

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

October 20, 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=VW9iWk1KQ0JYTl9lSDlxMS96KzZXZz09>

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. October 19, 2026. Emailed comments submitted prior to 7:00 a.m. October 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. September 15, 2026 UFSA Board Meeting Minutes
 - b. October 5, 2026 UFSA Finance Committee Minutes
 4. UFSA Finance Committee Update – Chair Overson
 - a. Last Meeting-October 5 at 11:00 a.m.
 5. Review of the 2027 Tentative Budget– Chair Overson/CFO Hill

6. Consider the Date of December 8, 2026 for Public Hearings to Receive and Consider Comments on Proposed Amendments to the 2026 Budget, the Final Budget for 2027, and Approving and Imposing an Ad Valorem Tax Rate for Payment of Eligible Judgments on Taxable Property– CFO Hill
7. District Administrator Report – District Administrator Anderson
8. 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).)
9. Adjournment – Chair Harris

The next Board meeting will be held on November 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 accommodations 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 17th day of October, 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

SEPTEMBER 15, 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 8:36 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. August 18, 2026 UFSA LBA Joint Board Meeting Minutes
Mayor Jackson made a motion to approve the minutes from the August 18, 2026, UFSA Board Meeting as submitted. Mayor Overson seconded the motion, and all voted in favor; none opposed. The motion passed unanimously.
- UFSA Finance Committee Update
The Finance Committee had not met since the previous Board meeting. The next UFSA Finance Committee meeting will be held on October 5, 2026, at 11:00 a.m.
- District Administrator Report
No report
- Possible Closed Session
No closed session was held.
- Adjournment
Mayor Jackson moved to adjourn the September 15, 2026, UFSA Board Meeting. Mayor Gettel seconded the motion, and all voted in favor; none opposed. The motion passed unanimously.

BOARD MEMBERS IN ATTENDANCE

Councilmember Catherine Harris	Mayor Cheri Jackson
Mayor Kristie Overson	Mayor Jared Gray
Councilmember Chrystal Butterfield	Mayor Dustin Gettel

Councilmember Kathleen Bailey
SLCo Assessor Chris Stavros

Mayor Scotty John

BOARD MEMBERS ABSENT

Mayor Mick Sudbury
Mayor Roger Bourke

Councilmember Sheldon Stewart

STAFF IN ATTENDANCE

District Administrator Anderson
CFO Tony Hill
Clerk Micayla Dinkel

ATTENDEES

Chief Burchett
AC Russell
Specialist Rivera
DC Prokopis

AC Dern
FM Watkins
DC Greensides
Digital Media Specialist

DC Fossum
DOC Easton
Captain Costin
Samuel

HRD Day



UNIFIED FIRE SERVICE AREA FINANCE COMMITTEE MEETING MINUTES

October 5, 2026

Meeting held both electronically via Zoom Webinar/UFA Headquarters

Board Members Present:

Mayor Overson
Councilmember Bailey
Mayor Jackson
SLCo Assessor Stavros

Councilmember Butterfield
Mayor Bourke
Mayor Sudbury

Staff Present:

Chief Burchett
CFO Hill

Clerk Dinkel
District Administrator Anderson

Guests:

AC Robinson
DOC Easton
Courtney Samuel
OC Kay
Captain Greensides

AC Russell
Captain Park
HRD Day
AC Dern
DC Fossum

Call to Order

Meeting called to order by Chair Overson at 11:03 a.m.

Public Comments

No members of the public requested to speak either in person or electronically. Public comment was available live and through the posted public comment email address.

Discussion on the 2027 Tentative Budget

Chair Overson introduced the discussion of the 2027 tentative budget and invited Chief Financial Officer Hill to present the initial budget message. Chief Financial Officer Hill explained that the purpose of the meeting was to obtain the Committee's direction before presenting the budget to the full UFSA Board. The proposed schedule included an initial review at the October Board meeting, approval of the tentative budget in November, and final budget adoption in December.

