

THIS AGENDA IS SUBJECT TO CHANGE WITH MINIMUM 24 HOURS NOTICE



UNIFIED FIRE SERVICE AREA AGENDA

August 18, 2020, 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 SHALL ASSEMBLE FOR A MEETING AT UFA HEADQUARTERS LOCATED AT 3380 SOUTH 900 WEST, SALT LAKE CITY, UT 84119

THE PUBLIC MAY ATTEND PHYSICALLY OR ELECTRONICALLY VIA ZOOM WEBINAR AT:

<https://zoom.us/j/98255960431?pwd=VW9iWk1KQ0JYTj9lSDIxMS96KzZXZz09>

Password: 123911

1. Call to Order – Chair Overson
2. Public Comment
Please limit comments to three minutes each. 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 que 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 17, 2020. Emailed comments submitted prior to 7:00 a.m. August 17, 2020, will be read or summarized into the record, comments received after the deadline will be forwarded to the UFA Board, but not read into the meeting record or addressed during the meeting
3. Approval of Minutes – Chair Overson
 - a. July 21, 2020
4. District Administrator Vacancy – Chair Overson
5. Consideration of Expenditures to Assess Construction Costs – Assistant Chief Burchett
6. Consider the Date of September 15, 2020 for a Public Hearing to Receive And Consider Comments on Proposed Amendments to the 2020 Budget – CFO Hill
7. Darkhorse Software Update – Assistant Chief Burchett
8. Training Facility Land Transfer – Counsel Anderson/Assistant Chief Burchett

9. Herriman Notice of Intent to Separate from UFSA – Council Member Henderson
10. Report of Workgroup Meetings Related to Riverton City Withdrawal
 - Counsel Anderson/CFO Hill
 - a. Report of Workgroup Meetings Related to Riverton City Withdrawal
 - b. Consideration of Proposed UFSA Policy on Withdrawal
 - c. Riverton Withdrawal – Memo on Proposed Separation Agreement with Riverton Following Draft Policy
 - d. Herriman Withdrawal – Memo on Proposed Separation Agreement with Herriman Following Draft Policy

11. Possible Closed Session

The Unified Fire Service Area 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.

(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).)

Re-Open the Meeting

12. Adjournment – Chair Overson

The next Board meeting will be held on September 15, 2020 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 may be held telephonically/electronically to allow a member of the UFSA Board 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 2020 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 with the jurisdiction of the public body.

Cynthia Young, UFSA Board Clerk

UNIFIED FIRE SERVICE AREA
Meeting Minutes
8:30 a.m.

This meeting was held both in person and electronically.

Board Members Present

e - Electronic participation

Mayor Kristie Overson
Mayor Jeff Silvestrini
Council Member Allan Perry
Council Member Kathleen Bailey - *e*
Mayor Tom Westmoreland - *e*
Council Member Trish Hull - *e*
Mayor Robert Hale - *e*

Council Member Jared Henderson - *e*
Council Member Sheldon Stewart
Mayor Kelly Bush - *e*
Council Member Gary Bowen - *e*
Surveyor Reid Demman - *e*
Mayor Dan Knopp- *e*

Board Members Absent

Mayor Jenny Wilson
Council Member Richard Snelgrove

Staff

Tony Hill, UFA CFO
Chief Dan Petersen
Cyndee Young, UFSA Clerk - *e*
Ifo Pili, UFSA District Administrator - *e*
Rachel Anderson, UFSA Legal Counsel - *e*

Guests

Ken Aldridge
Nate Bogenschutz
Bill Brass
David Brickey - Riverton
Maciej Bukczynski - Darkhorse
Lana Burningham
Matt Call
Ryan Carter-Riverton
Bryan Case
Patrick Costin
Dave Cowley
Mike DeGering
Kamarie DeVoogd
Micayla Dinkel
Nile Easton
Ginger Watts
Embret Fossum
Ross Fowlks

