



Town of Alta
Budget Presentation for the
Alta Town Council

FY 2026

June 18, 2025

June Council Meeting Financial Tasks

1. FY 2025 Budget - Approval of the Final FY 2025 Budgets
2. FY 2026 General Fund Budget - Council approved a FY 2026 Tentative General Fund Budget in May
 - We will use the tentative budget until public hearing in August
 - Truth in taxation – public hearing: August 13, 2025 at 6:00pm
3. FY 2026 Capital Projects, Water, and Sewer Budgets
 - Seeking approval of these 3 fund's budgets today
4. Alta Special Service District Budget and Certified Tax Rate
 - Seeking approval of a \$0 budget and 0.0 tax rate to keep the option on the table
5. Compensation of Elective and Statutory Officers
 - Seeking approval of Ordinance 2025-O-2
6. Water and Sewer Rates – approve new rates for July 1, 2025
7. Capital Projects Plan – approve an updated plan
8. Fee Schedule – approve a new schedule

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)

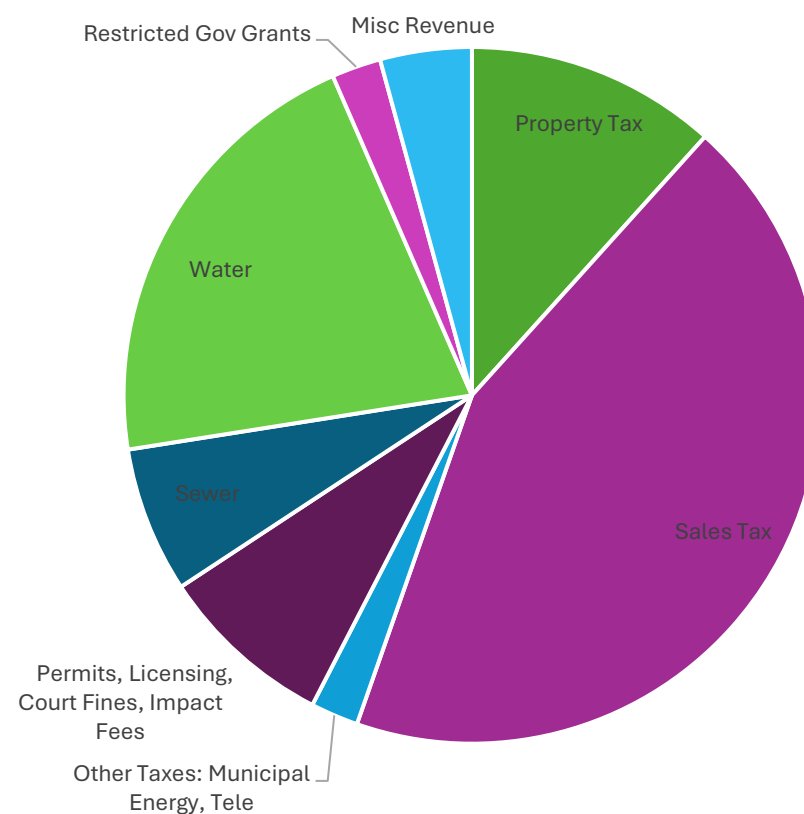


REVENUE: Approach to the FY26 Budget

HIGHLIGHTS

1. Property Tax Revenue 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 ~\$300K (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.

Notice of Proposed Property Tax Increase

Proposal – the Town of Alta is proposing to increase its property tax revenue by \$100,000, going from \$405K to \$505K.

The ALTA TOWN tax on a \$1,809,000 residence would increase from \$829.79 to \$1,030.77, which is \$200.98 per year.

The ALTA TOWN tax on a \$1,809,000 business would increase from \$1,508.71 to \$1,874.12, which is \$365.41 per year.

If the proposed budget is approved, ALTA TOWN would receive an additional \$98,659 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, ALTA TOWN would increase its property tax budgeted revenue by 24.28% above last year's property tax budgeted revenue excluding eligible new growth.

The ALTA TOWN invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.



Includes the residential exemption!