Revenue and Member Fee Assumptions

The proposed budget used a 2% property tax revenue growth assumption for 2027. Chief Financial Officer Hill described this as a conservative estimate based on recent collections. No property tax increase was proposed. The UFA member fee remained the largest expenditure in the UFSA budget. The January–June 2027 portion was already established through UFA's approved fiscal-year budget. For July–December 2027, the proposed UFSA budget included a 5.5% member fee increase placeholder.

Chief Financial Officer Hill explained that this placeholder had been used consistently in recent budget planning, while actual increases had remained below that level for approximately three years. The projected annual member fee would increase from approximately \$59.2 million in 2026 to \$62.7 million in 2027.

The proposed budget assumed Eagle Mountain City would remain a member of UFSA throughout 2027. Chief Financial Officer Hill reported that there had been no significant movement toward separation.

The proposed budget included:

- \$2.5 million for payments on the 2016 bond.
- \$2.3 million for payments on the 2021 bond.
- \$1.3 million for the Sandy service contract.

Chief Financial Officer Hill explained that the Sandy contract amount was declining slightly as unincorporated areas were annexed into Sandy. Approximately half of the contract related to White City, with the remaining portion associated with unincorporated islands. Consequently, these changes were not expected to create a significant net financial impact to UFSA.

General Fund Expenditure Overview

The proposed General Fund expenditures totaled \$78.8 million. Chief Financial Officer Hill reviewed the principal expenditure categories:

- 80% of expenditures supported the UFA member fee.
- 17.8%, or slightly more than \$14 million, supported contractual and fixed obligations, including debt service, redevelopment agency pass-through payments, the Sandy contract, separation agreement payments, and audit services.
- The remaining expenditures primarily supported tax anticipation note interest, building maintenance, and administration.

Redevelopment agency pass-through payments totaled \$7.6 million. Chief Financial Officer Hill explained that these funds were transferred directly from the counties to the redevelopment agencies. Although UFSA did not receive the funds, it was required to account for them in its budget.

The budget also included annual separation agreement payments totaling slightly more than \$100,000 to Herriman and Riverton, along with approximately \$11,500 for the outside auditor.

Chief Financial Officer Hill noted that the expenditure distribution demonstrated that the majority of UFSA funding supported operational services and established contractual obligations.

Fund Balance and Financial Position

Chief Financial Officer Hill reported that UFSA remained in a strong financial position. Previous tax increases supporting expanded service in Eagle Mountain and Kearns had helped strengthen the organization's fund balance.

The 2025 ending fund balance was \$16.5 million, or 22%. UFSA Board policy established a minimum fund balance of 15%.

The long-range projection showed fund balance increasing to 26%–27% during 2026–2028, followed by a gradual drawdown as expenditure growth exceeded revenue growth. Chief Financial Officer Hill stated that the projected financial position remained favorable through 2030.

UFA's repayment of the warehouse loan also contributed to the improved position. UFSA received the repayment, totaling slightly less than \$1 million, during 2026, and the funds increased fund balance.

Detailed Revenue and Expenditure Review

Chief Financial Officer Hill reviewed the proposed budget document, which included approximately \$80 million in total General Fund revenue. Major revenue assumptions included:

- \$66.4 million in operating property tax revenue.
- \$7.6 million in redevelopment agency pass-through revenue.
- \$154,000 in property tax increment remittances from Midvale.
- \$1 million in delinquent property taxes.
- \$2.7 million in fee-in-lieu revenue.
- \$700,000 in impact fee revenue.

The impact fee estimate was reduced to reflect slower collections. Interest income was expected to remain relatively consistent. Intergovernmental revenue primarily included Herriman and Riverton payments toward their share of bond obligations under the separation agreements.

Other expenditures reviewed included administrative supplies, Utah Association of Special Districts membership, bank fees, professional services, tax anticipation note issuance costs, potential impact fee refunds, capital maintenance, debt service, and contract payments.

Bank fees totaled slightly more than \$10,000, with most associated with electronic impact fee collections. Tax anticipation note issuance costs were \$33,000.

