2035				10,731,248
	* Projects or programs toward which the Town collects revenue from other sources. Amounts indicated are net Town of Alta expenses.									

Water Fund Projects											
Fund Balance: April 30, 2025											
\$		536,916									
Fund Balance			FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
As of July 1 (start) of the fiscal year			355,616	(2,593)	72,217	60,358	207,363	21,919	207,880	(743,713)	
Projected Year-End Balance			(2,593)	72,217	60,358	207,363	21,919	207,880	(743,713)	(510,615)	
GL Code	Project Name	FY 2025 YTD	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget	Future / Unknown date
51-40-320	Engineering	22,405	22,877	40,000		40,000		40,000		40,000	
51-40-740	Water System Study Update	11,868	25,000								
51-40-740	Remote Water Meter Reading	3,539	20,000	40,000							
51-40-740	Cross Tow Water Line	78,736	400,000	250,000							
51-40-740	Hellgate 8" Loop					—300,000					
51-40-740	Replace Pipe in Road (hellgate/bypass)									—500,000	
51-40-740	Alta Central 8" Line										———300,000
51-40-740	Lower Alta Distribution Line				182,000						
51-40-740	AC Pipeline Replacement - SR210						391,000				
51-40-740	Alta Storage Tank								1,200,000		
51-40-740	Ongoing Pipeline Replacement										3,753,959
	Total Projects	116,549	467,877	330,000	182,000	40,000	391,000	40,000	1,200,000	40,000	3,753,959
	* Any items in red are proposed, not approved										

Sewer Fund Projects										
Fund Balance: April 30, 2025										
\$ 702,151										
Fund Balance		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Future / Unknown date
As of July 1 (start) of the fiscal year		583,860	615,780	646,095	291,942	295,473	96,857	(230,720)	(579,055)	
Projected Year-End Balance		615,780	646,095	291,942	295,473	96,857	(230,720)	(579,055)	(536,924)	
GL Code	Project Name	FY 2025 Budget	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget	FY 2031 Budget	FY 2032 Budget	Future / Unknown date
52-40-320	Engineering		30,000		30,000	30,000	30,000			
52-40-740	Sewer Study	10,000								
52-40-740	GMD's to Peruvian Line Upgrade			500,000						
52-40-740	Sewer Line Replacment #1 GMD			386,000						
52-40-740	Sewer Line Replacment #2					204,000				
52-40-740	Sewer Line Replacment #3a						33,000			
52-40-740	Sewer Line Replacment #3b						302,000			
52-40-740	Sewer Line Replacment #3c							388,000		
52-40-740	Ongoing Sewer Replacement									4,535,000
52-40-740	West Grizzley Sewer Extension									858,000
	Total Projects	10,000	30,000	386,000	30,000	234,000	365,000	388,000	-	5,393,000
	* Any items in red are proposed, not approved.									