JOINT UNIFIED FIRE SERVICE AREA AND LOCAL BUILDING AUTHORITY OF THE UFSA
Meeting Minutes

Meeting held at UFA Headquarters and electronically via ZOOM

Board Members Present

Council Member Kathleen Bailey
Surveyor Reid Demman
Council Member Sheldon Stewart
Council Member Tyler Huish
Council Member Catherine Harris
Mayor Jeff Silvestrini
Council Member Chrystal Butterfield
Mayor Kristie Overson
Mayor Marcus Stevenson

Board Members Absent

Council Member Trish Hull
Mayor Tom Westmoreland
Mayor Dan Knopp
Mayor Roger Bourke

Staff

Chief Dominic Burchett
Tony Hill, UFA CFO
Rachel Anderson, UFSA Legal Counsel/District Administrator
Cyndee Young, UFSA Clerk

Guests

AC Dern
AC Pilgrim
AC Robinson
Adam Park
Amanda Lawrence
Bill Brass
Brad Larson
Bret Morley
Brian Case
Calogero Ricotta
Courtney Samuel
Dan DeVoogd
Debbie Cigarroa
Erica Langenfass
Evan Berrett, Eagle Mtn.
Jared Gerber
Jared Henderson, Herriman
Jay Torgersen
Jon Wilde
Kelly Bird
Kiley Day
Kiyoshi Young
Lana Burningham
Lee Ascarte
Mike Greensides
Molly Swenson
Nile Easton
Rachel Anderson
Rian Andrus
Rob Ayres
Shelli Fowlks
Station 104
Station 113
Station 115
Steve Prokopis
Tara Behunin
Val Greensides
Wade Russell

Vice Chair Catherine Harris Presided

Called to Order

Vice Chair Harris called the meeting to order at 8:47 a.m. Quorum present.

Public Comment

None.
Public comment was available live and with a posted email address.

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Approval of Joint UFSA and LBA Minutes – Vice Chair Harris

Council Member Stewart moved to approve the minutes from the September 17, 2024, joint UFSA LBA Board Meeting as submitted.
Mayor Silvestrini seconded the motion.
All voted in favor, none opposed.

Finance Committee – Chair Overson

A meeting was held October 3, 2024. The Tentative Budget was approved and recommended to the UFSA Board. More information in the following agenda item.

2025 Tentative Budget – CFO Hill

CFO Hill reminded Board Members that no action need be taken, as this is the initial presentation of the budget. The Board will vote on the tentative budget at the November meeting, with a public hearing on the final in December.

CFO Hill presented some highlights of the 2025 budget and how it developed. An estimated 2% in new growth should result in just over $1M in revenue. The staffing costs at Station 107 in Kearns, and Station 253 in Eagle Mountain, will be layered in over the coming year as per the overview provided in the board packet. It is projected that the Fund Balance at the end of 2024 will be $9M, and the Fund Balance is expected to be at 16%, per policy, by the end of 2026.

The overall budget that will be presented for approval at just over $74M, $62M from property tax and the rest from other revenue sources.

Mayor Overson inquired as to how the proposed tax meetings have gone with the councils thus far? CFO Hill explained that there has been no pushback and few questions.

In discussing the Xeriscape for Station 119, which has been included into the Tentative Budget, Council Member Harris feels that a $125,000 cost for Firewise landscaping for residents is not a good example. DC Greensides and Captain Park explained that the estimate is based on similar projects at other stations. The existing landscaping will need to be removed and reconfigured for irrigation for approximately 20,000 sf.

Mayor Silvestrini informed all that the Finance Committee struggled with respect to the amount of the tax increase proposed. He explained that with the tax increase last year and reaching for a larger amount this year, UFSA will avoid another increase next year and that this is in the best interest of UFSA and UFA.

Quarterly Financial Report – CFO Hill

CFO Hill noted that this report is for the third quarter, the end of September. Revenue collected was $7.6M, 12% of the budget and normal for how property taxes are collected. The $1.1M in Impact Fees are coming in as expected. An overview of expenditures was given, and they too are as expected. The Debt Service Fund is fully paid for 2024.

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Mayor Overson moved to approve the quarterly financial report including the list of expenditures for the last quarter as presented.
Mayor Silvestrini seconded the motion.
All voted in favor, none opposed.

Consider Resolution 10-2024A Approving the Interlocal Agreement between Eagle Mountain Redevelopment Agency/Triple Tail CRA and Unified Fire Service Area – District Administrator Anderson

Evan Berrett from Eagle Mountain presented the proposal. The intent is for a large campus located between two different properties, but that represent a large, single investment in data center development. Eagle Mountain has come to understand the value of data centers and the minimal impact and amount of contribution to the community they provide.

The goal was an agreement that made sense for all parties. It is unknown the number of buildings and which companies will occupy the data buildings, therefore, the project was structured to be successful, but not give away too much.

DA Anderson explained that changes were made to the agreement to include the inspection costs for the data centers. The fees implemented are based on a scale of square footage. CFO Hill explained that the the project participation amounts have decreased, this will be 55/55% vs 61/74% with the last project.

Evan Berrett explained that there are still other entities who have yet to sign off on this agreement.

The actual impact that was identified falls with the inspections of these large buildings. These are extremely costly, therefore, the inspection fee schedule was created and has been included with the agreement. This will offset the cost for UFA staff to perform fire inspections. No further questions.

Mayor Silvestrini moved to adopt Resolution 10-2024A approving the Interlocal Agreement between Eagle Mountain Redevelopment Agency/Triple Tail CRA and Unified Fire Service Area, with the addition of the inspection costs as discussed.
Mayor Overson seconded the motion.
All voted in favor, none opposed.

Closed Session

None

Motion to Adjourn – Chair Hull

Council Member Stewart moved to adjourn the October 15, 2024, Joint UFSA/LBA Board Meeting.
Mayor Overson seconded the motion.
All voted in favor, none opposed.

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