Capital Projects and Debt Service Funds

No expenditures were proposed in the Capital Projects Fund for 2027. The fund held \$4.5 million–\$5 million for the future Station 112 replacement project, but there were no current plans to begin construction.

Debt Service Fund payments corresponded to the \$4.9 million transfer from the General Fund.

Clarification of Maintenance Budget Categories

Chair Overson asked why the maintenance of buildings and land line showed no proposed expenditure when the prior year included approximately \$110,000.

Chief Financial Officer Hill explained that the noncapital maintenance and capital maintenance lines should be considered together. Prior-year projects, including carpet replacement, required noncapital classification. The projects currently identified for 2027 were expected to qualify as capital maintenance and were therefore included in that budget line.

Midvale Property Tax Increment Remittance

Mayor Jackson requested clarification regarding the Midvale property tax increment remittance.

Chief Financial Officer Hill explained that most redevelopment agreements provided for the county to distribute the appropriate portions directly to UFSA and the redevelopment agency. Under the Midvale agreement, the county instead sent the entire amount to the redevelopment agency, which then remitted UFSA’s 20% share directly to UFSA.

The arrangement produced the same financial result but required different accounting treatment because of the order in which the funds were distributed.

Professional Fees and Impact Fee Study

The professional fees budget remained unchanged from 2026 at \$149,000. The largest component was \$110,000 for legal services and administration. Other services included trust management, continuing disclosure, and impact fee support through Zions Bank.

The proposed budget carried forward \$20,000 previously allocated for an impact fee study. The study had not been completed during 2026 because of uncertainty surrounding Eagle Mountain’s potential separation. Staff were working with Zions Bank to determine the appropriate timing. Depending on the separation process, the funding could be carried forward again into 2028. Chief Financial Officer Hill noted that the last impact fee study was completed in 2021 and that an updated study remained necessary.

UFA Administrative Fee

Chief Financial Officer Hill reviewed the worksheet used to calculate the cost of UFA employees who provided administrative, finance, facilities, and support services to UFSA.

The calculation incorporated employee compensation and benefit changes, along with adjustments to the percentage of time allocated to UFSA. Allocations for several positions were reduced to reflect the current workload, particularly the absence of active station construction projects.

Examples included reducing the facilities manager allocation from 80% to 70% and the logistics division chief allocation from 20% to 10%, along with reductions for support services and finance positions.

The proposed administrative fee decreased from \$399,000 to \$347,000. Chief Financial Officer Hill explained that allocations could increase again when station construction resumed.

Proposed Capital Maintenance Projects

The initial capital maintenance proposal totaled \$731,000, including a recurring \$40,000 allowance for urgent equipment and appliance replacements, such as water heaters, HVAC equipment, ovens, and refrigerators.

Chief Financial Officer Hill explained that this allowance enabled facilities staff to address essential failures promptly.

The proposed station projects included:

Station	Proposed Work
107—Kearns	Replace apparatus bay doors and the concrete apron; add HVAC to bedrooms created during the remodel; replace windows.

Station	Proposed Work
111—Magna	Install a flashing warning signal to alert motorists when apparatus exited the station.
112—Millcreek	Repair the sewer line
115—Copperton	Replace the nonfunctioning generator. Staff reported that this was the last station generator requiring replacement.
118—Taylorsville	Repair bathrooms, complete exterior painting and repairs, and replace original, inoperable windows.
119—Emigration Canyon	Complete exterior repairs and replace windows.

Chair Overson asked whether the Station 111 project involved a full traffic signal or flashing warning lights. Facilities staff clarified that the proposed installation would be a flashing warning system, consistent with installations at other stations.

Chief Financial Officer Hill also requested moving the Station 109 kitchen remodel, estimated at \$120,000, from the future project list into the 2027 budget. Although facilities staffing capacity had initially been a concern, staff believed the project could be accommodated. Adding the kitchen remodel would increase the proposed capital maintenance budget to approximately \$851,000, which Chief Financial Officer Hill described as comparable to the current year's maintenance funding.

Long-Range Financial Plan

Chief Financial Officer Hill reviewed the long-range plan, which used the same 2% property tax growth and 5.5% UFA member fee growth assumptions.