Shelli Fowlks
John Guldner - Alta
Daniel Haight
M.C. Haik - Alta Public
Kevin Hicks-Riverton
Travis Hobbs
Rob Korzan
Erica Langenfass
Chris Larsen-CCC
Ryan Love
Matt McFarland
Darren Park
DC Zach Robinson
Chad Simons
Jordan Terry
Jay Torgersen
Kate Turnbaugh
Claude Wells

DC Anthony Widdison
 Brett Wood
 Larson Wood
 Arriann Woolf
 Kiyoshi Young
 AC Pilgrim
 AC Burchett

OC Dern
 Clint Mecham
 Chris Larsen-CCC

.....
 Chair Kristie Overson Presided

Called to Order

Chair Overson called the meeting to order at 9:29 a.m. Quorum present.

Public Comment

See attached and Public Hearing below.
 Public comment was made available live and with a posted email address.

Approval of Minutes

Mayor Silvestrini moved to approve the minutes from the June 16, 2020 UFSA Board Meeting as submitted.
 Council Member Stewart seconded the motion.
 Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	-	Perry	Y
Bush	Y	Silvestrini	Y
Demman	-	Snelgrove	-
Hale	Y	Stewart	Y
Henderson	Y	Westmoreland	Y
Hull	-	Wilson	-
Knopp	Y		

Quarterly Financial Report- CFO Hill

CFO Hill presented the report and stated that revenue is as expected, property taxes are not yet in and will arrive toward year-end. No questions from the Board.

Mayor Silvestrini moved to approve the quarterly financial report including the list of expenditures for the last quarter as presented.
 Council Member Perry seconded the motion.
 Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	-	Perry	Y
Bush	Y	Silvestrini	Y
Demman	Y	Snelgrove	-
Hale	Y	Stewart	Y
Henderson	Y	Westmoreland	Y
Hull	-	Wilson	-

Knopp	Y		
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Public Hearing to Receive and Consider Comments Regarding Proposed Adjustment to the Boundary of the UFSA to Include the Town of Alta- Chair Overson

Council Member Stewart moved to open the Public Hearing to receive and consider comments regarding the proposed adjustment to the boundary of the UFSA to include the Town of Alta.

Mayor Hale seconded the motion.

Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	-	Perry	Y
Bush	Y	Silvestrini	Y
Demman	Y	Snelgrove	-
Hale	Y	Stewart	Y
Henderson	Y	Westmoreland	Y
Hull	-	Wilson	-
Knopp	Y		

M.C. Haik submitted a written comment.

Mayor Sondak replied with his written statement: “While I agree that the Town of Alta has not fully saved for infrastructure replacement — a problem that I inherited when I became mayor in 2018 — Mr. Haik has for years attempted to gain water for his undeveloped property in Alta through many means including repeatedly failed litigation in Utah and Federal courts. His property is outside the 1976 boundaries of the Town of Alta, which means that the Town may not supply water to his property under our agreement with Salt Lake City, the entity that owns the water in Alta. This objection appears to be another effort by Mr. Haik to facilitate development of his property.

“Irrespective of the merits of his arguments about Alta’s water system, Mr. Haik’s interest in having water so he can develop his property is an issue totally removed from the question of how fire and emergency services should be provided to the Town of Alta. Holding up these services to Mr. Haik’s desire to develop his property is not the course of action that the Alta Town Council has decided to undertake nor should it be the preference of the UFSA.”

Mayor Silvestrini noted that not joining the UFSA would result in a tax increase for the residents of Alta in order for them to support their Member Fee cost.

M.C. Haik, addressed the Board, asking why the UFSA would consider bringing on an entity with no infrastructure and feels that the UFSA should decide what is/is not available prior to incorporating Alta into their membership. Attached is the written submittal from Mr. Haik.

Mayor Silvestrini moved to close the Public Hearing to receive and consider comments regarding the proposed adjustment to the boundary of the UFSA to include the Town of Alta.

Council Member Stewart seconded the motion.

Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	-	Perry	Y
Bush	Y	Silvestrini	Y
Demman	Y	Snelgrove	-
Hale	Y	Stewart	Y

Henderson	Y	Westmoreland	Y
Hull	-	Wilson	-
Knopp	Y		

Resolution 07-2020A Approving Adjustment of the UFSA Boundary to Include the Town of Alta- Legal Counsel Anderson

Alta has approved the joint resolution. Counsel Anderson stated that the 50% threshold for protests was not met, therefore the boundary adjustment will move forward. She also noted that this issue does not concern water, it is a change in the funding mechanism only.

Mayor Sondak echoed Mayor Silvestrini’s mention during the Public Hearing, that the Member Fee for Alta would have been \$200,000 higher if they did not join UFSA.

Surveyor Demman noted that a correction must be made in the Resolution regarding where the boundary adjustment should be recorded, Counsel Anderson will make this change.

Council Member Stewart stated that he will abstain from the vote on behalf of Riverton as they will not be part of the UFSA.

Council Member Perry pointed out that the services provided are both fire and EMS, this is not an issue of water service.

Mayor Silvestrini moved to approve Resolution 07-2020A approving the adjustment of the UFSA boundary to include the Town of Alta.

Mayor Knopp seconded the motion.

Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	Y	Silvestrini	Y
Demman	Y	Snelgrove	-
Hale	Y	Stewart	Abstain
Henderson	Y	Westmoreland	Y
Hull	Y	Wilson	-
Knopp	Y		

Approval of State of Utah Wildland Participation Commitment for 20/21- Division Chief Widdison

These agreements were approved December 2019. Not addressed in Meeting.

Introduction of Construction Manager Firm- Assistant Chief Burchett

Chris Larson of Construction Control Associates introduced his firm, which will be the project manager for the new stations.

Demo of Progress on Darkhorse Software- Assistant Chief Burchett

Daniel Haight and Maciej Bukczynski of Darkhorse held a demonstration of what data Darkhorse can provide. This Canada based company’s transparent, intuitive, and accurate data will help with drive time analysis, demand for service at a granular level, growth projections, station location, and resource deployment data to help UFSA/UFA make the best decisions for the communities.

Council Member Stewart asked for data for each municipality. AC Burchett stated that current priority is for Station 112, Eagle Mountain, Herriman, and the UFSA owned Midvale property. Following that, these tools will be shared with all municipalities.

Chief Petersen stated that this is the first phase with just current data and that this software will absolutely pay for itself moving forward. UFSA will be the primary driver and purchaser of this software this year, then the discussion will be for UFA to take the following year for analyzing apparatus placement, etc. This is an annual contract, year-by-year.

Chief Petersen also stated that the software can show the value of how small adjustments internally can make a bigger difference externally.

District Administrator Report- Ifo Pili

- ♦ Riverton City Withdrawal

A memo was included in the packet addressing Stations 120, 121, 124, the bond obligation, and fund balance, and any anticipated questions. Much discussion was had as to the inability of using the feasibility study, and Riverton's role and contributions when joining UFSA.

Mayor Silvestrini felt that more in-depth information and study should take place, he requested a workgroup be formed to study the data. Mayor Overson stressed the need for Board Members to have discussions within their cities as well.

DA Pili stated that he will make himself available and if any additional data is needed, please reach out. Council Member Stewart made a plea to the Board that Riverton has a timeline and he hopes to have a decision by the next UFSA Meeting. Mayor Silvestrini asked that Council Member Stewart share the budget calendar and timeline. Mayor Overson recommends all Board Members do their homework and come prepared for an agreement next month. Council Member Hull wishes to see how this impacts each municipality.

It was decided to create a workgroup consisting of CFO Hill, Mayor Overson, Mayor Knopp, Mayor Silvestrini, Council Member Stewart, Chief Petersen, Council Member Henderson, Mayor Hale, Surveyor Demman, DA Pili, Counsel Anderson.

Chief Petersen cautioned that this is setting future Board Policy and asked that this agreement be accomplished for the next meeting.

Council Member Stewart stated that Riverton wishes to be equitable and reminded the Board that they may all be in a similar position in the future.

Closed Session

None.

Motion to Adjourn

Council Member Stewart moved to adjourn the July 21, 2020 UFSA Board Meeting.