Brief history of the Alta certified tax rates:

Tax Year	Tax Rate Value	Budgeted Revenue	Alta Certified Tax Rate
2021	\$ 319,653,782	\$ 397,330	0.001243
2022	\$ 356,778,260	\$ 243,323	0.000682
2023	\$ 383,667,070	\$ 400,000	0.001043
2024	\$ 410,062,717	\$ 405,963	0.000990
2025 Proposed	\$ 487,219,244	\$ 505,000	0.001036

These tax rates represent only the Town of Alta levy – not the total tax rate.

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. This means as property values increase, the tax rate itself may actually decrease.



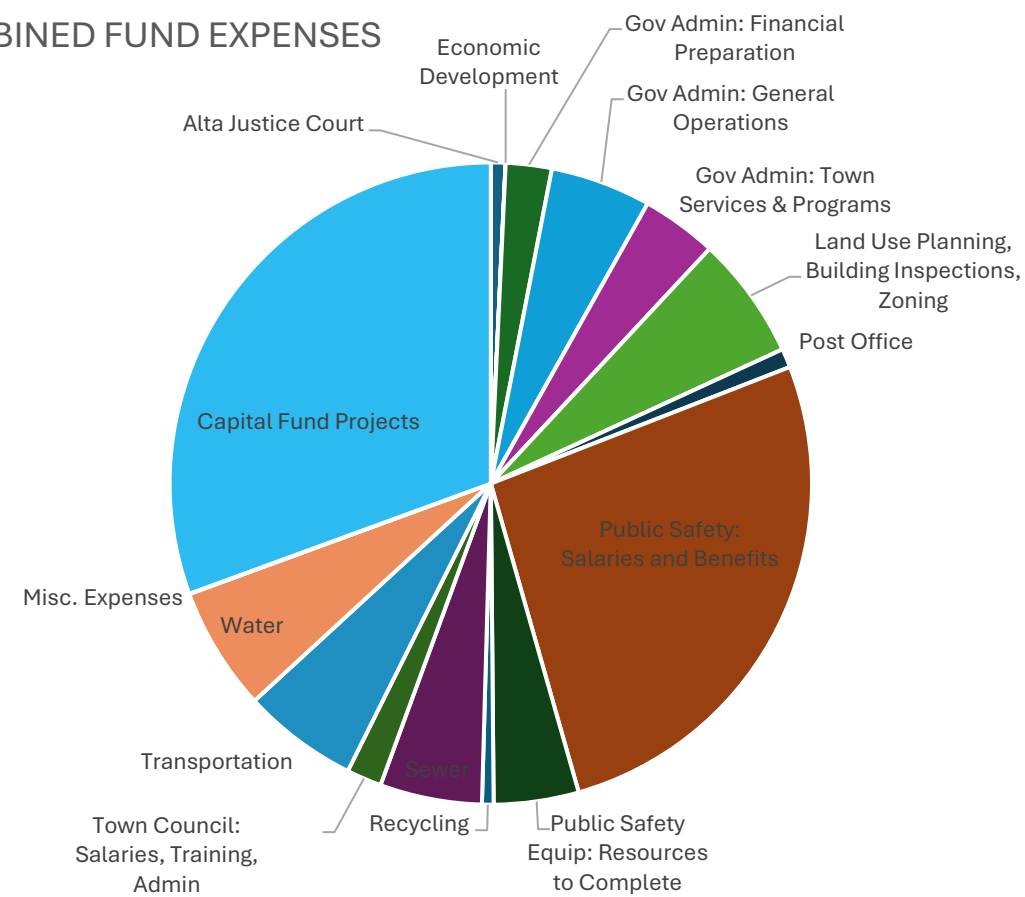
- ❖ Town of Alta property tax revenue last raised in FY 24
- ❖ Property tax represent ~15% of the total General Fund revenue in the FY26 budget.
- ❖ Compensation
 - Payroll increases per the WOW framework & COLA
 - Adding staff:
 - Adding a 5th FT officer
 - Purchase of OLS adds to staffing needs. We 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



