



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

February 17, 2026, 8:30 a.m.

(or immediately following the UFA Board meeting, if after 8:30 a.m.)

NOTICE IS HEREBY GIVEN THAT THE UNIFIED FIRE SERVICE AREA BOARD OF TRUSTEES AND THE BOARD OF DIRECTORS OF THE LOCAL BUILDING AUTHORITY OF THE UNIFIED FIRE SERVICE AREA SHALL ASSEMBLE BOTH ELECTRONICALLY AND IN-PERSON FOR A MEETING AT UFA HEADQUARTERS, LOCATED AT 3380 SOUTH 900 WEST, SALT LAKE CITY, UT 84119

THE PUBLIC MAY ATTEND IN-PERSON OR ELECTRONICALLY VIA ZOOM WEBINAR AT:

<https://zoom.us/j/98255960431?pwd=VW9iWk1KQ0JYTi9lSDIxMS96KzZXZz09>

Password: 123911

1. Call to Order – Chair Harris

2. Public Comment

Please limit comments to three minutes each and be germane to the agenda items or UFSA/LBA business. The UFSA/LBA Board typically will not engage directly but may direct staff to address comments following the meeting.

There are three options for comments during this meeting:

- a. In-Person.
- b. Live during the Webinar by logging in as described above. If you wish to make a comment, select the "Raise Hand" button at the bottom of the screen. You will then be added to the queue and invited to speak.
- c. Email: Public comments will be accepted prior to the meeting via email at publiccomment@unifiedfire.org until 7:00 a.m. February 16, 2026. Emailed comments submitted prior to 7:00 a.m. February 16, 2026, will be read or summarized into the record, comments received after the deadline will be forwarded to the UFSA/LBA Board, but not read into the meeting record or addressed during the meeting.

3. Approval of Joint UFSA/LBA Minutes – Chair Harris

- a. January 20, 2026

4. Quarterly Financial Report – CFO Hill

5. UFSA Finance Committee Update – Chair Overson

- a. No Meeting

6. District Administrator Report – District Administrator Anderson

- a. Legislative Update

7. Possible Closed Session

The Unified Fire Service Area or Local Building Authority of the UFSA may temporarily recess the meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205 or for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137, and for other lawful purposes that satisfy the pertinent requirements of the Utah Open and Public Meetings Act.

- a. the character, professional competence, or physical or mental health of an individual
- b. pending or reasonable imminent litigation
- c. the purchase, exchange, or lease of real property as provided by Utah Code Annotated §52-4-205.

(If only discussing topic (A), character, etc., then you may move to not record that portion of the closed session per Utah Code § 52-4-206 (6).)

8. Adjournment – Chair Harris

**The next Board meeting will be held on March 17, 2026, at 8:30 a.m. both electronically and at
UFA Headquarters located at 3380 South 900 West, Salt Lake City, UT 84119**

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL UFSA MEETINGS.

In accordance with the Americans with Disabilities Act, UFSA will make reasonable accommodation for participation in the meetings. Please call the clerk at least three working days prior to the meeting at 801-743-7213. Motions relating to any of the foregoing, including final action, may be taken at the meeting. This meeting will also be held electronically to allow members of the UFSA/LBA Boards to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, does hereby certify that the above agenda notice was posted on this 15th day of February, 2026, on the UFSA bulletin boards, the UFSA website <http://unifiedfireservicearea.com>, posted on the Utah State Public Notice website <http://www.utah.gov/pmn/index.html> and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Micayla Dinkel, UFSA Board Clerk



UNIFIED FIRE SERVICE AREA BOARD MINUTES

JANUARY 20, 2026, 8:30 AM (or immediately following the UFA Board Meeting)
Electronically via Zoom Webinar/UFA Headquarters-3380 South 900 West SLC, UT 84119

- Call to Order

Quorum present

Vice Chair Harris called the meeting to order at 8:34 am.

- Public Comment

None

Public comment was available live and with a posted email address.

- Approval of Joint UFSA/LBA Minutes

a. December 9, 2025 UFSA LBA Joint Board Meeting Minutes

Mayor Jackson made a motion to approve the minutes from the December 9, 2025, UFSA Board Meeting as submitted. Council Member Butterfield seconded the motion, and all voted in favor; none opposed.

