

Town of Alta
Interim FY 2027 Budget Presentation
June 17, 2026

Summary – Key Decisions for June 17th TC Meeting

The Alta Town Council adopted Tentative FY27 budgets in its May 2026 council meeting. The General Fund Budget assumes two revenue increases during FY27 that require additional council action.

1. Property Tax Revenue Increase
2. Municipal Transient Room Tax

Key decisions to be made at the June meeting:

1. Property Tax Revenue
 - Shall the interim budget be approved as submitted in order to continue the process of considering a \$100,000 increase in property tax revenue. If approved as submitted it will further trigger the Truth in Taxation process and a public hearing on the FY27 General Fund budget on August 11, 2026
 - If not, what do we need to cut? – refer to Property Tax Impact Schedule
2. Transient Room Tax (TM)
 - New revenue estimated at ~ \$200,000
 - To adopt TM now the town council is required to pass Ordinance (2026-O-9)
 - If not, what do we need to cut? – see slide 14 for staff recommended cuts

Budgets by Fund– Comparison with last 2 years

The Town of Alta has 4 separate funds that each have their own budget.

Operating Fund Budgets	FY 25	FY 26	FY 27
General Fund	\$ 3,350,198	\$ 3,320,638	\$ 3,528,816
Water Fund*	\$ 413,160	\$ 390,600	\$ 403,580
Sewer Fund*	\$ 251,859	\$ 318,473	\$ 352,743
Capital Projects Fund	\$ 522,901	\$ 1,218,545	\$ 243,576
*Not including Capital Outlay			

What's Changed ? Highlights by Fund

General Fund

- Hired 5th full-time Officer and Facility Manager
- Planning AMO Town Marshal succession
- Resort and Town Shuttles
- Purchased a community center – OLS

Water Fund*

- Repayment of long-standing due-to loan to General Fund
- Need media every year
- Rising costs of contract services and supplies

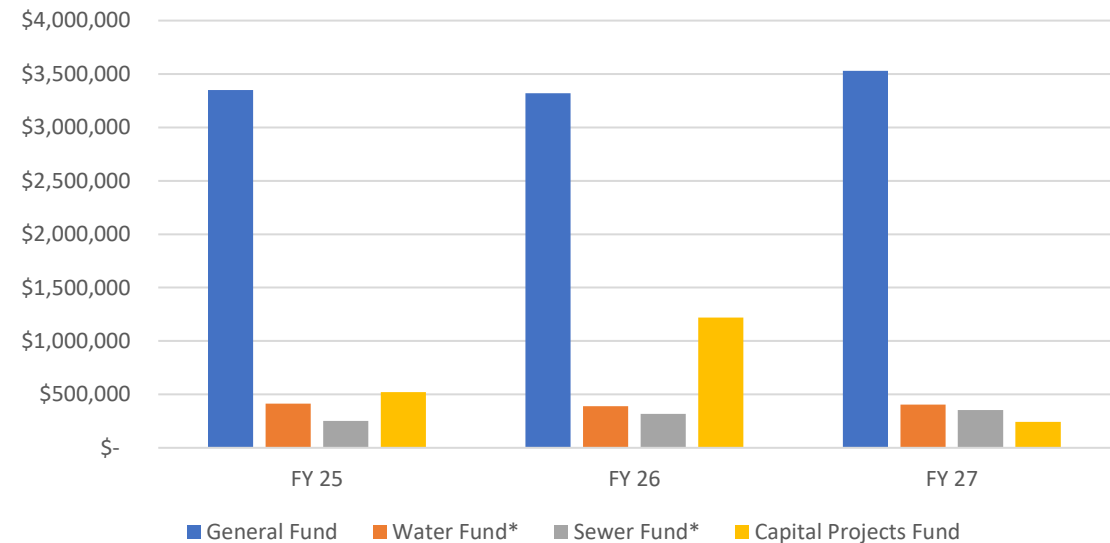
Sewer Fund*

- Rising costs at Cottonwood Improvement District passed to customers
- Training new sewer operator – planning succession from Steve McIntosh to Fred Swetland

Capital Projects Fund

- Changes significantly year to year based on projects
- Spike in FY26 due to purchase of OLS