V

Mayor Silvestrini seconded the motion.
No vote to adjourn was taken.

DRAFT

I own 4 subdivision lots in the Albion Basin Subdivision in the Town Of Alta within the proposed annexation.

I am presently taxed for municipal services by the Town of Alta but not served municipal services by the Town of Alta.

The proposed annexation into the UFSA will raise taxes on all real property taxpayers in the Town of Alta very significantly. A substantial number of the existing Town of Alta real property tax base pays taxes for fire protection but receives either substandard, limited or zero services for fire protection. The Town of Alta has developed no fire protection infrastructure for much of the town. Real property owners will face very significant additional tax burden without receiving any benefit absent a plan to deliver actual fire protection to the whole service area. The UFSA should not proceed to tax everyone in the proposed annexation only to enhance service to some properties and fail to deliver like service to others. A plan to serve the whole service area of the proposed annexation is required. The underserved & not served in the Town of Alta have subsidized the remainder of the community for decades. The Town of Alta has failed to set aside funds for capital reinvestment in public infrastructure for five decades which circumstance needs to be reversed. The Town of Alta has also failed to set aside any funds to competently plan for upgrades to existing infrastructure & has no funds allocated to plan for new infrastructure to provide fire protection to the service area of the proposed annexation. The UFSA should evaluate the existing fire infrastructure and identify the limits of service. The UFSA should to inventory the real properties in the service area to be taxed and determine what infrastructure is required to enable the provision of actual fire protection and emergency services to the whole service area. The current infrastructure in the Town of Alta should be independently assessed as the Town of Alta has

failed to make any competent efforts to plan for fire protection services to the whole service area.

Regarding the proposed annexation:

The UFSA should inventory all the State of Utah approved sources for municipal water supply in the Town Of Alta specifically the following approved change applications on file at the State Engineers Office-Utah Division of Water Rights, all of which allow for municipal water to be diverted for fire protection:

57-10009

57-10013

57-10015

The UFSA should review the Water User Claim WUC 57-8973 filed by Salt Lake City Public Utilities (hereafter SLCPU) as it claims to serve following:

[a] “inhabitants”,

[b] “those within it’s (SLCPU) service areas in salt lake county”,

[c] “commuter work force & visitor populations”.

The water user claim WUC 57-8973 also discloses that Salt Lake City Public Utilities serves more persons out the Salt Lake City municipal boundaries than in, the claim cites 163K served in SLC and the remainder of the total of 400K outside the Salt Lake City municipal boundaries. Salt Lake City Public Utilities has repeatedly filed Requests for Extensions for water use with the Utah Division of Water Rights which claim the following:

[a] SLCPU is diverting water for the municipal use cited in the change applications.

[b] Water is being used for municipal purposes.

[c] SLCPU is going to deliver balance of water for future municipal use.

The UFSA should request a report from the Utah Division of Water on all water diversions in the proposed annexation service area, both public & private to enable best potential infrastructure plan.

The UFSA should review how & where the water should best be diverted and efficiently utilized for fire protection in the service area.

The UFSA should also review the numerous other available water sources, water storage and water infrastructure in the proposed annexation to determine if other water sources and infrastructure could be appropriately or more effectively utilized for fire protection to better serve the health, welfare & safety of the community. Among those other assets and related infrastructure:

[1] Agreement dated May 22, 1963 between Little Cottonwood Water Company and Canyonlands, Inc.

[2] Agreement dated September 22, 1971 between Little Cottonwood Water Company, and Albion Alps property owners.

[3] Agreement dated December 30, 1981 between Little Cottonwood Water Company and the owners of homes in the Secret Lake

[4] Agreement dated April 12, 1993 between Little Cottonwood Water Company and Alta Ski Lifts Company, for snowmaking and amended March 15, 1994.

[5] Agreement dated December 1, 1992 between Little Cottonwood Water Company and Alta Ski Lifts company for Alpenglw Shelter and Watson Shelter.

[6] Agreement dated June 26, 1992 agreement between Salt Lake City Public Utilities & United States Forest Service.