- Board Chair and Vice Chair Elections

District Administrator Anderson explained that chair and vice chair elections are held annually in January. Historically, the Board has followed tradition where the chair serves for two years, and the vice chair typically rolls into the chair, but she emphasized that this is a tradition rather than a requirement, and the Board may choose any approach each year.

Rachel noted that due to Trish Hull no longer serving in her city council role, she is no longer on the UFSA Board. Council Member Catherine Harris served as a vice chair the prior year; therefore, the expectation was that she might be elected as chair, at the Board's full discretion.

Mayor Jackson made a motion to appoint Council Member Catherine Harris as the UFSA Board Chair. Mayor Gettel seconded the motion, and all voted in favor; none opposed.

Council Member Huish made a motion to appoint Mayor Cheri Jackson as the UFSA Vice Chair. Council Member Bailey seconded the motion, and all voted in favor; none opposed.

Rachel highlighted the new board members in attendance and stated that they will be sworn in during the February or March UFSA meetings. Rachel encouraged the new board members to attend the UFA/UFSA new board member orientation with Chief Burchett and staff to help familiarize themselves with UFSA. Chair Harris reminded the new board members to send their official board appointments to Clerk Micayla Dinkel. Chair Harris welcomed the new members of the UFSA Board, Mayor Jared Gray from Eagle Mountain and Mayor Scotty John from Brighton.

- Review/Approval of Arbitrage Payment on the Lease Revenue Bonds, Series 2021

CFO Hill requested Board approval to proceed with an arbitrage/yield reduction payment associated with UFSA's 2021 lease revenue bond issuance. Tony stated that a formal budget amendment would be brought later, following proper public notice. Tony introduced Japeth McGee, UFSA's public finance advisor, who was present to support and answer questions the board might have.

Bond Background and Timeline

- March 30, 2021: UFSA issued \$34.9 million in construction bonds to build five new fire stations.
- UFSA had three years to spend down the bond proceeds, ending March 30, 2024.
- If not spent by then, unspent funds were required to be moved into a yield-restricted account.
- Due to known construction delays (including issues related to Station 112) and remaining punch list items, UFSA did not meet the full three-year spend-down requirement.
- Between March 30, 2024 and August 5, 2024, UFSA retained \$4.3 million in unexpended construction funds while withholding final payments/retainage pending completion of punch list items.

Use of SLGS ("SLUGS")

- On August 5, 2024, UFSA transferred the remaining funds to State and Local Government Series (SLGS) securities (commonly called "slugs"), a U.S. Treasury program designed to help state and local governments comply with IRS yield restriction rules.
- CFO Hill explained that these securities have been in use since 1972 and are intended for the proper investment of bond proceeds.

Arbitrage/Yield Restriction Issue

CFO Hill explained that the interest earned between March 31, 2024 and August 5, 2024 exceeded the allowable yield limit, creating a yield reduction liability (commonly referred to as arbitrage in this context). He clarified that municipal bond arbitrage concerns occur when tax-exempt borrowed funds are invested at a higher yield than permitted.

Financial Impact

- Actual interest earned during the restricted period: approximately \$69,000

- Allowable interest amount: approximately \$23,500
- Yield reduction payment due to IRS: \$46,085

CFO Hill stated the payment would be made from the construction bond account (Fund 75 – Capital Projects/Construction Fund) and would not impact the general fund. The payment is due March 30, 2026. A formal budget amendment to properly recognize the appropriation would be brought in June through the normal process.

The Board asked about process controls to ensure bond proceeds are spent as intended and to avoid returning funds. CFO Hill clarified:

- UFSA is not returning principal; only a portion of interest earnings must be returned due to yield rules.
- UFSA has earned and retained substantial interest overall, which has helped fund station construction.
- Staff monitored the timing closely but delayed the SLGS transfer to avoid restricting access to funds needed to make final payments while punch list issues remained unresolved.

The board asked whether all interest earned after moving to SLGS can be kept. CFO Hill confirmed the purpose of the SLGS investment is to maintain compliance while allowing UFSA to retain allowable interest going forward until the final station is completed.