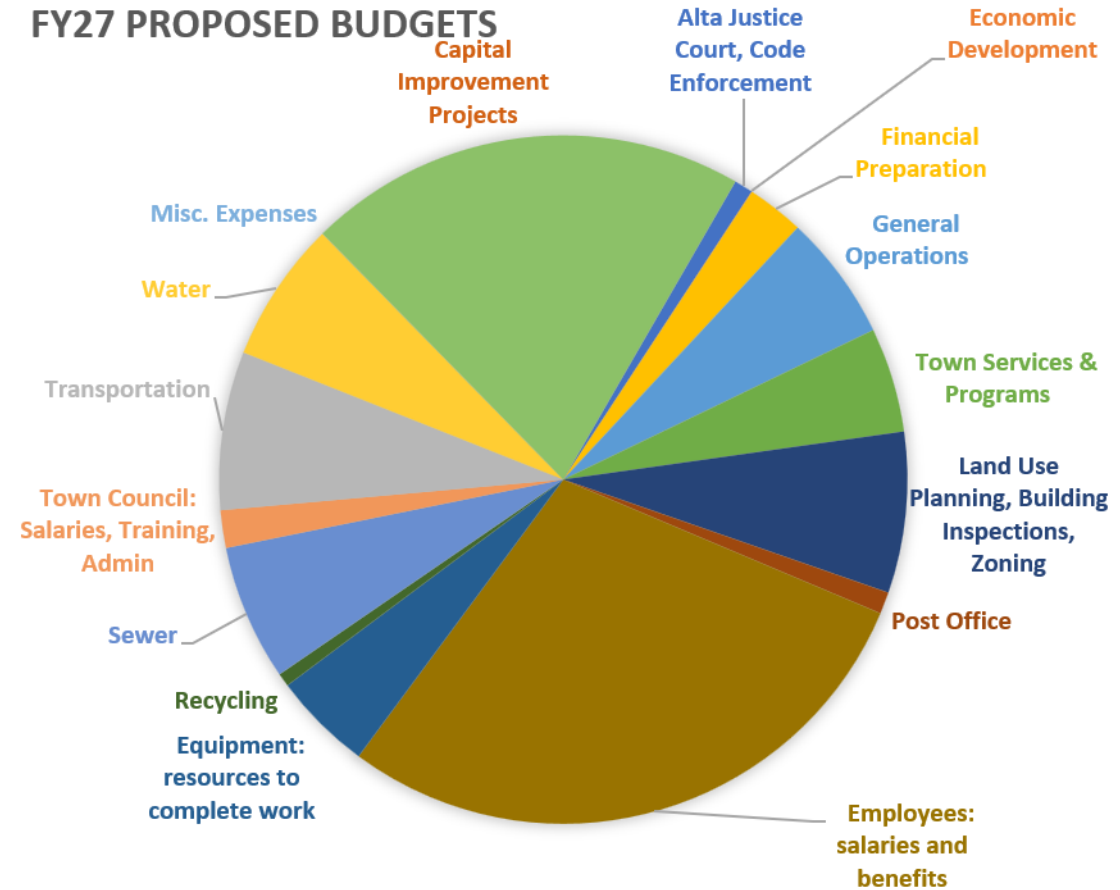
Operating Fund Budgets



Expenses – Programmatic View Combining All 4 Town Funds

Program	FY26 Budget	FY27 Proposed Budgets
Alta Justice Court, Code Enforcement	\$ 40,819	\$ 47,279
Economic Development	\$ 400	\$ 900
Government Administration		
Financial Preparation	\$ 140,980	\$ 142,998
General Operations	\$ 312,451	\$ 314,996
Town Services & Programs	\$ 238,065	\$ 261,858
Land Use Planning, Building Inspection	\$ 336,072	\$ 402,508
Post Office	\$ 53,341	\$ 54,495
Public Safety		
Employees: salaries and benefits	\$ 1,478,980	\$ 1,531,757
Equipment: resources to complete work	\$ 252,297	\$ 248,000
Recycling	\$ 32,500	\$ 33,430
Sewer	\$ 318,473	\$ 339,800
Town Council: Salaries, Training, Admin	\$ 95,951	\$ 93,909
Transportation	\$ 320,910	\$ 396,185
Water	\$ 366,690	\$ 353,580
Misc. Expenses	\$ 1,200	\$ 500
Total Expense w/o Cap-Ex	\$ 3,989,129	\$ 4,222,196
Capital Improvement Projects	1,904,205	1,099,355
Total Expense	\$ 5,893,334	\$ 5,321,551