All of the above listed agreements are diverting water in the proposed annexation service area, and have associated infrastructure and some storage capacity. Further in Jan 1995 Salt Lake City informs the UDWR-State Engineer via transmission of an original copy of the LCWC dissolution from SLC Recorder-Cowley to the UDWR_State Enginner that;

[1] Little Cottonwood Water Company has “contracts to supply water to several subdivisions and persons in Albion Basin”. The Dissolution Agreement transmitted to UDWR also specifically discloses the following items:

a) Shareholders specifically voted to dissolve & distribute shares to SLC & Sandy, “so that the outstanding obligations of the corporation can be met by these two cities”.

b) SLC lists the following as assets: all property rights in Cecret Lake & Cecret Lake dam, contracts between Canyonlands-May 1963, Albion Alps-Sept 1971, Cecret Lake-Dec 1981, ASL Snowmaking-March 1994 and ASL Alpenglw-Dec 1992.

c) “SLC shall assume all responsibilities, obligations, and liabilities under the terms and conditions of the agreements,

assignments, operation and ownership of the assets set out in Section 2 above. SLC shall reasonably maintain Red Pine Lake and Cecret Lake and their dams.”

d) “parties hereby promise that they cooperate with one another in preparing, filing, and doing all things reasonably necessary to file and complete change application with the State Engineer for the delivery of water and the accomplishment of the purposes of the Agreement”.

The attached August 30, 1993 from Salt Lake City Public Utilities Director Hooten to Deputy Mayor Hatch describes the intentions of Salt Lake City Public Utilities and Town of Alta Mayor Levitt. The plan was to gain control of the water and then deny the water to the end users of the water contracts to prevent home building. The conundrum of the circumstance is highlighted by Salt Lake City Public Utilities representations to the Utah Division of Water Rights-State Engineer. In the Cahoon Maxfield case cited in the memo the result was that Salt Lake City Public Utilities submitted 32 change applications to the State of Utah affecting water contracts in Emigration, Parleys, Millcreek, Big Cottonwood & Little Cottonwood. Salt Lake City Public Utilities specifically represented to the Utah Division of Water Rights-State Engineer that on the advice of their own expert Salt Lake City Public Utilities would provide the increased amount of 400 gallons per day for all of the contracts. Salt Lake City Public Utilities was allowed to cure the breach of various water exchange contracts with Cahoon Maxfield by the filing the 32 change applications with the increase to 400 gallons per day, subsequently the case was dismissed. There are audio recordings, hearing notes and transcripts of the proceedings on file in the germane records at the Utah Division of Water Rights and the case record at the 3rd District Court. I have copies of all these records as well

and can provide them to UFSA counsel. Two of the contracts in the proposed UFSA annexation were I believe inadvertently omitted from the Salt Lake City Public Utilities change applications, those two contracts are currently subject to Utah Division of Water Rights Enforcement action that is pending.

In the most recent Request for Extension of Time to File Proof (attached), Salt Lake City Public Utilities represents that there are canyon users and the water is being used pursuant to the original change application and the estimated time for the completion is in the future. This Request for Extension of Time to File Proof was granted and an Order issued by the Utah Division of Water Rights-State Engineer to extend the time required to January 31, 2021.

Thus presently in the proposed UFSA annexation the following circumstances exist:

[1] Some parties have Salt Lake City Public Utilities municipal water delivered through Town of Alta owned infrastructure with a State of Utah Approved Change Application.

[2] Some parties have Salt Lake City Public Utilities municipal water delivered through privately owned infrastructure with a State of Utah Approved Change Application.

[3] Some parties have Salt Lake City Public Utilities municipal water delivered through privately owned infrastructure without a State of Utah Approved Change Application.

[4] Some taxpayers have municipal water available for fire protection.

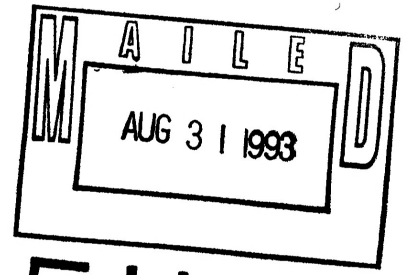
[5] Some taxpayers have limited municipal water available for fire protection but not sufficient to meet current codes.