Council Member Huish made a motion to approve the arbitrage payment on the Lease Revenue Bonds, Series 2021, as submitted. Mayor Jackson seconded the motion, and all voted in favor; none opposed.

- Fire Station Design Award

Chief Burchett showcased a design award UFSA received for Station 253 in Eagle Mountain. Chief Burchett reported that UFSA stations have received multiple Firehouse Magazine Station Design Awards, which are nationally recognized by the architect. Station 125, Station 102, and now Station 253 have received awards. Chief Burchett stated that the awards reflect favorably on the planning and station design work done over the past few years, including efforts by Assistant Chief Robinson and his team.

- UFSA Finance Committee Update

Chair Harris stated that there is an opening on the UFSA Finance Committee. Mayor Gray from Eagle Mountain expressed interest in serving on the committee.

Mayor Jackson made a motion to appoint Mayor Gray to serve as a member of the UFSA Finance

Committee. Council Member Butterfield seconded the motion, and all voted in favor; none opposed.

- District Administrator Report-Rachel Anderson

- a. Conflict of Interest and Financial Disclosure

District Administrator Anderson explained that the state legislature enacted a new law requiring all governance members (boards, councils, commissions) to complete financial disclosure and conflict of interest forms similar to those required of state legislators. The disclosure must be completed annually by January 31.

If members completed it last year, they must complete it again this year. Members may complete the form by paper or request an electronic version. If members have already completed a similar form for another entity (e.g., their city or another board), they may submit that version instead; UFSA only needs one completed disclosure per person. UFSA is required to post the disclosures on its website. Rachel requested that members submit the completed disclosure to her or Clerk Micayla Dinkel by the end of the month.

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- b. Board Member Training (Once Per Term; Within 12 Months of Appointment)

District Administrator Anderson stated that board members must complete board member training once per term, and within 12 months of appointment for newly appointed members. She clarified that board appointments are legally treated as four-year terms, even if members have served for many years, and training must be renewed accordingly.

Two options were provided:

- Online training via the Utah State Auditor's website (certificate required; to be submitted to UFSA).
 - Attendance at the Utah Association of Special Districts annual convention (November), which offers training that qualifies under the statute.

Rachel stated that she would coordinate with Micayla to track members' term dates and advise individuals if retraining is required.

- c. Open and Public Meetings Act (OPMA) Annual Training

District Administrator Anderson reminded members they must complete annual OPMA training. UFSA's independent auditor reviews compliance annually and may spot-check documentation. Staff will follow up if needed.

- Possible Closed Session

None

- Adjournment

Council Member Huish moved to adjourn the January 20, 2026, UFSA Board Meeting. Mayor Jackson seconded the motion, and all voted in favor; none opposed.

BOARD MEMBERS IN ATTENDANCE

Council Member Tyler Huish	Council Member Catherine Harris
Mayor Cheri Jackson	Council Member Chystal Butterfield
Council Member Kathleen Bailey	Mayor Scotty John
SLCo Accessor Chris Stravros	Mayor Dustin Gettel
Mayor Tish Buroker	Mayor Jared Gray

BOARD MEMBERS ABSENT

Mayor Kristie Overson	Mayor Roger Bourke
Council Member Sheldon Stewart	

STAFF IN ATTENDANCE

CFO Tony Hill
District Manager Rachel Anderson
Shelli Fowlks

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ATTENDEES

Chief Burchett	AC Russell	AC Robinson
AC Dern	DOC Easton	BC Fossum
Courtney Samuel	HRD Day	EM Director Behunin
DC Greensides	OC Kay	Bill Brass
FF Bird	DC Prokopis	BC Bogenschutz
DC Widdison	BC Wilde	Japheth McGee

