



LONE PEAK PUBLIC SAFETY DISTRICT AGENDA

**Thursday, October 30, 2025
7:30 am**

Approved January 14, 2026

Highland City Hall, 5400 West Civic Center Drive, Highland, Utah 84003

7:30 AM WORK SESSION

Call to Order: Chair Kim Rodela

Invocation: Board Member Kurt Ostler

The meeting was called to order by Chair Kim Rodela as a regular meeting at 7:35 am. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting.

PRESIDING: Kim Rodela, Chair

BOARD MEMBERS:
Brittney P. Bills – present
Kurt Ostler – present
Carla Merrill – present
Jason Thelin – present

STAFF PRESENT: LPPSD Executive Director Erin Wells, LPPSD Assistant Executive Director Shane Sorensen, Fire Chief Brian Patten, Police Chief Brian Gwilliam, Recorder Stephannie Cottle, Finance Director David Mortensen

OTHERS PRESENT: Darci Brunson, Charlie Thurston, Jake Beck, Doug Courtney, Ron Campbell

1. DISCUSSION: PROPOSED AMENDMENTS TO CITIES' ALLOCATIONS FOR FIRE DEPARTMENT FUNDING

The Board will discuss potential amendments to the cost allocation formula charged to each City for the Fire Department that is currently outlined in the interlocal agreement (ILA). The Board will provide direction on next steps from this discussion.

Board Member Ostler began by explaining there were two key issues to discuss: (1) the process for making changes to the ILA since there were differing legal interpretations between the cities, and (2) which funding allocation formula should be proposed moving forward.

Regarding the process for changing the ILA, LPPSD Assistant Executive Director Sorensen noted that Alpine City's attorney interpreted the ILA as requiring the Board to come to a decision with at least four of the five Board Members voting in favor before taking it to City Councils for approval. Highland City's interpretation was that City Councils could make the change directly. The Board discussed that this four-vote requirement was likely a remnant from when Cedar Hills was part of the District and the Board had seven members, making it problematic now with only five members (including a chair who only votes to break ties).

Board Member Carla Merrill explained that Alpine's understanding had always been that the Board comes to a decision and then takes it to the respective City Councils. Regarding the formula change, she noted that

Alpine had been waiting for reliable data to develop their proposal, as there had been a data breach at central dispatch that compromised the call volume data they needed.

Regarding the funding formula, Highland proposed using property tax values as the basis for allocation. Highland representatives expressed frustration with what they perceived as delays from Alpine in reaching a decision. Board Member Bills noted that Highland was seeking a decision before the end of the year to avoid changes in council membership affecting the outcome.

Board Member Thelin stated he was not in favor of using only property tax values for the formula and expressed disappointment that there wasn't more collaboration in developing a formula that incorporated multiple factors. Board Member Merrill indicated that Alpine had proposed formulas that included property values, call volume, and ERUs (Equivalent Residential Units) to create what they felt was a more balanced approach; however, Highland was not in favor of those formulas.

The Board discussed the timing of implementation, with concerns about Alpine's budget not having funds allocated for the potential increase. They also addressed Alpine's plans for building renovations at their Fire Station, noting that according to the ILA, building changes should be approved by the Board.

After extensive discussion, the Board agreed to:

- Hold a special meeting on November 11 to discuss changing the ILA language regarding the voting requirement.
- Hold another meeting on November 19 to vote on the proposed funding formula.
- Move forward with the property tax value as the proposed funding formula.
- Have Highland's City Council vote on the changes in December and Alpine's City Council vote in January.
- Address the current staffing distribution between stations at a future meeting.

ADJOURNMENT

The meeting adjourned at 9:00 am.

I, Stephannie Cottle, Recorder, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on October 30, 2025. This document constitutes the official minutes for the Lone Peak Public Safety District Board Meeting.



Stephannie Cottle, CMC, UCC
LPPSD Recorder

Calculation of Populations

City	Housing Units Base (2020 Census)	Residential Building Permits Issued since 2020 Census					Persons per Household (2020 Census)	Estimated Current Population	Population % of Total
		2020	2021	2022	2023	2024			
Alpine	2,783	47	76	45	23	22	2,996	3.68	11,036 32.41%
Highland	4,761	99	241	165	196	201	5,663	4.06	23,014 67.59%

Calculation of ERUs

City	Non-Residential Sq. Ft. in 2019	Non-Residential Sq. Ft. Added (CofO)					Current Non-Residential Sq. Ft.	ERUs (1 ERU per 10,000 Sq. Ft.)	Non-Residential Residential & ERUs % of Total	Total ERUs (Residential & Non-Residential)
		2020	2021	2022	2023	2024				
Alpine	1,017,163	14,638	-	-	-	-	1,031,801	103.18	3,099	34.67%
Highland	1,633,431	72,982	-	29,787	24,862	3,943	1,765,005	176.50	5,840	65.33%

Call Volume (based on dataset provided 9/19/25)

Total Fire Calls	2020	2021	2022	2023	2024	5 Yr. Rolling Average - Fire Calls	
						% of Total Calls	
Alpine	381	400	423	428	419	410.2	38.32%
Highland	625	628	707	643	698	660.2	61.68%

Property Taxable Value

City	Property Taxable	
	Value*	% of Taxable Value
Alpine	\$ 2,331,268,124	41.66%
Highland	\$ 3,265,109,810	58.34%

*From 2024 List of Final Values (233b)

Property Market Value

City	Property Market Value	
	Value*	% of Market Value
Alpine	\$ 3,847,248,734	40.97%
Highland	\$ 5,542,169,383	59.03%

*From 2024 List of Final Values (233b)

Current Fire Assessment Calculation (10% Base, 45% Population, 45% ERU)

FY26 Expense Budget	\$ 4,950,143
FY26 Other Revenues	(\$603,800)
Remaining to Allocate	\$ 4,346,343.00

City	45% Split by ERU		Total Current Fire Assessment	Percent Share of Assessment
	10% Base - Split 50/50	45% Split by Population %		
Alpine	\$ 217,317	\$ 633,915	\$ 678,062	35.2%
Highland	\$ 217,317	\$ 1,321,939	\$ 1,277,793	64.8%

Percent Summary

City	Base	Population	ERU	Call Volume	Taxable Value	Market Value
Alpine	50%	32%	35%	38%	42%	41%
Highland	50%	68%	65%	62%	58%	59%
Percent Attributed	0.00%	25.00%	25.00%	25.00%	25.00%	0.00% 100.00%

Assessment Result

City	Property Taxable					
	Base	Population	ERU's	Call Volume	Value	Market Value
Alpine	\$ -	\$ 352,175.05	\$ 376,700.89	\$ 416,402.72	\$ 452,636.11	\$ -
Highland	\$ -	\$ 734,410.70	\$ 709,884.86	\$ 670,183.03	\$ 633,949.64	\$ -

Comparison of Current and Proposed Fire Assessments

City	Percent Share of Assessment			
	Current Assessment	Proposed Assessment	Difference	
Alpine	\$ 1,529,294	\$ 1,597,915	\$ 68,621	36.8%
Highland	\$ 2,817,049	\$ 2,748,428	\$ (68,621)	63.2%

Methodology	Cost Change
Taxable	\$ 281,251
Base 50%	\$ 261,642