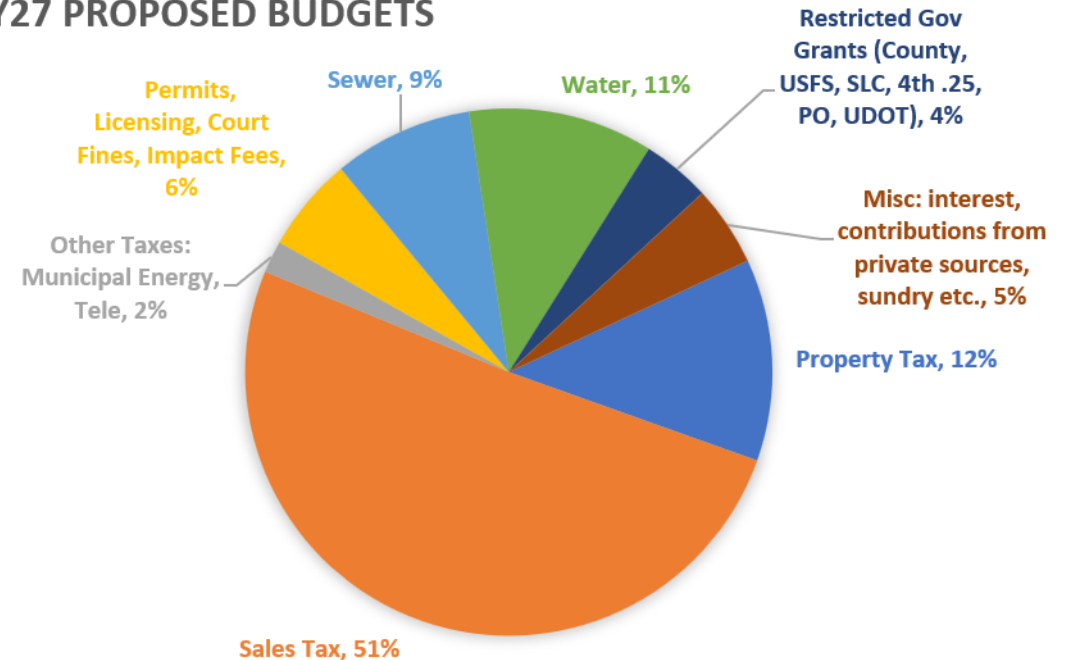
FY27 PROPOSED BUDGETS



Revenue – Combined Sources for All 4 Town Funds

Revenue: Across 4 Funds	FY26 Budget	FY27 Proposed Budgets
Property Tax	\$ 406,000	\$ 510,000
Sales Tax	\$ 1,890,000	\$ 2,090,000
Other Taxes: Municipal Energy, T	\$ 81,000	\$ 81,000
Permits, Licensing, Court	\$ 350,843	\$ 239,300
Sewer	\$ 343,448	\$ 352,743
Water	\$ 680,600	\$ 466,632
Restricted Gov Grants (County, USFS, SLC, 4th .25, PO, UDOT)	\$ 134,217	\$ 173,047
Misc: interest, contributions from private sources, sundry etc.	\$ 203,950	\$ 202,950
Total Revenue	\$ 4,090,058	\$ 4,115,672

FY27 PROPOSED BUDGETS



FY27 numbers above include:

- \$100k additional property tax revenue
- \$200k additional transient room tax (in sales tax)



General Fund FY 2027

General Fund Expenses – What's new & has changed in FY 27

Program Changes - Net Increase \$98,000

- Central Wasatch Commission (\$10K)
 - Requested contribution increase from \$15k to \$25K
- Alta Resort Shuttle (\$22K)
 - Annual contract provides 8% annual increase from \$272k to \$293K
- Contract Planner (\$0k)
 - Transition from working with John Guldner to hiring experienced land use planner to assist staff in drafting code updates, reviewing complex applications, etc. *as needed*
- Impact Fee Program (\$25K)
 - Dissolve program: one time expense
- Wages (\$41K)
 - COLA 3%
 - AMO Marshal succession plan: proposing to hire next Marshal for training starting March 1, 2027

New Programs – Net Increase \$39,000

- Wasatch Front Regional Council General Plan Grant (\$20k)
 - Grant is \$120k for total budget of \$140k
 - Funds to hire consultant for general plan update
- Grizzly Trailhead Restroom (\$3K)
 - Support of O & M
- Our Lady of the Snows (\$16K)
 - General improvements: resurface floors, replace windows, fix stairs