Unified Fire Service Area
Budget vs. Actual

70 - General Fund			
	Jan - Dec 25	Budget	%
Ordinary Income/Expense			
Income			
7031100 · Property Taxes-Salt Lake County	53,952,825	53,561,478	100.7%
7031110 · Property Taxes - Utah County	9,177,312	8,888,291	103.3%
7031120 · Property Taxes-SLCo Pass Thru	2,834,562	3,000,000	94.5%
7031122 · Property Taxes-UTCo Pass Thru	0	3,000,000	0.0%
7031125 · Property Taxes-Increment Remit	123,776	123,776	100.0%
7031130 · Property Taxes-Delinquent-SL Co	663,073	695,250	95.4%
7031140 · Property Taxes-Delinquent-UT Co	340,794	200,000	170.4%
7031150 · Judgement Levy	694	0	#DIV/0!
7031200 · Fee-in-Lieu-Salt Lake County	2,001,666	1,910,000	104.8%
7031210 · Fee-in-Lieu - Utah County	511,294	490,000	104.3%
7032100 · Impact Fees		1,500,000	
7032101 · Impact Fees - Single Family Res	378,887	0	
7032102 · Impact Fees - Multi-Family Res	230,597	0	
7032103 · Impact Fees - Commercial	74,934	0	
7032104 · Impact Fees - Industrial	1,260	0	
7032105 · Impact Fees - Institutional	10,856	0	
Total 7032100 · Impact Fees	696,535	1,500,000	46.4%
7034210 · Contribution for Debt Service - Herriman	447,250	447,250	100.0%
7034220 · Contribution for Debt Service - Riverton	316,133	316,133	100.0%
7039100 · Miscellaneous Income	18,187	21,000	86.6%
7039105 · Interest Income	561,896	700,000	80.3%
Total Income	71,645,995	74,853,178	95.7%
Expense			
7091000 · Operations			
7091293 · Tax Payments to RDA/CDA	2,834,562	6,000,000	47.2%
7091340 · Interfund Lease Payments	4,971,634	4,984,250	99.7%
7091390 · Sandy Contract	1,271,552	1,314,712	96.7%
7091395 · UFA Contract Fees	54,987,628	54,987,628	100.0%
7091490 · Impact Fee Refunds	0	10,000	0.0%
Total 7091000 · Operations	64,065,376	67,296,590	95.2%
7092000 · General & Administrative			
7092205 · Auditor	11,500	15,000	76.7%
7092209 · Bank Fees	10,575	11,200	94.4%
7092345 · Office Supplies	2,696	2,000	134.8%
7092350 · Professional Fees	78,958	129,000	61.2%
7092355 · UFA Administrative Fees	403,014	403,014	100.0%
7092415 · Subscriptions & Memberships	16,913	17,000	99.5%
7092810 · Fund Balance Distribution - Herriman	37,941	37,941	100.0%
7092820 · Fund Balance Distribution - Riverton	63,832	63,832	100.0%
Total 7092000 · General & Administrative	625,429	678,987	92.1%

**Unified Fire Service Area
Budget vs. Actual**

70 - General Fund			
	Jan - Dec 25	Budget	%
7095500 · Capital maintenance	185,256	558,233	33.2%
7096620 · Bond/Note Issuance Costs	23,500	25,000	94.0%
7096630 · Interest expense	895,752	895,753	100.0%
Total Expense	65,795,313	69,454,563	94.7%