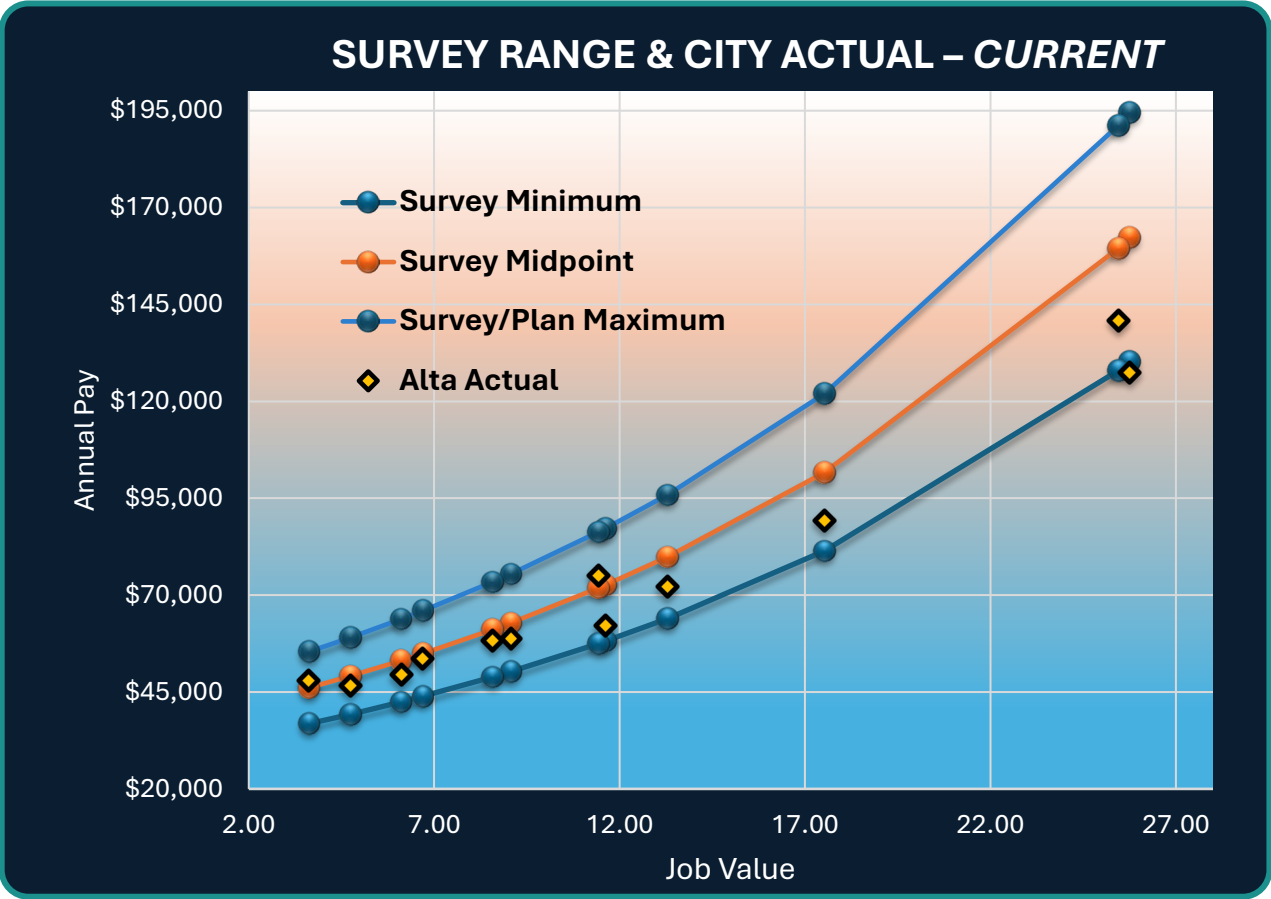
Expense Comparison: FY26 to FY25

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%	
Addtl 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 – Highlights FY26



- Rates - 14% Increase
 - Monthly cost for single-family residence would go from \$135 to \$157 (\$22)
- 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
- Not budgeting for the use of PTIF balance i.e. “cash on hand”
- Only budgeting \$13k for infrastructure replacement – less than prior years. Not the \$150k being recommended by recent study.