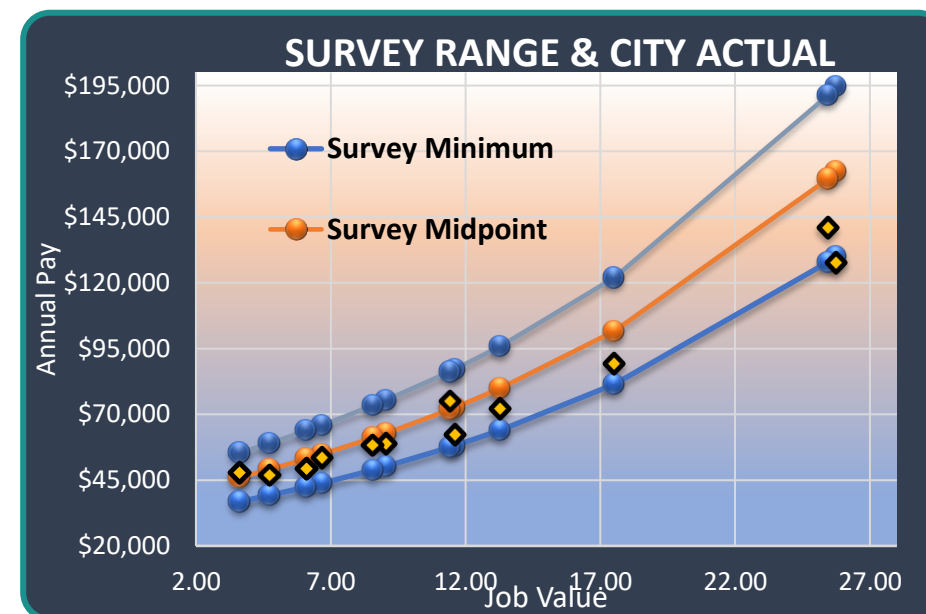
Wages – 3% COLA

Department Wages	FY26 Budgets	FY27 Proposed Budgets
Legislative	\$ 16,800	\$ 16,800
Court	\$ 18,896	\$ 19,300
Administration	\$ 353,162	\$ 348,495
Municipal Buildings	\$ 44,250	\$ 51,622
Planning and Zoning	\$ 4,500	\$ 3,375
Police Department	\$ 1,018,694	\$ 1,046,301
Post Office	\$ 35,986	\$ 38,415
Summer Program	\$ 3,250	\$ 10,180
Our Lady of the Snows	\$ 17,500	\$ 19,700
Water Fund	\$ 17,700	\$ 16,610
Sewer Fund	\$ 15,500	\$ 20,830
Total	\$ 1,546,238	\$ 1,591,628

Difference in ONLY the General Fund = \$41,150

Difference across all departments = \$45,390

FY25 Wage Study – for reference



Additional deputy for AMO succession plan included, in the 4th quarter of FY27

Town Marshal Succession Plan

Proposed Game Plan

- Marshal Morey's estimated retirement date: June 2028
- During the succession phase we propose an overlap for crucial knowledge transfer, leadership continuity, relationship building, and stability
- Bring successor on around March 1, 2027
 - Goal is to have a full year of training / overlap
 - Onboarding expenses that have been included in the FY 27 budget = \$111,515 (4th quarter)
- Additionally, we have estimated the addition of a successor to the FY28 budget to be between \$145k and \$203k including wages, insurance and retirement benefits and taxes.



General Fund Revenue – FY27 Proposed Changes

Program Changes = \$300,000 of new revenue estimated

Increase Property Tax Revenue (\$100k)

- Propose \$100,000 increase from \$405k to \$505k

Impose Transient Room Tax (~\$200K)

- Applies to short-term rentals including hotel rooms
- Tax would go from 15.12 to 16.12 %
- If imposed, staff recommends doing away with voluntary resort shuttle contributions requests

Budget for the use of cash on hand (\$240k)

- \$240K required to balance budget

Dissolve the Impact Fee Program

- no new revenue added



Why should the Town consider raising revenues?

- Growth in the valley translates to more pressure / work in the canyon.
- Keeping pace with inflation and rising costs - our vendor and service provider costs are increasing so we need to keep up.
- Maintain fiscal responsibility!
- Plan for transition in the Alta Marshals Office
- Saving for future projects – ease the burden over time.
- Find long-term funding solution for shuttle program
- Reduce reliance on volatile revenues – ie sales tax
- Maintain property tax share of budget through Truth in Taxation as budget grows

Proposed Property Tax Revenue Increase

The Town of Alta is proposing to increase its property tax revenue. The proposed increase, from \$405,000 to \$505,000, would provide approximately \$100,000 in additional property tax revenue per year.

The Town of Alta is proposing to increase its property tax revenue

- Current Property Tax rate .000834
- Current Property Tax Revenue \$405,000
- Proposed Revenue with Tax Change \$505,000
- Estimated Increase to Town of Alta property tax revenue 22.56%

In 2026 the average residence in Alta is \$1,785,400

- The Town of Alta tax on a \$1.8M primary residence would increase from \$785 to \$961 (+\$176) per year.
- The Town of Alta tax on a \$1.8M business would increase from \$1,426 to \$1,747 (+\$321) per year.

Public Hearing – Truth In Taxation

August 11, 2026 6pm

Alta Post Office Building

10351 E Hwy 210, Alta UT

Proposed \$100,000 Property Tax Revenue Increase

The property tax increase is needed to support the increase in the General Fund budget. The expenses highlighted below are new ongoing operational costs rather than one-time expenditures. The associated ad valorem revenue increase would become part of the Town's ongoing revenue base.

Summary of New Ongoing Operational Costs ~ \$100,000

- Wages (\$19k)
- Employee insurance & benefits (\$35k)
- Central Wasatch Commission contribution (\$10k)
- Alta Resort Shuttle (\$22k)
- Civil Code Enforcement (\$5k)
- Building Department project tracking & legal (\$12K)

Please refer to [Property Tax Impact Schedule](#) for specifics!