The projected ending fund balance increased from \$16.4 million–\$16.5 million to roughly \$22 million during 2027–2028, followed by reductions in 2029–2030 as expenditures began to outpace revenue.

Chief Financial Officer Hill emphasized that property tax revenue and the UFA member fee remained the primary factors driving UFSA's financial outlook.

Station 112 Replacement Discussion

Mayor Jackson expressed concern about continuing repairs at Station 112 and asked when a more permanent solution should be pursued. Chief Burchett explained that replacement remained dependent on information from the federal government concerning the ability to rebuild at the existing location. Alternative properties continued to be evaluated. The Eastwood property had been considered but presented significant challenges because of a fault line and its previous use as a dump site. Facilities staff were also working with a real estate agent to identify other suitable properties in the area.

Chief Burchett emphasized that the current Station 112 location provided effective service to Olympus Hills and access to 3300 South. Recent repairs have improved the living conditions, and the proposed sewer work was necessary to support continued occupancy.

If a replacement solution did not appear likely within approximately ten years, additional investment in the existing station might be necessary.

Committee Comments

Committee members expressed support for the budget's conservative assumptions and the detail provided in the presentation. Mayor Roger Bourke commended the presentation as thorough, professional, and consistent with the organization's standards. Other members also expressed appreciation for staff's work and the supporting information.

Mayor Jackson made a motion to recommend submitting the 2027 tentative budget with the addition of the kitchen remodel of Station 109 to the Board of Directors for consideration during the October UFSA Board Meeting. Mayor Sudbury seconded the motion. All voted in favor; none opposed. Motion carried unanimously.

Closed Session

None

Adjournment – Chair Overson

Mayor Jackson moved to adjourn the October 5, 2026, UFSA Finance Committee Meeting. Mayor Sudbury seconded the motion. All voted in favor; none opposed. Motion carried unanimously.



UNIFIED FIRE SERVICE AREA

TO: UFSA Finance Committee (Board of Trustees)
FROM: Tony Hill, CFO
SUBJECT: 2027 Tentative Budget Message
DATE: October 5, 2026

I am pleased to present the Unified Fire Service Area (UFSA) 2027 Tentative Budget for your review and consideration. The Tentative Budget will be approved by the Board at the November board meeting and following a public hearing, final adoption of the 2027 budget will take place at the December board meeting. Staff have prepared the budget in accordance with Fiscal Procedures for Local Districts (UCA 17B-6). This budget includes Eagle Mountain City remaining a member of UFSA in 2027.

2027 General Fund Budget Highlights

Below are some of the highlights of the 2027 budget development:

- Property Taxes
 - 2.0% new growth estimate
 - No proposed tax increase
- UFA member fee increase
 - 5.5% placeholder increase for July through December
 - \$62,670,438 total estimate for 2027

2027 UFSA Member Fee		
	2026	2027
January	4,797,489	5,082,761
February	4,797,489	5,082,761
March	4,797,489	5,082,761
April	4,797,489	5,082,761
May	4,797,489	5,082,761
June	4,797,489	5,082,761
July	5,082,761	5,362,312
August	5,082,761	5,362,312
September	5,082,761	5,362,312
October	5,082,761	5,362,312
November	5,082,761	5,362,312
December	5,082,761	5,362,312
Total	59,281,499	62,670,438

- Bond Payments
 - \$2,595,375 – Series 2016 Bond
 - \$2,376,125 – Series 2021 Bond
- Sandy contract (85% of property tax collected to Sandy, 15% stay with UFSA)
 - \$1,271,552 in 2025
 - \$1,414,159 in 2026
 - \$1,367,000 in 2027 budget
- Building maintenance at fire stations (more detail in packet)
 - \$862,033 in 2027 budget
- UFA Administration Fee (more detail in packet)
 - \$403,014 in 2025
 - \$399,784 in 2026
 - \$347,165 in 2027

2027 General Fund Expenditures

Below, UFSA’s 2027 general fund budget is divided into its major categories (\$78,947,378 total budget):

