THIS AGENDA IS SUBJECT TO CHANGE WITH MINIMUM 24 HOURS NOTICE

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

July 21, 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

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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. July 20, 2026. Emailed comments submitted prior to 7:00 a.m. July 20, 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. June 17, 2026 UFSA Board Meeting Minutes

4. UFSA Finance Committee Update – Chair Overson
   a. No meeting

5. Consideration of Resolution 07-2026A, of the Unified Fire Service Area, declaring its intention to reimburse itself or the Unified Fire Authority from bond proceeds for certain capital expenditures advanced by the Unified Fire Service Area or the Unified Fire Authority – CFO Hill

6. District Administrator Report—District Administrator Anderson

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

NOTICE OF SPECIAL ENFORCEMENT DIVISION PREVIEW FOR THE
UFA/UFSA BOARD MEMBERS
July 21, 2026
Following the UFA Board Meeting

Notice is hereby given that Unified Fire Authority and Unified Fire Service Area Boards will have the opportunity to view Special Enforcement Equipment, at which a quorum of either board may be present, following the UFA Board Meeting. This demonstration is for informational purposes only and neither board will take any action. This will be held at the UFA Headquarters located at 3380 S 900 W in Salt Lake City.

The next Board meeting will be held on August 18, 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 16th day of July, 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

JUNE 16, 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

  Chair Harris called the meeting to order at 9:21 a.m.

- Public Comment

  No public comments were received. Public comment remained available live and through the posted electronic submission option.

- Approval of Joint UFSA/LBA Minutes

  a. May 19, 2026 UFSA LBA Joint Board Meeting Minutes

  b. June 8, 2026 UFSA Finance Committee Meeting Minutes

  Mayor Sudbury made a motion to approve the minutes from the May 19, 2026, UFSA Board Meeting and the minutes from the June 8, 2026, UFSA Finance Committee Meeting Minutes as submitted. Mayor Jackson seconded the motion, and all voted in favor.

- Impact Fee Waiver Request

  Chief Financial Officer Tony Hill presented a request from Brin Shore Development seeking a waiver of approximately $24,000 in Unified Fire Service Area impact fees associated with the construction of a proposed affordable housing development in Kearns. The project includes 50 affordable apartment units and a 4,400-square-foot daycare facility. CFO Hill explained that, although the development also includes the renovation of existing apartment units, impact fees apply only to the newly constructed residential units and commercial space.

  CFO Hill reviewed the Board's adopted impact fee waiver policy, explaining that while the policy authorizes consideration of waivers for qualifying affordable housing projects, administrative approval is limited to requests of $5,000 or less. Because the requested waiver exceeded that threshold, Board approval was required.

  Board members discussed the request at length, recognizing the importance of affordable housing and the need for additional housing opportunities throughout the service area. Board members acknowledged that reducing development costs can support housing affordability and noted the value of projects that include deed-restricted affordable housing and supportive community amenities, such as childcare facilities.

The discussion also focused on the long-term implications of approving the request. Board members expressed concern that granting a waiver could establish a precedent leading to additional requests from future affordable housing developments throughout the service area. Board members questioned how the Board could apply the policy consistently in future cases and discussed whether approving one request would make it more difficult to deny similar requests moving forward.

Board members further discussed the purpose of impact fees, noting that the fees help offset the costs associated with growth and contribute toward funding fire stations and other capital infrastructure needed to serve new development. CFO Hill explained that impact fees do not fully cover those costs, with the remaining expenses ultimately supported through property tax revenues. Some Board members expressed concern that reducing impact fee revenue could shift additional financial responsibility to existing taxpayers.

Additional discussion addressed the Board's limited ability to ensure long-term affordability if a waiver were granted. Unlike municipalities, which may condition incentives on long-term affordability requirements, the Board noted that UFSA does not have the authority to impose or enforce similar conditions as part of an impact fee waiver.

Chief Burchett stated that while the request was reasonable to present to the Board for consideration, he shared concerns regarding the precedent such a decision could establish and the potential long-term impact on UFSA's financial sustainability. He emphasized that the decision ultimately rested with the Board.

Board members also considered whether additional information should be gathered before making a decision, including the potential number of similar requests that could arise in the future and the long-term impact on UFSA revenues. Following the discussion, the Board concluded that sufficient information had been presented to make a decision.

Mayor Gettel made a motion to deny the impact fee waiver request. Mayor Sudbury seconded the motion, and a roll call vote was taken.