General Fund Departments	FY26 Budget	FY 27 Budget	Difference
LEGISLATIVE	23,950	\$ 21,535	\$ (2,415)
COURT	36,319	\$ 37,779	\$ 1,460
ADMINISTRATIVE	683,552	\$ 689,155	\$ 5,603
MUNICIPAL BUILDINGS	102,025	\$ 103,585	\$ 1,560
NON-DEPARTMENTAL	33,850	\$ 43,650	\$ 9,800
TRANSPORTATION	295,410	\$ 370,185	\$ 74,775
CIVIL CODE ENFORCEMENT	4,500	\$ 9,500	\$ 5,000
PLANNING AND ZONING	92,080	\$ 110,735	\$ 18,655
POLICE DEPARTMENT	1,731,277	\$ 1,779,757	\$ 48,480
POST OFFICE	53,341	\$ 54,495	\$ 1,154
BUILDING INSPECTION	91,200	\$ 102,900	\$ 11,700
STREETS - C ROADS	25,500	\$ 26,000	\$ 500
RECYCLING	32,500	\$ 33,430	\$ 930
GIS	5,000	\$ 5,000	\$ -
SUMMER PROGRAM	31,789	\$ 45,815	\$ 14,026
IMPACT FEE	0	\$ 25,000	\$ 25,000
LIBRARY - COMMUNITY CENTER	14,700	\$ 12,100	\$ (2,600)
OUR LADY OF THE SNOWS - COM	46,973	\$ 58,195	\$ 11,222
COMMUNITY DEVELOPMENT	0	\$ -	\$ -
TRANSFERS OUT OF GENERAL FU	16,672	\$ -	\$ (16,672)
	3,320,638	\$ 3,528,816	\$ 208,178

Imposing the 1% Transient Room Tax

Proposal: To impose the local option transient room tax of 1%

- A municipal transient room tax is a locally imposed tax on short-term rentals of lodging like hotels and vacation rentals.
- Revenue from these taxes is often designated for tourism
- Alta has the option of imposing a 1% Transient Room Tax (TM). All of the other locations listed have chosen to impose this tax.
- Alta currently has one of the highest lodging tax rates, yet almost all other locations in Salt Lake County have imposed the local option.
- Shuttle program depends on voluntary contributions for ~half its funding. Staff recommends a stable, reliable funding source.
- Estimated annual revenue ~ \$200k
- May be best option to reduce dependence on use of cash to balance general fund

If approved: Alta's Transient Room Tax would go from 15.12% to 16.12%

Location	TR	SR	TM	TT	Combined Trans Rate	Combined Sales Use	Transient Room
Cottonwood Heights	4.25%	1.32%	1%	0.5%	7.07%	7.45%	14.52%
Sandy	4.25%	1.32%	1.5%	0.5%	7.57%	7.45%	15.02%
Alta - current	4.25%	1.32%		0.5%	6.07%	9.05%	15.12%
Bryce Canyon	4.50%	1.07%	1%		6.57%	8.55%	15.12%
Midway	4.50%	1.07%	1%		6.57%	8.65%	15.22%
Dutch John	4.50%	1.07%	1%		6.57%	8.75%	15.32%
Salt Lake City	4.25%	1.32%	1%	0.5%	7.07%	8.45%	15.52%
Brighton	4.25%	1.32%	1%	0.5%	7.07%	8.55%	15.62%
Torrey	4.50%	1.07%	1%		6.57%	9.05%	15.62%
Park City - East	4.50%	1.07%	1%		6.57%	9.15%	15.72%
Alta - proposed	4.25%	1.32%	1%	0.5%	7.07%	9.05%	16.12%
Moab	4.50%	1.07%	1.5%		7.07%	9.35%	16.42%

Locations listed are either close to Alta (neighbors) or have a Transient Room rate equal to or greater

TR + SR + TM + TT = Combined Trans Rate

Combined Trans Rate + Combined Sales and Use = Total Transient Room

TR - Transient Room Tax (TRT) county-wide

SR - State Transient Room

TM- Municipal Transient Room Tax

TT - Tourism Transient Room Tax

Transient Room Tax – what to cut if not approved ?