Water Rate: Examples	FY26	FY 25	FY 24
<u>ECU 1.25 - Single-Family Residence</u>			
Annual ECU	\$ 1,886.09	\$ 1,625.15	\$ 1,415.61
Monthly ECU	\$ 157.17	\$ 135.43	\$ 117.97
<u>ECU 15 - Small Commercial User</u>			
Annual	\$ 22,633.05	\$ 19,501.83	\$ 16,987.35
Monthly	\$ 1,886.09	\$ 1,625.15	\$ 1,415.61
<u>ECU 25 - Md. Commercial User</u>			
Annual	\$ 37,721.75	\$ 32,503.05	\$ 28,312.25
Monthly	\$ 3,143.48	\$ 2,708.59	\$ 2,359.35
<u>ECU 40 - Lg Commercial User</u>			
Annual	\$ 60,354.80	\$ 52,004.88	\$ 45,299.60
Monthly	\$ 5,029.57	\$ 4,333.74	\$ 3,774.97

Water Rate Summary	FY26	FY 25	FY 24
Total Water ECU Value	254.23	253.85	252.60
Required Water Sales	\$ 383,600.00	\$ 330,036.00	\$ 286,066.00
Rate (Annual)	\$ 1,508.87	\$ 1,300.12	\$ 1,132.49
Rate (per ECU per month)	\$ 125.74	\$ 108.34	\$ 94.37
Rate increase	14%	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%



Sewer Fund – Highlights FY26

- Rates - 29% increase
 - Main reason is due to pass through treatment costs from the Cottonwood Improvement District
 - Cost going from \$6.49 to \$10.17 per thousand gallons.
 - Monthly cost for single-family residence going from \$103 to \$133 (\$30)
- No capital projects
- \$30k in engineering to design FY 27 capital project
- Not budgeting for the use of PTIF balance i.e. “cash on hand”
- Not budgeting for infrastructure replacement due to 29% rate increase. Received a recommendation we save \$150k annual in infrastructure replacement

CANYON FLOW RATE			
	Estimated!		
Billing Year (Calendar)	2026	2025	2024
Costs for year ending	12/31/2025	12/31/2024	12/31/2023
Total Annual Cost	\$ 23,465,275	\$ 14,970,386	\$ 13,929,286
Daily Cost	\$ 64,288.42	\$ 41,014.76	\$ 38,162.43
Cost per 1,000 Gallons	\$ 10.17	\$ 6.49	\$ 5.71
% Increase to Town	57%	14%	7%

Sewer Rate Summary	FY26	FY 25	FY 24
Total Sewer ECU Value	233.34	233.34	230.16
Required Sewer Revenue	\$ 297,948.00	\$ 230,977.00	\$ 185,000.00
Rate (Annual)	\$ 1,276.88	\$ 989.87	\$ 803.79
Rate (Monthly)	\$ 106.41	\$ 82.49	\$ 66.98
Rate increase	29%	23%	28%

Sewer Rate: Examples	FY26	FY 25
<u>ECU 1.25 - Single-Family Residence</u>		
Annual ECU	\$ 1,596.10	\$ 1,237.34
Monthly ECU	\$ 133.01	\$ 103.11
<u>ECU 15 - Small Commercial User</u>		
Annual	\$ 19,153.25	\$ 14,848.10
Monthly	\$ 1,596.10	\$ 1,237.34
<u>ECU 25 - Md. Commercial User</u>		
Annual	\$ 31,922.09	\$ 24,746.83
Monthly	\$ 2,660.17	\$ 2,062.24
<u>ECU 40 - Lg Commercial User</u>		
Annual	\$ 51,075.34	\$ 39,594.93
Monthly	\$ 4,256.28	\$ 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

Fund Balance: May 31, 2025										
\$		1,608,002								
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	1,441,820	533,820	619,835	6,788,430	3,938,430	1,088,430	1,238,430
Projected Year-End Balance			1,441,820	533,820	619,835	6,788,430	3,938,430	1,088,430	1,238,430	1,388,430
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	8,270							
45-45-750	Replace a Building	-				3,000,000	3,000,000	3,000,000		
45-45-750	Facilities Master Plan	64,250	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)	100,000	150,000	900,000						
45-45-750	OLS repairs (patio, stairs, windows)	-		100,000						
45-45-750	Tom Moore Historic Structure	-		25,000						
45-54-741	Marshals Office Security	-	13,000	13,000						
45-54-742	New AMO Truck	-	52,500	2,500						
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)	13,988	15,000							
	Total Projects	186,568	338,770	1,100,500	80,000	3,000,000	3,000,000	3,000,000	-	-
	* Any items in red are proposed, not approved.					Budgeted Total 2025 - 2032				10,519,270
	* Projects or programs toward which the Town collects revenue from other sources. Amounts indicated are net Town of Alta expenses.									

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