

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

August 18, 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=VW9iWk1KQ0JYTj9lSDlxMS96KzZXZz09>

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. August 19, 2026. Emailed comments submitted prior to 7:00 a.m. August 19, 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. July 21, 2026 UFSA Board Meeting Minutes
 4. UFSA Finance Committee Update – Chair Overson
 - a. No meeting
 5. Quarterly Report– 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

The next Board meeting will be held on September 15, 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 14th day of August, 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

JULY 21, 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 8:32 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. June 17, 2026 UFSA LBA Joint Board Meeting Minutes

Mayor Jackson made a motion to approve the minutes from the June 17, 2026, UFSA Board Meeting Minutes as submitted. Councilmember Stewart seconded the motion, and all voted in favor.

- UFSA Finance Committee Update

The Finance Committee had not met since the previous Board meeting. No update.

- 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.

The Board discussed Resolution 07-2026A, declaring UFSA's intent to reimburse itself or Unified Fire Authority from future bond proceeds for eligible capital expenditures advanced in connection with the Fire Training Facility project.

The Board discussed anticipated expenditures that may occur prior to issuance of the bonds, including architectural and design costs. Staff noted that the exact amount is not yet known and will depend, in part, on the timing of the bond issuance. Based on current expectations, staff anticipated reimbursable expenditures incurred prior to financing would likely remain under \$1 million if bonds are issued within approximately the next year.

Councilmember Stewart made a motion to approve 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. Mayor Jackson seconded the motion, and a roll call vote was taken.

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

- District Administrator Report

District Administrator Rachel Anderson provided an update regarding UFSA impact fees. She explained that the issue had recently been brought to her attention and that staff was beginning to review the matter.

Administrator Anderson reminded the Board that UFSA imposes impact fees on new development and relies on member municipalities to administer, collect, and remit those fees to UFSA. Staff recently became aware that some municipalities may not be consistently administering or forwarding the applicable impact fees, potentially as a result of staffing or administrative changes.

UFSA staff will review the issue and work directly with municipalities as needed to ensure impact fees are being properly administered and remitted. Administrator Anderson asked Board members to also communicate with appropriate staff within their municipalities regarding the importance of the impact fee process.

- Possible Closed Session

No closed session was held.

- Adjournment

Councilmember Stewart moved to adjourn the July 21, 2026, UFSA Board Meeting. Mayor Gray seconded the motion, and all voted in favor; none opposed. The motion passed unanimously.

BOARD MEMBERS IN ATTENDANCE

Councilmember Catherine Harris

Mayor Kristie Overson

Mayor Scotty John

Councilmember Chrystal Butterfield

Mayor Cheri Jackson

Mayor Jared Gray

Mayor Mick Sudbury

Councilmember Sheldon Stewart

BOARD MEMBERS ABSENT

Councilmember Kathleen Bailey
SLCo Assessor Chris Stavros

Mayor Dustin Gettel
Mayor Roger Bourke

STAFF IN ATTENDANCE

District Administrator Anderson
CFO Tony Hill
Clerk Micayla Dinkel

ATTENDEES

AC Russell	DOC Easton
DC Greensides	Fire Chief Dominic Burchett
FM Watkins	AC Robinson
Digital Media Specialist Courtney Samuel	
DC Ayres	David Chipman