REVENUE

		Interim Budget Alternative - no			
Account	Description	Interim Budget	TM	Difference	Notes
10-31-300	SALES AND USE TAXES	\$ 2,090,000	\$ 1,890,000	\$ (200,000)	estimate of transient municipal room tax is \$200k
10-36-830	TOWN SHUTTLE	\$ 50,000	\$ 134,000	\$ 84,000	\$50k UTA and \$84k voluntary contributions
10-39-200	USE OF UNRESERVED FUND BALANCE	\$ 267,519	\$ 271,919	\$ 4,400	increase use of cash to balance budget
		\$ 2,407,519	\$ 2,295,919	\$ (111,600)	

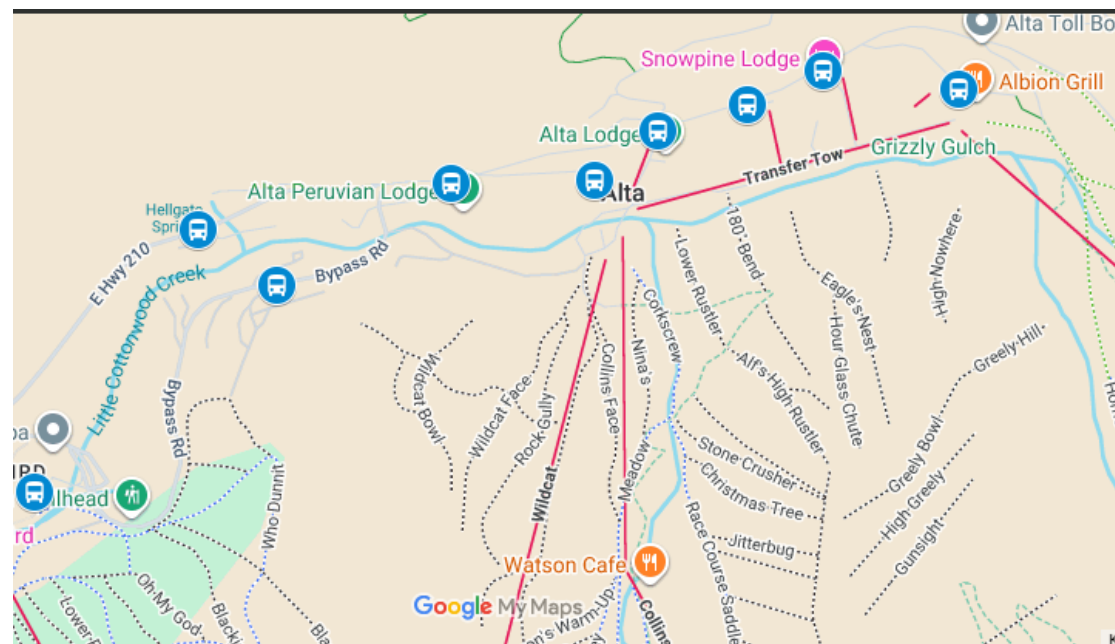
EXPENSES

		Interim Budget Alternative - no			
Account	Description	Interim Budget	TM	Difference	Notes
10-43-310	ADMIN: PROFESSIONAL/TECHNICAL	\$ 19,000	\$ 6,000	\$ (13,000)	cut the business license study
10-51-645	ALTA RESORT SHUTTLE	\$ 293,935	\$ 242,942	\$ (50,993)	cut the program by 20%
10-53-310	PLANNING: PROFESSIONAL & TECHNICAL	\$ 60,000	\$ 40,000	\$ (20,000)	reduce contract planner by \$20k
10-54-110	POLICE: SALARIES AND WAGES	\$ 1,046,301	\$ 1,018,694	\$ (27,607)	don't hire Marshal sucessor until July, 1 2027
		\$ 1,419,236	\$ 1,307,636	\$ (111,600)	

Reduced Shuttle Service Scenario

If the municipal transit room tax does not pass, here is the staff's recommendation for reducing the shuttle program expense.

- **Eliminate Night Shuttle Service**
 - Night shuttle makes up ~15% of total shuttle cost
 - Estimated savings of \$44,400
 - Transported 4,646 passengers in 2025/2026
 - Could encourage more visitors to bring rental cars in the canyon – contributing to congestion and parking challenges (the shuttle is a selling point for visiting Alta without a car)
- **Reduce Town Shuttle Service Hours**
 - Start daily operations at 8:15 AM instead of 6:45 AM
 - Estimated savings of \$18,500
 - Will negatively impact employees who rely on the shuttle to get them from the UTA bus stop to place of business up-canyon
- **Continue to Request Donations from Ski Areas**
 - Ski areas arguably benefit the most from the shuttle program
 - ASL has contributed \$30k, Snowbird \$10k in recent years
 - Asking for those contributions (or more) could offset suggested cuts to restore service to same levels as years past



Are Impact fees a good fit for Alta?