• UFA Member Fee		\$62,670,438 (79.39%)
• Fixed or Contract Costs		\$14,051,773 (17.80%)
○ Debt Service	\$4,971,500	
○ Tax Payments to RDA/CDA	\$7,600,000	
○ Sandy Contract	\$1,367,000	
○ Herriman/Riverton	\$101,773	
○ Outside Auditor	\$11,500	
• Tax Revenue Anticipation Note (TRAN) Costs		\$791,700 (1.00%)
• Building Maintenance		\$862,033 (1.09%)
• Administrative costs		\$571,434 (0.72%)
○ UFA admin fee for finance/facilities/clerk, administrator, legal, UASD membership		

Fund Balance Impact

The chart below shows the ending fund balance position through 2030. Using current assumptions, the ending balance of each year is above the board adopted minimum fund balance reserve.

UNIFIED FIRE SERVICE AREA	ENDING FUND BALANCE	MIMINMUM FUND BALANCE RESERVE %
2025 ACTUAL	\$16,495,581	22.0%
2026 ESTIMATE	\$20,672,120	26.4%
2027 PROJECTION	\$22,125,542	27.7%
2028 PROJECTION	\$22,160,169	27.1%
2029 PROJECTION	\$19,897,593	23.7%
2030 PROJECTION	\$15,213,702	17.7%

**UNIFIED FIRE SERVICE AREA
TENTATIVE BUDGET
For the Year Ended December 31, 2027**

	GENERAL FUND			CAPITAL PROJECTS FUND (LOCAL BLDG AUTHORITY)			DEBT SERVICE FUND (LOCAL BLDG AUTHORITY)		
	PRIOR YR 2025	CURRENT YR ESTIMATE	BUDGET 2027	PRIOR YR 2025	CURRENT YR ESTIMATE	BUDGET 2027	PRIOR YR 2025	CURRENT YR ESTIMATE	BUDGET 2027
REVENUES									
Taxes: Property	63,318,452	65,098,180	66,400,144						
Taxes: Property - Pass Thru	5,798,042	7,100,000	7,600,000						
Taxes: Property - Increment Remit	123,776	154,983	154,983						
Taxes: Delinquent	1,026,957	1,045,250	1,045,250						
Taxes: Judgement Levy	689								
Fee-in-Lieu of Taxes	2,726,487	2,720,000	2,720,000						
Impact Fees	696,966	800,000	700,000						
Interest Income	579,097	700,000	600,000	502	47,000	0	11,939		
Miscellaneous	6,451	9,000	9,000						
Intergovernmental Revenue	775,118	775,029	776,686						
Other Financing Sources:									
Lease Revenue							4,971,634	4,988,375	4,971,500
TOTAL REVENUES	75,052,035	78,402,442	80,006,063	502	47,000	0	4,983,573	4,988,375	4,971,500
EXPENSES									
Administrative & Overhead:									
Supplies	2,696	2,000	2,000						
Memberships (UASD)	16,913	17,335	17,769						
Outside Auditor	11,500	11,500	11,500						
*UFA Admin Fee	403,014	399,784	347,165						
Bank Fees	11,032	11,200	12,000						
*Professional Fees	79,086	149,000	149,000						
Maintenance to Buildings & Land	24,868	110,000	0						
Note/Bond Issuance Costs	23,500	33,500	33,500						
Impact Fee Refunds	431	10,000	10,000						
*Capital Maintenance	248,760	793,443	862,033						
Capital Lease	4,971,634	4,988,375	4,971,500						
Principle Payment on Long-Term Debt							3,225,000	3,375,000	3,500,000
Interest Expense	895,752	791,700	791,700		46,086		1,759,250	1,613,375	1,471,500
Sandy Contract	1,271,552	1,414,159	1,367,000						
Tax Payments to RDA/CDA/CRA	5,798,042	7,100,000	7,600,000						
Fund Balance Payments to Herriman/Riverton	101,773	101,773	101,773						
UFA Contract Fees	54,987,628	59,281,499	62,670,438						
Other Financing Uses:									
Contribution to Fund Balance					914				
TOTAL EXPENSES	68,848,182	75,215,268	78,947,378	0	47,000	0	4,984,250	4,988,375	4,971,500