GENERAL FUND

Account	Date	Name	Memo	Amount
7091293 · Tax Payments to RDA/CDA				
	12/10/2025	Salt Lake County Treasurer	RDA/CDA Withholdings	2,834,562.00
TOTAL				<u>2,834,562.00</u>
7091340 · Interfund Lease Payments				
	03/13/2025	Zions First National Bank	Series 2016 Bond Payment	2,250,716.15
	03/13/2025	Zions First National Bank	Series 2021 Bond Payment	1,886,744.57
	09/11/2025	Zions First National Bank	Series 2016 Bond Payment	334,032.04
	09/11/2025	Zions First National Bank	Series 2021 Bond Payment	500,141.18
TOTAL				<u>4,971,633.94</u>
7091390 · Sandy Contract				
	01/21/2025	Sandy City Corporation	Fire Service Contract - January - June	571,473.47
	07/08/2025	Sandy City Corporation	Fire Service Contract - July - December	700,078.96
TOTAL				<u>1,271,552.43</u>
7091395 · UFA contract fees				
	01/01/2025	Unified Fire Authority	3rd Quarter Fee for FY24/25 - January	4,265,172.00
	02/01/2025	Unified Fire Authority	3rd Quarter Fee for FY24/25 - February	4,353,348.00
	03/01/2025	Unified Fire Authority	3rd Quarter Fee for FY24/25 - March	4,353,348.00
	04/01/2025	Unified Fire Authority	4th Quarter Fee for FY24/25 - April	4,353,348.00
	05/01/2025	Unified Fire Authority	4th Quarter Fee for FY24/25 - May	4,353,348.00
	06/01/2025	Unified Fire Authority	4th Quarter Fee for FY24/25 - June	4,524,129.00
	07/01/2025	Unified Fire Authority	1st Quarter Fee for FY25/26 - July	4,797,489.16
	08/01/2025	Unified Fire Authority	1st Quarter Fee for FY25/26 - August	4,797,489.16
	09/01/2025	Unified Fire Authority	1st Quarter Fee for FY25/26 - September	4,797,489.16
	10/01/2025	Unified Fire Authority	2nd Quarter Fee for FY25/26 - October	4,797,489.16
	11/01/2025	Unified Fire Authority	2nd Quarter Fee for FY25/26 - November	4,797,489.16
	12/01/2025	Unified Fire Authority	2nd Quarter Fee for FY25/26 - December	4,797,489.16
TOTAL				<u>54,987,627.96</u>
7092205 · Auditor				
	06/09/2025	K&C, CPA'S	2024 Financial Statement Audit	11,500.00
TOTAL				<u>11,500.00</u>
7092209 · Bank Fees				
	Multiple	Chase Merchant Services	Paymentech Service Fee	5,734.47
	Multiple	Xpress Bill Pay	Bill Pay Fee	1,300.98
	Multiple	Wells Fargo	Client Analysis Fee	3,539.91
TOTAL				<u>10,575.36</u>
7092345 · Office Supplies				
	02/13/2025	Unified Fire Authority	Jan25-Jun25 Caselle Software Support/Maint	780.92
	09/30/2025	Unified Fire Authority	Jul25-Jun26 Caselle Software Support/Maint	1,915.00
TOTAL				<u>2,695.92</u>
7092350 · Professional fees				
	02/13/2025	Fabian Van Cott	Legal/Administrator Services - January	7,460.00
	03/07/2025	Fabian Van Cott	Legal/Administrator Services - February	4,025.00
	03/17/2025	Moody's Analytics	Annual Professional Fee	1,500.00
	04/16/2025	Fabian Van Cott	Legal/Administrator Services - March	4,085.00
	04/25/2025	Wix.com	UFSA Website	761.99
	05/07/2025	Fabian Van Cott	Legal/Administrator Services - April	2,605.00
	05/09/2025	Zions Bank Corporate Trust	Trust Agent Fee	2,500.00
	06/13/2025	Fabian Van Cott	Legal/Administrator Services - May	7,460.00
	06/30/2025	Wix.com	UFSA Website	29.95
	06/30/2025	Utah Lt. Governor Office	Entity Registration	50.00
	07/07/2025	Fabian Van Cott	Legal/Administrator Services - June	8,898.00
	07/14/2025	Zions Bank Corporate Trust	Trust Agent Fee	2,500.00
	08/12/2025	Fabian Van Cott	Legal/Administrator Services - July	4,900.00
	08/15/2025	Zions Bank Public Finance	Continuing Disclosure and EMMA Filing	2,000.00
	09/08/2025	Fabian Van Cott	Legal/Administrator Services - Aug	6,720.00
	09/30/2025	Wix.com	UFSA Website	181.48
	10/13/2025	Fabian Van Cott	Legal/Administrator Services - Sep	5,120.00
	11/07/2025	The Arbitrage Group, Inc	2021 Bond Arbitrage Calculation	3,000.00
	11/13/2025	Fabian Van Cott	Legal/Administrator Services - Oct	6,865.00
	12/12/2025	Fabian Van Cott	Legal/Administrator Services - Nov	4,380.00
	12/31/2025	Fabian Van Cott	Legal/Administrator Services - Dec	3,905.00
	12/31/2025	Wix.com	UFSA Website	11.98
TOTAL				<u>78,958.40</u>
7092355 ·UFA Management Fees				
	06/03/2025	Unified Fire Authority	Jan - Jun Administrative Fee	201,507.00