Here are reasons why staff doesn't think impacts fees are a good fit for Alta

- Utah law heavily restricts allowable uses for Impact Fees
- Impact Fees can only be imposed to *maintain level of service* due to development - they cannot be used to address existing infrastructure deficiencies or increasing the level of service of existing infrastructure
- Impact Fees are beneficial to municipalities that are rapidly expanding and need to update infrastructure to keep up with *new growth*. Alta is more or less built-out.
- Impact Fees need to be expended or encumbered within 6 years. The Town does not currently have projects in the pipeline to which Impact Fees could be applied.
- The cost of conducting an IFFP/IFA would likely be more than we could collect in Impact Fees over 6 years



Capital Projects Fund

Capital Projects: FY27

Facilities Planning

- Design a building - \$100k
 - Decide scope – partner with UDOT?
 - Schematic/10% - 30% design?
 - Site analysis(es) - avalanche, Geotech, survey

Tom Moore Stabilization

- RFP for stabilization – Up to \$100k? Partners...

OLS

- RFP for design feasibility - \$20-\$50k
 - Redesign stairs, patio, Trailhead amenities?
- Propose to fund minor improvements in General Fund

AMO Technology

- New truck: \$60k
- Alta Central Roof Safety: \$20k (may complete in this FY)
- Security Cameras:~ \$10K rollover from FY26

Water Fund Projects:

- Crosstow water line spent \$72K...
 - Complete Albion Parking Lot segment, tie in, pressurize!
- Remote Read Meters ~\$40,000 rollover from FY 26

Sewer Fund Projects:

- Albion Parking lot extension costs may be impacted by complications with existing utilities
- RFP for design: Wildcat lot replacement - ~\$30k in this year's budget
 - \$350-\$400k capital

New Building:

- Still listed as \$3M per fiscal year over 3 years on Capital Projects Plan



Water Fund

Water Fund

Capital Projects

1. Crosstow Waterline
 - Borrow funds from General Fund for the Crosstow water line project, exact number TBD in FY26 - FY 27.
2. Install remote read meters
3. Engineering budget for Hellgate/Lower Alta Loop project

Increase to rates – 9%

- 20% increase to the overage rate

Budgeting for the use of PTIF balance to fund Capital Improvements

Budgeting \$50k for infrastructure replacement

(HAL recommends ~\$150k, which would cause a 29% rate increase)

Monthly Rate: \$126 to \$139

Water Rate Summary	FY27	FY26
Total Water ECU Value	257.98	254.23
Required Water Sales	\$ 429,632.00	\$ 383,600.00
Rate (Annual)	\$ 1,665.37	\$ 1,508.87
Rate (per ECU per month)	\$ 138.78	\$ 125.74
Rate increase	9%	14%
Gallons Per ECU	6,400	6,400
Cost Per 1,000 at reg rate	21.68	19.65
Overage rate / 1,000 gal	\$ 7.43	\$ 6.19

Water Fund

Single Family Residence: \$157 to \$174

9% Rate Increase

Monthly cost for single-family residence would go from \$157 to \$174 (\$17)

Monthly rate for commercial users would go from \$126 to \$139

Water Rate: Examples		
	FY27	FY26
<u>ECU 1.25 - Single-Family Residence</u>		
Annual ECU	\$ 2,081.71	\$ 1,886.09
Monthly ECU	\$ 173.48	\$ 157.17
<u>ECU 15 - Small Commercial User</u>		
Annual	\$ 24,980.54	\$ 22,633.05
Monthly	\$ 2,081.71	\$ 1,886.09
<u>ECU 25 - Md. Commercial User</u>		
Annual	\$ 41,634.24	\$ 37,721.75
Monthly	\$ 3,469.52	\$ 3,143.48
<u>ECU 40 - Lg Commercial User</u>		
Annual	\$ 66,614.78	\$ 60,354.80



Sewer Fund

Sewer Fund

- \$386k capital project: #1 GMD
- 10% Rate Increase
 - Monthly cost for single-family residence would go from \$133 to \$146 (\$13)
- Budgeting to use of PTIF balance ie “cash on hand” (\$386k)
- Budgeting \$13k for infrastructure replacement
(HAL recommends ~\$186k which would cause a 62% rate increase)

Sewer Rate Summary	FY27	FY26
Total Sewer ECU Value	233.34	233.34
Required Sewer Revenue	\$ 327,743.00	\$ 297,948.00
Rate (Annual)	\$ 1,404.57	\$ 1,276.88
Rate (Monthly)	\$ 117.05	\$ 106.41
Rate increase	10%	29%