Bailey	YES	Huish	YES
Bourke	-	Jackson	NO

Butterfield	YES	John	-
Gettel	YES	Overson	YES
Gray	YES	Stewart	-
Harris	YES	Stavros	-
		Sudbury	YES

- UFSA Finance Committee Update

  Finance Committee Chair Overson reported that the Finance Committee had reviewed the 2025 Annual Financial Report and Audit during its June meeting. She advised the Board that the independent audit resulted in an unmodified clean opinion, with no findings, material weaknesses, or instances of noncompliance identified. She expressed appreciation to staff and the independent auditors for their work and stated it was the recommendation of the Finance Committee to approve the report.

  Review and Consider Approval of the 2025 Annual Financial Report and Audit

  Chief Financial Officer Tony Hill provided a brief overview of the audit, explaining that the independent auditors issued three reports, including the financial statement audit, a review of internal controls, and the required state compliance report. He noted that all reports reflected positive results, confirming that the financial statements fairly presented the financial position of the organization, internal controls were functioning appropriately, and UFSA remained in compliance with applicable state requirements.

  CFO Hill also encouraged Board members to review the Management's Discussion and Analysis, financial statements, and accompanying notes included in the audit report for additional information regarding the organization's financial position and year-end results.

  Mayor Gettel made a motion to approve the 2025 Annual Financial Report and Audit as presented. Councilmember Butterfield seconded the motion, and all voted in favor.

- 2026 Property Tax Review

  Chief Financial Officer Tony Hill presented the annual property tax review and provided an overview of the certified tax rate for 2026. He explained that the certified tax rate had been received from the State and the counties after the June board packet was published, and reviewed the updated information with the Board.

  CFO Hill reported that the total taxable value within the Unified Fire Service Area increased from the previous year, reflecting continued growth throughout the service area. He also highlighted a strong year of eligible new growth, which provides additional property tax revenue to support ongoing operations while maintaining the certified tax rate. Collection rates in both Salt Lake and Utah Counties remained strong and consistent with previous years.

CFO Hill explained that, because the Board was adopting the state-certified tax rate, no Truth in Taxation hearing was required. He reviewed the certified tax rate and noted that the updated rate reflected the final calculations received from the counties following completion of the tax certification process. He also advised the Board that the certified rate remained well below the maximum rate authorized by statute.

- Consider Resolution 06-2026A Adopting a 2026 Ad Valorem Tax Rate in the Taxable Property in the Unified Fire Service Area

Board members discussed the annual property tax process and the updated certified rate. Following discussion, Mayor Gettel made a motion to adopt Resolution 06-2026A, adopting a 2026 certified ad valorem tax rate of 0.001656 for taxable property in the Unified Fire Service Area. Mayor Sudbury seconded the motion, and a roll call vote was taken.

Bailey	YES	Huish	YES
Bourke	-	Jackson	YES
Butterfield	YES	John	-
Gettel	YES	Overson	YES
Gray	YES	Stewart	-
Harris	YES	Stavros	-
		Sudbury	YES

- Public Hearing to Receive and Consider Comments on Proposed Amendments to the 2026 Budget

Councilmember Butterfield made a motion to open the public hearing to receive and consider comments on proposed amendments to the 2026 budget. Mayor Overson seconded the motion, and a roll call vote was taken.

Bailey	YES	Huish	YES
Bourke	-	Jackson	YES
Butterfield	YES	John	-
Gettel	YES	Overson	YES
Gray	YES	Stewart	-
Harris	YES	Stavros	-
		Sudbury	YES

Chair Harris opened the public hearing to receive and consider comments. No comments were received from members of the public attending in person, electronically, or through the posted public comment email address. Mayor Overson made a motion to close the public hearing, and Mayor Jackson seconded the motion, and a roll call vote was taken.

Bailey	YES	Huish	YES
Bourke	-	Jackson	YES
Butterfield	YES	John	-
Gettel	YES	Overson	YES
Gray	YES	Stewart	-
Harris	YES	Stavros	-
		Sudbury	YES

Chief Financial Officer Tony Hill presented the proposed budget amendments, explaining that the revisions were primarily intended to align the budget with updated revenue information received after adoption of the original budget and to account for several operational adjustments. He advised the Board that the certified property tax rates had been finalized after the Board packet was published and requested that the final revenue figures be incorporated into the budget. The updated certified property tax revenues included $857,508 for Salt Lake County and $541,908 for Utah County, replacing the estimated figures included in the published budget documents. These revisions also resulted in an updated contribution to fund balance of $1,746,032.

CFO Hill reviewed the remaining budget amendments, including adjustments to pass-through revenues, tax increment revenue, delinquent tax collections, fee-in-lieu revenues, and impact fee revenues to reflect current projections. He also outlined expenditure adjustments, including funding to complete the propane tank replacement project at Station 108, increased issuance costs associated with the TRAN financing, recognition of the previously approved arbitrage payment, and reductions to the UFA member fee and anticipated interest expense based on final financing results. He explained that the amendments reflected updated financial information and operational needs while maintaining the overall fiscal integrity of the budget.