*Additional Documentation

Professional Fees

	<u>2024 Actual</u>	<u>2025 Actual</u>	<u>2026 Budget</u>	<u>2027 Budget</u>
Legal Services/Administrator	55,780	66,423	110,000	110,000
Newspaper Ads	900	0	1,500	1,500
Website Restoration/Hosting/Maintenance	84	1,113	500	500
Truth in Taxation - Postcard Mailings	15,098	0	0	0
Trust Management, Continuing Disclosure, Impact Fee	7,000	7,000	27,000	27,000
Other	2,010	4,550	10,000	10,000
	80,871	79,086	149,000	149,000

Exhibit A for Calendar Year 2027

<u>Position</u>	Jan-26		Jan-27		<u>Responsibilities</u>
	<u>% of Time Worked</u>	<u>Salary & Benefits</u>	<u>% of Time Worked</u>	<u>Salary & Benefits</u>	
Logistics Facilities Manager	80%	\$131,143	70%	\$117,204	Specifications/RFP/Bids/Management/ for capital improvement projects; compiling operational and maintenance documents; works through any warranty items on newer projects. Seismic evaluations and retrofit assessments. Station architectural design, rendering, and construction.
Logistics Facilities Specialist	5%	\$5,418	5%	\$5,642	Assists Facilities Manager when needed; provides information for Capital Improvement needs; Meets with contractors.
Logistics Facilities Specialist	2%	\$1,614	2%	\$1,666	Assists Facilities Manager when needed; provides information for Capital Improvement needs; Meets with contractors.
Logistics Purchasing Coordinator	2%	\$2,237	2%	\$2,290	Assists with the processing of MR's and invoices for capital projects.
Logistics Data Coordinator	1%	\$1,037	1%	\$1,090	Researches information for Logistics as requested.
Logistics Division Chief	20%	\$37,418	10%	\$19,400	Develops, manages, and administers capital improvements budgets; Provides overall direction and management to UFSA facility management. Leads and guides discussions for future fire station designs. Researches optional uses and associated fees of portions of fire stations, such as office space leasing. Co-coordinates seismic evaluations and seismic upgrades projects. Provides project-specific content for use in presentations to the UFSA Board of Directors and communities/members, in preparation for station construction.
Support Services Assistant Chief	10%	\$25,764	5%	\$13,148	Researches property descriptions/locations for fire station rebuilds and new construction. Captures and records the details of properties for fire station constructions. Leads and guides discussions for future fire station design and construction. Researches optional uses and associated fees of portions of fire stations, such as office space leasing. Co-coordinates seismic evaluations and seismic upgrades projects. Provides project-specific content for use in presentations to the UFSA Board of Directors and communities/members, for bonding and bond elections. Meets with individual board members to discuss property and fire station construction issues and strategies.
Finance Purchasing Agent/Contracts	25%	\$37,723	25%	\$39,695	RFP/RFQ/Purchasing processing. Contract coordination and tracking.
Finance Senior Accountant	11%	\$16,300	11%	\$16,771	Cash receipting, online payment reporting, impact fee reporting, external audit, capital assets, state transparency
Finance AP/AR Manager	2%	\$3,030	2%	\$3,114	AP/AR oversight, cash receipting review/close
Finance Sr. Accounting Specialist	7%	\$7,189	5%	\$5,742	UFSA Desktop Deposits, AR, AP entry & review
Finance Assistant Finance Director	7%	\$15,568	5%	\$11,449	External audit, financial statements, accounting oversight, online payment admin, bank reconciliations
CFO	15%	\$44,308	15%	\$45,543	Financial Management, Treasurer
UFSA Clerk	10%	\$12,342	10%	\$12,149	Time needed to fully meet the responsibilities of the Clerk
Records Manager	1%	\$918	1%	\$972	Managing UFSA record requests. Retention schedule and archives
ECC Receptionist	3%	\$2,157	3%	\$2,303	Impact fee collection/receipts, phone calls
Director of Communications	1%	\$2,236	1%	\$2,383	Community Outreach
Community Outreach Specialist	1%	\$1,236	1%	\$1,323	Community Outreach/Construction Projects/Website Maintenance
		\$347,638		\$301,883	
Overhead Charge	15%	<u>\$52,146</u>	15%	<u>\$45,282</u>	Office Space, IT, supplies, etc.
TOTAL		\$399,784		\$347,165	
	Logs	205,697	Logs	169,385	
	Fin	142,736	Fin	140,660	
	Admin	47,358	Admin	32,858	
	IO	3,993	IO	4,262	
		399,784		347,165	