Unified Fire Service Area Budget vs. Actual

70 - General Fund			
	Jan - Jun 26	Budget	%
Ordinary Income/Expense			
Income			
7031100 · Property Taxes-Salt Lake County	2,646,672	55,490,215	4.8%
7031110 · Property Taxes - Utah County	53,708	9,607,965	0.6%
7031120 · Property Taxes-SLCo Pass Thru	0	3,800,000	0.0%
7031122 · Property Taxes-UTCo Pass Thru	0	3,300,000	0.0%
7031125 · Property Taxes-Increment Remit	154,983	154,983	100.0%
7031130 · Property Taxes-Delinquent-SL Co	592,368	695,250	85.2%
7031140 · Property Taxes-Delinquent-UT Co	240,470	350,000	68.7%
7031150 · Judgement Levy	199	0	#DIV/0!
7031200 · Fee-in-Lieu-Salt Lake County	878,986	2,200,000	40.0%
7031210 · Fee-in-Lieu - Utah County	234,963	520,000	45.2%
7032100 · Impact Fees		800,000	
7032101 · Impact Fees - Single Family Res	206,219	0	
7032102 · Impact Fees - Multi-Family Res	81,845	0	
7032103 · Impact Fees - Commercial	27,903	0	
7032104 · Impact Fees - Industrial	3,640	0	
7032105 · Impact Fees - Institutional	0	0	
Total 7032100 · Impact Fees	319,607	800,000	40.0%
7034210 · Contribution for Debt Service - Herriman	446,991	446,991	100.0%
7034220 · Contribution for Debt Service - Riverton	315,950	315,950	100.0%
7039100 · Miscellaneous Income	16,969	21,088	80.5%
7039105 · Interest Income	376,219	700,000	53.7%
Total Income	6,278,085	78,402,442	8.0%
Expense			
7091000 · Operations			
7091293 · Tax Payments to RDA/CDA	0	7,100,000	0.0%
7091315 · Maintenance of Buildings & Land	44,472	110,000	40.4%
7091340 · Interfund Lease Payments	4,216,895	4,988,375	84.5%
7091390 · Sandy Contract	700,079	1,414,159	49.5%
7091395 · UFA Contract Fees	28,784,935	59,281,499	48.6%
7091490 · Impact Fee Refunds	0	10,000	0.0%
Total 7091000 · Operations	33,746,381	72,904,033	46.3%
7092000 · General & Administrative			
7092205 · Auditor	11,500	11,500	100.0%
7092209 · Bank Fees	5,821	11,200	52.0%
7092345 · Office Supplies	0	2,000	0.0%
7092350 · Professional Fees	22,879	149,000	15.4%
7092355 · UFA Administrative Fees	199,892	399,784	50.0%
7092415 · Subscriptions & Memberships	17,335	17,335	100.0%
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	359,199	692,592	51.9%
7095500 · Capital maintenance			
7095500 · Capital maintenance	236,534	793,443	29.8%
7096620 · Bond/Note Issuance Costs	33,500	33,500	100.0%
7096630 · Interest expense	0	791,700	0.0%
Total Expense	34,375,614	75,215,268	45.7%