- Consider Resolution 06-2026B to Approve a Budget Amendment for the 2026 Budget

Mayor Jackson made a motion to approve Resolution No. 06-2026B, approving the budget amendments for the 2026 budget as revised and presented. Mayor Gettel seconded the motion. A roll call vote was conducted.

Bailey	YES	Huish	YES
Bourke	-	Jackson	YES
Butterfield	YES	John	-
Gettel	YES	Overson	YES
Gray	YES	Stewart	-
Harris	YES	Stavros	-

		Sudbury	YES

- District Administrator Report
  District Administrator Rachel Anderson was unable to attend the meeting, and no report was presented.

- Possible Closed Session
  No closed session was held.

- Adjournment
  Mayor Gettel moved to adjourn the June 16, 2026, UFSA Board Meeting. Mayor Jackson seconded the motion, and all voted in favor; none opposed. The motion passed unanimously.

BOARD MEMBERS IN ATTENDANCE

Councilmember Tyler Huish
Mayor Kristie Overson
Mayor Dustin Gettel
Councilmember Chrystal Butterfield
Mayor Cheri Jackson
Councilmember Catherine Harris
Mayor Jared Gray
Councilmember Kathleen Bailey
Mayor Mick Sudbury

BOARD MEMBERS ABSENT

Mayor Scotty John
SLCo Assessor Chris Stavros
Councilmember Sheldon Stewart
Mayor Roger Bourke

STAFF IN ATTENDANCE

Fire Chief Dominic Burchett
CFO Tony Hill
Clerk Micayla Dinkel

ATTENDEES

AC Russell
DC Greensides
FM Watkins
Digital Media Specialist Courtney Samuel
DC Ayres
DOC Easton
OC Kay
AC Robinson
BC Torgerson
Director Day
Captain Costin
DC Widdison
Specialist Rivera

Salt Lake City, Utah

July 21, 2026

The Board of Trustees (the "Board") of the Unified Fire Service Area, Utah (the "Service Area"), met in regular session at the 3380 South 900 West, Salt Lake City, Utah, on July 21, 2026, at the hour of 8:30 a.m., with the following members of the Board being present:

Catherine Harris	Emigration Canyon	Chair
Kathleen Bailey	Copperton	Trustee
Roger Bourke	Town of Alta	Trustee
Chrystal Butterfield	City of Kearns	Trustee
Dustin Gettel	Midvale City	Trustee
Jared Gray	Eagle Mountain City	Trustee
Tyler Huish	White City	Trustee
Cheri Jackson	Millcreek City	Trustee
Scotty John	Town of Brighton	Trustee
Kristie S. Overson	City of Taylorsville	Trustee
Chris Stavros	Salt Lake County	Trustee
Sheldon Stewart	Salt Lake County	Trustee
Mick Sudbury	City of Magna	Trustee

Also present:

Dominic Burchett	Fire Chief
Tony Hill	Chief Financial Officer/Treasurer
Rachel Anderson	District Administrator and Legal Counsel
Micayla Dinkel	Clerk

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this Resolution had been discussed, there was presented to the Board a Certificate of Compliance with Open Meeting Law with respect to this July 21, 2026, meeting, a copy of which is attached hereto as Exhibit A.

The following resolution was then introduced in writing, was fully discussed, and pursuant to motion duly made by ______________ and seconded by _____________, adopted by the following vote:

AYE:

NAY:

The resolution was then signed by the Chair and recorded by the Clerk in the official records of the Unified Fire Service Area, Utah. The resolution is as follows:

RESOLUTION

A RESOLUTION OF THE BOARD OF TRUSTEES (THE "BOARD") OF THE UNIFIED FIRE SERVICE AREA, UTAH (THE "SERVICE AREA") DECLARING THE SERVICE AREA'S INENTION TO REIMBURSE ITSELF FOR CERTAIN CAPITAL EXPENDITURES ADVANCED BY THE SERVICE AREA OR THE UNIFIED FIRE AUTHORITY (THE "AUTHORITY") IN CONNECTION WITH FINANCING ALL OR A PORTION OF THE COSTS OF THE CONSTRUCTION OF NEW FACILITIES AND RELATED IMPROVEMENTS, FROM THE PROCEEDS OF TAX-EXEMPT BONDS THAT THE SERVICE AREA INTENDS TO ISSUE; AUTHORIZING INCIDENTAL ACTION RELATED THERETO; AND RELATED MATTERS.