UFSA Maintenance Projects 2027

10/5/26

Station	Project	Notes	Cost	Running Total
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Maintenance Projects

All	Heating/AC/Hot Water/Appliances	Replace as needed	\$40,000	\$40,000
107	Apparatus Bay Doors and Operators	Replace original doors and operators	\$80,000	\$120,000
107	Concrete Apron Replacement	Repair front apron, some asphalt, and courtyard	\$100,000	\$220,000
107	Bedroom HVAC	HVAC for two newly added bedrooms	\$18,000	\$238,000
107	Window Replacement	Replace original inoperable windows	\$30,000	\$268,000
109	Kitchen Remodel	Kitchen remodel	\$120,000	\$388,000
111	Traffic Signal	Install traffic control signal outside of station	\$150,000	\$538,000
112	Sewer Line	Replace sewer line and repair driveway	\$44,000	\$582,000
115	Generator	Replace generator, installed in 2001	\$35,000	\$617,000
118	Bathroom Remodel	Replace showers, flooring, countertops, and paint	\$75,000	\$692,000
118	Paint Exterior Steel Doors, Beams, and Columns	Structural columns and beams, sand blast and paint	\$7,500	\$699,500
118	Window Replacement	Replace original inoperable windows	\$40,000	\$739,500
119	Paint Exterior, Repair Siding, Window Replacement	Paint siding and replace original inoperable windows	\$55,000	\$794,500
All	8.5% Contingency		\$67,533	\$862,033

Future Year Projects (Sorted by Station)

101	Siding Replacement and Paint		\$100,000	\$962,033
106	Siding Replacement and Paint		\$100,000	\$1,062,033
107	Landscape		\$120,000	\$1,182,033
108	Crack Fill and Seal Coat Driveway		\$80,000	\$1,262,033
111	Crack Fill and Seal Coat Right-Away		\$35,000	\$423,000
112	Kitchen Remodel		\$70,000	\$493,000
123	Siding Replacement and Paint		\$100,000	\$593,000
252	Furnace and Condenser		\$30,000	\$623,000