Account	Date	Name	Memo	Amount
	11/25/2025	Unified Fire Authority	Jul - Dec Administrative Fee	201,507.00
TOTAL				403,014.00
7092415 · Subscriptions & Memberships				
	01/01/2025	Utah Association of Special Districts	2025 Membership Dues	16,913.00
TOTAL				16,913.00
7092810 · Fund Balance Distribution - Herriman				
	04/25/2025	Herriman City	Fund Balance Distribution	37,940.85
TOTAL				37,940.85
7092820 · Fund Balance Distribution - Riverton				
	01/07/2025	Riverton Fire Service Area	Fund Balance Distribution	63,831.72
TOTAL				63,831.72
7095500 · Capital Maintenance				
	07/08/2025	Pulham Brothers Painting	Paint Bay Doors - Station #252	7,600.00
	07/02/2025	Contract Appliance Sales, Inc	Duel Range Oven - Station #106	6,041.00
	06/26/2025	CDC	Replace Shaft Operator & Panel - Station #252	3,600.00
	05/16/2025	CDC	Replace Shaft Operator & Panel - Station #252	1,961.00
	05/09/2025	Eden Garden Design LLC	Landscape Design - Station #119	1,000.00
	05/06/2025	Wall2Wall Floor Coverings	Carpet Replacement - Station #101	24,868.00
	03/04/2025	Contract Appliance Sales, Inc	Duel Range Oven - Station #252	5,500.00
	08/14/2025	R & S Gunz	Gate/Fence - Station #125	6,697.00
	08/27/2025	Paul Davis Restoration of Utah	Kitchen & Flooring Replacement - Station #118	40,000.00
	09/23/2025	Coombs Construction	Concrete Replacement - Station #252	71,132.75
	10/18/2025	Rock Solid Roofing, Inc	Roof Repair - Station #126	16,856.00
TOTAL				185,255.75
7096630 · Bond/Note Issuance Costs				
	12/09/2025	Wells Fargo Municipal Capital	Interest 2025 TRAN	895,752.08
TOTAL				895,752.08
7096630 · Bond/Note Issuance Costs				
	04/01/2025	Gilmore Bell	TRAN Series 2025 Note Counsel Fee	9,500.00
	04/01/2025	Zions Bank Public Finance	TRAN Series 2025 Municipal Advisory Fee	14,000.00
TOTAL				23,500.00
GENERAL FUND TOTAL				65,795,313.41

Unified Fire Service Area
Budget vs. Actual

75 - Capital Projects Fund			
	Jan - Dec 25	Budget	%
Ordinary Income/Expense			
Income			
7539105 · Interest Income	140,558	150,000	93.7%
Total Income	140,558	150,000	93.7%
Expense			
7594500 · Construction Costs			
7594502 · Construction Costs - #102	0	0	#DIV/0!
7594512 · Construction Costs - #112	0	0	#DIV/0!
7594525 · Construction Costs - #125	0	0	#DIV/0!
7594551 · Construction Costs - #251	0	0	#DIV/0!
7594553 · Construction Costs - #253	0	0	#DIV/0!
Total 7594500 · Construction Costs	0	0	#DIV/0!
7581900 Contribution to Fund Balance	0	150,000	0.0%
Total Expense	0	150,000	0.0%

Unified Fire Service Area
Budget vs. Actual

77 - Debt Service Fund			
	Jan - Dec 25	Budget	%
Ordinary Income/Expense			
Income			
7735100 · Lease Revenue	4,971,634	4,984,250	99.7%
7739105 · Interest Income	11,939	0	#DIV/0!
Total Income	4,983,573	4,984,250	100.0%
Expense			
7796600 · Payments on LT debt			
7796610 · Bond Interest Payments	3,225,000	3,225,000	100.0%
7796620 · Payments on LT debt - Other	1,759,250	1,759,250	100.0%
Total 7796600 · Payments on LT debt	4,984,250	4,984,250	100.0%
7781900 · Contribution to Fund Balance	0	0	#DIV/0!
Total Expense	4,984,250	4,984,250	100.0%