WHEREAS pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the "Act"), the Unified Fire Service Area, Utah (the "Service Area") is authorized to issue bonds for the purposes set forth in the Act; and

WHEREAS, the Service Area and/or the Unified Fire Authority (the "Authority") has/have made capital expenditures in connection with the construction of a new multi-purpose training facility and fire props/layout and all related improvements (collectively, the "Project") prior to the date of this Resolution and the Service Area and/or the Authority expects[s] to make additional capital expenditures for the Project in the future; and

WHEREAS, the Service Area intends to finance and reimburse costs of all or a portion of the Project, costs of issuance and other related costs and fees (including, if necessary or desirable, capitalized interest to the extent permitted by federal and state law), through the issuance of tax-exempt bonds (the "Bonds") and use all or a portion of the proceeds of the Bonds to reimburse itself and/or the Authority for the capital expenditures made and incurred relating to the Project prior to the date of issuance of the Bonds; and

WHEREAS, no costs of the Project to be reimbursed were paid more than 60 days prior to the date of this Resolution, other than preliminary expenditures (not exceeding 20% of the aggregate issue price of the tax-exempt bonds issued to finance the Project), provided that such preliminary expenditures did not include costs of land acquisition or site preparation or other costs of construction or acquisition of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE UNIFIED FIRE SERVICE AREA AS FOLLOWS:

Section 1. Authorization to Make Capital Expenditures and Reimburse with Bond Proceeds. The Board hereby authorizes and/or ratifies any prior authorization of the Chief Financial Officer and or the Fire Chief (the "Designated Officers") to use money from the funds of the Service Area or the Authority available therefor in order to pay costs of the Project including costs of issuance and related costs and fees and to reimburse the Service Area and/or the Authority for all or a portion of such expenditures for the Project, to the extent permitted by law, with the proceeds of the Bonds.

Section 2. Nature of Project Costs. The costs of the Project consist entirely of capital expenditures or costs of issuance of the bonds, and no cost of the Project to be reimbursed with the proceeds of the bonds is a cost of working capital.

Section 3. Maximum Principal Amount. The maximum principal amount of tax-exempt Bonds expected to be issued for the Project is $30,000,000.

Section 4. Declaration of Intent. To the extent necessary, this Resolution shall constitute a declaration of intent under Treas. Reg. §1.150-2 (the "Reimbursement Regulations") promulgated under the Internal Revenue Code of 1986, as amended, for the Project, and the Designated Officers are hereby authorized to take any additional action with respect to this declaration of official intent to assure compliance with the Reimbursement Regulations.

Section 5. No Replacement Proceeds. The Service Area will not, at any time within one year after any allocation of proceeds of the bonds to reimburse any expenditure, use the reimbursed funds to create a sinking fund for any issue of tax-exempt bonds, or to otherwise replace the proceeds of any issue of tax-exempt bonds.

Section 6. Effective Date; Repeal. This Resolution shall take effect immediately. All prior resolutions or portions thereof inconsistent herewith are hereby repealed.

APPROVED AND ADOPTED this July 21, 2026.

____

Chair

ATTEST AND COUNTERSIGN:

____

Clerk

(Other business not pertinent to the foregoing appears in the minutes of the meeting.)

Upon the conclusion of all business on the agenda, the meeting was adjourned.

____

Chair

ATTEST AND COUNTERSIGN:

____

Clerk

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

I, Micayla Dinkel, the duly appointed and qualified Clerk of the Unified Fire Service Area, Utah (the "Service Area"), do hereby certify according to the records of the Board of Trustees (the "Board") of the Service Area in my official possession that the foregoing constitutes a true and correct excerpt of the minutes of the meeting of the Board held on July 21, 2026, including a resolution (the "Resolution") adopted at said meeting as said minutes and Resolution are officially of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of said Service Area, on July 21, 2026.

____
Clerk

(SEAL)

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Micayla Dinkel, the undersigned Clerk of Unified Fire Service Area, Utah (the "Service Area"), do hereby certify, according to the records of the Service Area in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended ("Utah Code"), I gave not less than twenty-four (24) hours public notice (the "Notice") of the agenda, date, time and place of the July 21, 2026 public meeting held by the Board of Trustees (the "Board") of the Service Area, by causing the Notice in the form attached hereto as Schedule 1:

(a) to be posted at the Service Area's principal offices at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) to be posted to the Utah Public Notice Website (http://pmn.utah.gov) at least twenty-four (24) hours prior to the convening of the meeting; and

(c) to be posted on the Service Area's official website at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2026 Annual Meeting Schedule of the Board (the "Annual Meeting Notice") (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Board to be held during the year, by causing said Annual Meeting Notice to be posted at least annually (a) on the Utah Public Notice Website, (b) on the Service Area's official website, and (c) in a public location within the Service Area that is reasonably likely to be seen by residents of the Service Area.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Service Area this July 21, 2026.

____
Clerk

To be attached:
SCHEDULE 1 —NOTICE OF MEETING
SCHEDULE 2—NOTICE OF ANNUAL MEETING SCHEDULE