GENERAL FUND

Account	Date	Name	Memo	Amount
7091315 · Maintenance of Buildings & Land				
	04/21/2026	Wall2Wall Floor Coverings	Carpet Replacement - Station #126	44,472.00
TOTAL				44,472.00
7091340 · Interfund Lease Payments				
	03/11/2026	Zions First National Bank	Series 2016 Bond Payment	2,288,521.57
	03/11/2026	Zions First National Bank	Series 2021 Bond Payment	1,928,373.64
TOTAL				4,216,895.21
7091390 · Sandy Contract				
	01/01/2026	Sandy City Corporation	Fire Service Contract - January - June	700,078.96
TOTAL				700,078.96
7091395 · UFA contract fees				
	01/01/2026	Unified Fire Authority	3rd Quarter Fee for FY25/26 - January	4,797,489.16
	02/01/2026	Unified Fire Authority	3rd Quarter Fee for FY25/26 - February	4,797,489.16
	03/01/2026	Unified Fire Authority	3rd Quarter Fee for FY25/26 - March	4,797,489.16
	04/01/2026	Unified Fire Authority	4th Quarter Fee for FY25/26 - April	4,797,489.16
	05/01/2026	Unified Fire Authority	4th Quarter Fee for FY25/26 - May	4,797,489.16
	06/01/2026	Unified Fire Authority	4th Quarter Fee for FY25/26 - June	4,797,489.16
TOTAL				28,784,934.96
7092205 · Auditor				
	06/09/2026	K&C, CPA'S	2025 Financial Statement Audit	11,500.00
TOTAL				11,500.00
7092209 · Bank Fees				
	Multiple	Chase Merchant Services	Paymentech Service Fee	4,454.15
	Multiple	Xpress Bill Pay	Bill Pay Fee	389.26
	Multiple	Wells Fargo	Client Analysis Fee	977.26
TOTAL				5,820.67
7092350 · Professional fees				
	02/09/2026	Fabian Van Cott	Legal/Administrator Services - January	2,625.00
	03/12/2026	Fabian Van Cott	Legal/Administrator Services - February	2,400.00
	03/09/2026	Moody's Analytics	Annual Professional Fee	1,500.00
	04/07/2026	Zions Bank Corporate Trust	Trust Agent Fee	2,500.00
	04/13/2026	Fabian Van Cott	Legal/Administrator Services - March	5,800.00
	04/20/2026	SL County Health Dept	Plat Subdivision Resubmission - Station #125	60.00
	04/30/2026	Wix.com	UFSA Website	5.99
	05/11/2026	Fabian Van Cott	Legal/Administrator Services - April	2,365.00
	06/11/2026	Fabian Van Cott	Legal/Administrator Services - May	5,623.00
TOTAL				22,878.99
7092355 · UFA Management Fees				
	05/21/2026	Unified Fire Authority	Jan - Jun Administrative Fee	199,892.00
TOTAL				199,892.00
7092415 · Subscriptions & Memberships				
	01/01/2026	Utah Association of Special Districts	2026 Membership Dues	17,335.00
TOTAL				17,335.00
7092810 · Fund Balance Distribution - Herriman				
	03/21/2026	Herriman City	Fund Balance Distribution	37,940.85
TOTAL				37,940.85
7092820 · Fund Balance Distribution - Riverton				
	01/31/2026	Riverton Fire Service Area	Fund Balance Distribution	63,831.72
TOTAL				63,831.72
7095500 · Capital Maintenance				
	02/13/2026	KOH Mechanical Contractors, Inc	Water Heater Replacement - Station #119	5,079.00
	03/31/2026	Air Technology Solutions Inc	Airmation System Equipment - Station #107	10,290.00
	04/21/2026	On Line Utility Locating, LLC	Water Line Replacement - Station #252	10,350.00
	04/24/2026	Salmon HVAC	Airmation System Installation - Station #107	29,925.00
	05/01/2026	Studio Long Playing, LLC	Architect - Bathroom Remodel - Station #107	10,582.88
	05/26/2026	Rock Solid Roofing, Inc	Roof Replacement - Station #118	79,000.00
	06/08/2026	Marathon Maintenance, Inc	Landscape Replacement - Station #119	91,307.00
TOTAL				236,533.88
7096630 · Bond/Note Issuance Costs				
	04/01/2026	Gilmore Bell	TRAN Series 2026 Note Counsel Fee	10,500.00
	04/01/2026	Kutak Rock LLP	TRAN Series 2026 Lender Note Counsel Fee	10,000.00
	04/01/2026	Zions Bank Public Finance	TRAN Series 2026 Municipal Advisory Fee	13,000.00
TOTAL				33,500.00
GENERAL FUND TOTAL				34,375,614.24

Unified Fire Service Area

Budget vs. Actual

75 - Capital Projects Fund			
	Jan - Jun 26	Budget	%
Ordinary Income/Expense			
Income			
7539105 · Interest Income	52,434	47,000	111.6%
Total Income	52,434	47,000	111.6%
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!
7596960 Debt Service Expenditures	46,085	46,086	100.0%
7581900 Contribution to Fund Balance	0	914	0.0%
Total Expense	46,085	47,000	98.1%

Unified Fire Service Area

Budget vs. Actual

77 - Debt Service Fund			
	Jan - Jun 26	Budget	%
Ordinary Income/Expense			
Income			
7735100 · Lease Revenue	4,216,895	4,988,375	84.5%
7739105 · Interest Income	9,451	0	#DIV/0!
Total Income	4,226,347	4,988,375	84.7%
Expense			
7796600 · Payments on LT debt			
7796610 · Bond Interest Payments	3,375,000	3,375,000	100.0%
7796620 · Payments on LT debt - Other	844,000	1,613,375	52.3%
Total 7796600 · Payments on LT debt	4,219,000	4,988,375	84.6%
Total Expense	4,219,000	4,988,375	84.6%