UNIFIED FIRE SERVICE AREA	Actual		Estimate		Budget		Projection		Projection		Projection
LONG RANGE PLAN	2025	%	2026	%	2027	%	2028	%	2029	%	2030
BEGINNING FUND BALANCE	10,149,282	62.53%	16,495,581	25.32%	20,672,120	7.03%	22,125,542	0.16%	22,160,169	-10.21%	19,897,593
PRINCIPAL PAYMENTS RECEIVED FROM RELATED PARTY	142,446	594.55%	989,365								
TRANSFER TO/FROM CAPITAL PROJECTS FUND											
UNRESTRICTED FUND BALANCE:	10,291,728	69.89%	17,484,946	18.23%	20,672,120	7.03%	22,125,542	0.16%	22,160,169	-10.21%	19,897,593
PROPERTY TAXES	63,318,452	2.81%	65,098,180	2.00%	66,400,144	2.00%	67,728,146	2.00%	69,082,709	2.00%	70,464,364
PROPERTY TAXES - PASS THRU	5,798,042	22.46%	7,100,000	7.04%	7,600,000	7.00%	8,132,000	7.00%	8,701,240	7.00%	9,310,326
PROPERTY TAXES - INCREMENT REMIT	123,776	25.21%	154,983	0.00%	154,983	0.00%	154,983	0.00%	154,983	0.00%	154,983
PROPERTY TAXES - DELINQUENT	1,026,957	1.78%	1,045,250	0.00%	1,045,250	0.00%	1,045,250	0.00%	1,045,250	0.00%	1,045,250
JUDGEMENT LEVY	689	-100.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0
FEE-IN-LIEU	2,726,487	-0.24%	2,720,000	0.00%	2,720,000	0.00%	2,720,000	0.00%	2,720,000	0.00%	2,720,000
IMPACT FEES	696,966	14.78%	800,000	-12.50%	700,000	0.00%	700,000	0.00%	700,000	0.00%	700,000
INTEREST INCOME	579,097	20.88%	700,000	-14.29%	600,000	0.00%	600,000	0.00%	600,000	0.00%	600,000
MISCELLANEOUS REVENUE	6,451	39.51%	9,000	0.00%	9,000	0.00%	9,000	0.00%	9,000	0.00%	9,000
INTERGOVERNMENTAL REVENUE	775,118	-0.01%	775,029	0.21%	776,686	-0.44%	773,298	0.49%	777,086	-0.58%	772,594
CURRENT REVENUE:	75,052,035	4.46%	78,402,442	2.05%	80,006,062	2.32%	81,862,677	2.35%	83,790,268	2.37%	85,776,517
UFA CONTRACT FEES	54,987,628	7.81%	59,281,499	5.72%	62,670,438	5.50%	66,117,312	5.50%	69,753,764	5.50%	73,590,221
SANDY CONTRACT	1,271,552	11.22%	1,414,159	-3.33%	1,367,000	-50.00%	683,500	0.00%	683,500	0.00%	683,500
TAX PAYMENTS TO RDA/CDA	5,798,042	22.46%	7,100,000	7.04%	7,600,000	7.00%	8,132,000	7.00%	8,701,240	7.00%	9,310,326
ADMINISTRATIVE/OPERATIONS	548,173	15.72%	634,319	-8.10%	582,934	0.00%	582,934	0.00%	582,934	0.00%	582,934
FUND BALANCE DISTRIBUTION TO HERRIMAN/RIVERTON	101,773	0.00%	101,773	0.00%	101,773	0.00%	101,773	0.00%	101,773	0.00%	101,773
DEBT SERVICE PAYMENT (2016 BOND)	2,584,748	0.19%	2,589,750	0.22%	2,595,375	-0.44%	2,583,875	0.45%	2,595,500	-0.59%	2,580,250
DEBT SERVICE PAYMENT (2021 BOND)	2,386,886	0.49%	2,398,625	-0.94%	2,376,125	-0.03%	2,375,500	0.84%	2,395,500	-0.39%	2,386,125
BUILDING MAINTENANCE	273,628	230.17%	903,443	-4.58%	862,033	1.00%	870,653	1.00%	879,360	1.00%	888,153
INTEREST EXPENSE	895,752	-11.62%	791,700	0.00%	791,700	0.00%	791,700	0.00%	791,700	0.00%	791,700
TOTAL BUDGET:	68,848,182	9.25%	75,215,268	4.96%	78,947,377	4.17%	82,239,247	5.16%	86,485,271	5.12%	90,914,983
RESERVE (MINIMUM) 15% OF CURRENT REVENUE	11,257,805		11,760,366		12,000,909		12,279,402		12,568,540		12,866,478
ENDING SURPLUS (PROBLEM):	5,237,776		8,911,754		9,729,896		9,469,571		6,896,626		1,892,649
TOTAL BUDGETED FUND BALANCE:	16,495,581		20,672,120		21,730,805		21,748,973		19,465,167		14,759,127
PROJECTED UNDER EXPEND/OVER REVENUE	0		0	0.50%	394,737	0.50%	411,196	0.50%	432,426	0.50%	454,575
PROJECTED UNASSIGNED FUND BALANCE	16,495,581		20,672,120		22,125,542		22,160,169		19,897,593		15,213,702
	22.0%		26.4%		27.7%		27.1%		23.7%		17.7%