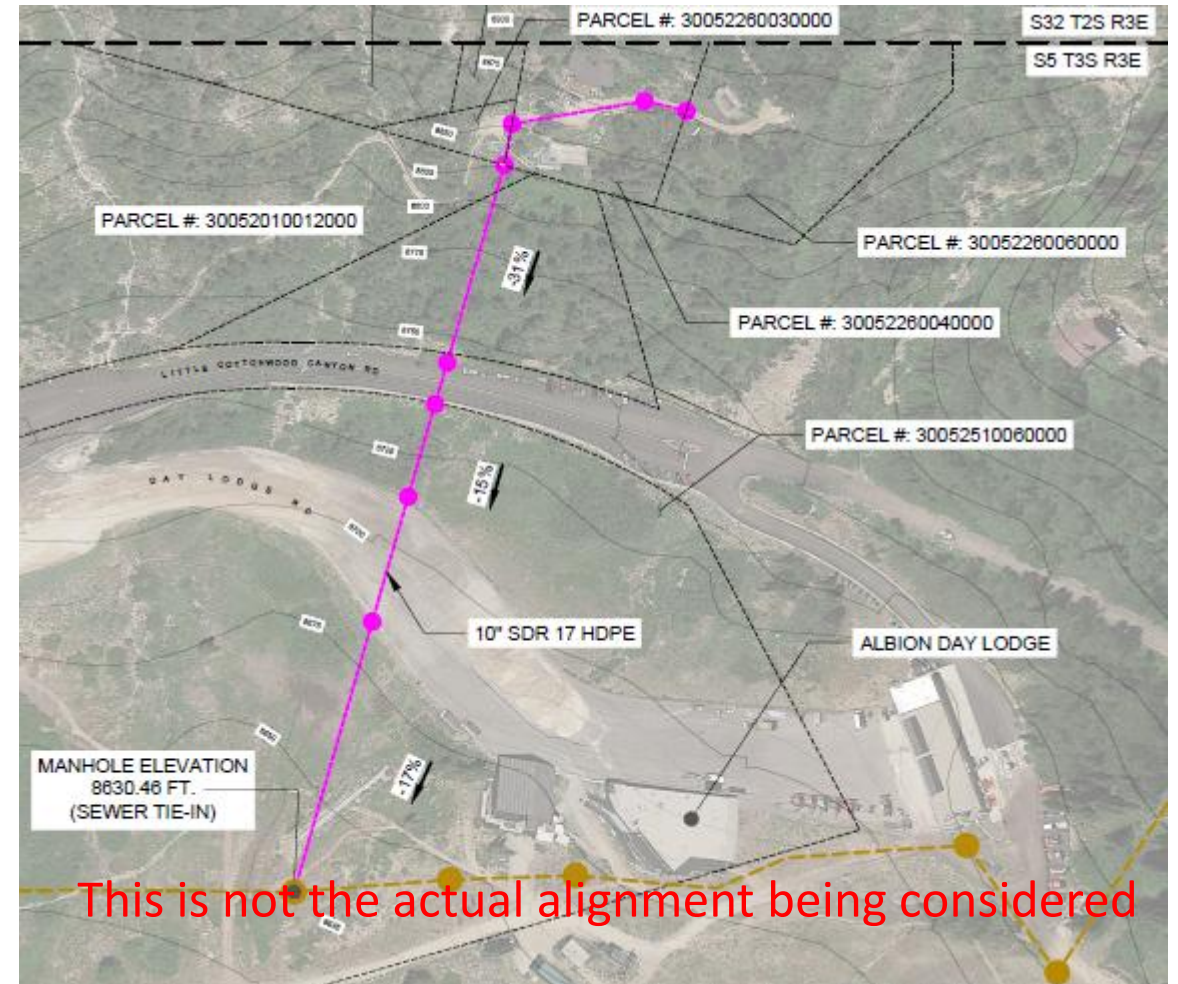
Sewer Fund

Sewer Rate: Examples	FY27	FY26
<u>ECU 1.25 - Single-Family Residence</u>		
Annual ECU	\$ 1,755.72	\$ 1,596.10
Monthly ECU	\$ 146.31	\$ 133.01
<u>ECU 15 - Small Commercial User</u>		
Annual	\$ 21,068.59	\$ 19,153.25
Monthly	\$ 1,755.72	\$ 1,596.10
<u>ECU 25 - Md. Commercial User</u>		
Annual	\$ 35,114.32	\$ 31,922.09
Monthly	\$ 2,926.19	\$ 2,660.17
<u>ECU 40 - Lg Commercial User</u>		
Annual	\$ 56,182.91	\$ 51,075.34
Monthly	\$ 4,681.91	\$ 4,256.28



West Grizzly Sewer Connection

- West Grizzly homes are about 1200' from sewer main, on culinary water system, within Bay City Tunnel Source Protection Area
- Town spent \$25k in FY 26 to outfit ASL Cold Storage sewer lateral as TOA sewer main for possible future connection
- ASL is installing lateral to Grizzly Restroom summer 2026: TOA Sewer Fund can pay to upgrade to sewer main
 - ~~Estimates between \$13k and \$150k~~
 - *May 13th proposed budget amendment: \$45,000*



Public Hearing
Proposed Tax Rate Increase

August 11, 2026 at 6:00pm
Alta Post Office Building



Questions?