[6] Some taxpayers have no water available for fire protection or anything else.

[7] The existing Town Of Alta fire hydrants are pressure charged through the culinary water system.

Any decision to approve the proposed annexation should be postponed until the Town of Alta can provide the UFSA information regarding what municipal water assets and infrastructure will be available to serve the parties being taxed. In addition the UFSA should have their own counsel provide an opinion on municipal water assets and infrastructure in the proposed annexation area which may be utilized to provide the taxpayers the fire protection they will be taxed for should UFSA proceed to approve the annexation in the future.

UFSA should not tax for fire protection services if UFSA cannot reasonably expect to have water assets available for fire protection. UFSA should not tax parties who are not going to be served.



FILE

DEEDEE CORRADINI
MAYOR

LEROY W. HOOTON, JR.
DIRECTOR

SALT LAKE CITY CORPORATION

**DEPARTMENT OF PUBLIC UTILITIES
Water Supply & Waterworks
Water Reclamation & Stormwater**

Memorandum

TO: Brian Hatch, Deputy to the Mayor
FROM: LeRoy W. Hooton, Jr. *LW*
DATE: August 30, 1993
SUBJECT: Little Cottonwood Water Company

Introduction

In order to protect the Albion Basin in Little Cottonwood Canyon, it was decided that Salt Lake City would acquire the water contracts between lot owners in the Albion Basin and the Little Cottonwood Water Company and/or gain control of the company and dissolve it.

Background

The Little Cottonwood Water company was formed in 1911 and stock issued to various ditch companies and individuals using water from Little Cottonwood Creek including four companies which have exchange agreements with Salt Lake City. Their primary water right of 3.03 cfs was acquired by saving water in Little Cottonwood Creek by constructing the cutoff ditch just below what is now the Metropolitan Water District of Salt Lake City's Little Cottonwood Water Treatment Plant. They also have water rights in Red Pine and White Pine Lakes and Cecret Lake located in Little Cottonwood Canyon. Salt Lake City has exchange agreements with many of the stockholders in the Company and manages/owns the water in the lakes as well as their rights in the creek through exchange agreements. By virtue of the exchange contracts the City has liability for the actions of the Little Cottonwood Water Company but no control over their actions.

The Company entered into various water sales contracts between 1945 and 1981, and of particular concern were the contracts for lots in the Albion Basin. The contracts are for less than the 400 gpd required to develop a lot. When this area was annexed into Alta City, there was pressure for Alta to provide them culinary water as the Little Cottonwood Company contracts were inadequate. Salt

Lake City promised Mayor Levitt that it would gain control of the Albion Basin contracts in order to protect the area from development by using Salt Lake City's watershed management muscle to deny them water. Also, the City would not fold under pressure to increase the volume under the contracts, whereas the Little Cottonwood Water Company would.

During the latter part of 1992, the Company became uncooperative and aggressive in its attitude toward the City, led primary by Tony Rezack, President of the Cahoon Maxfield Irrigation Company, who along with the three other irrigation companies holding rights in Little Cottonwood Creek, initiated a law suit against Salt Lake City entitled Cahoon Maxfield Irrigation Co. et al vs Salt Lake City. Judge Rigtrup dismissed the law suit.

In accordance with the exchange contracts with the Richards Ditch, Walker Ditch and Little Cottonwood Tanner Ditch Companies their stock in the Little Cottonwood Water Company was transferred to Salt Lake City in the 1930s. This spring I requested the Company secretary to transfer the stock certificates into the name of Salt Lake City, thus eliminating eligibility of the exchange companies' members to sit on the Board of Directors. With this action, Salt Lake City and Sandy City control the company.

Action

Salt Lake City and Sandy City are moving forward to dissolve the company. The strategy is to meet with the individual irrigation companies to inform them of our intent, hold a board meeting, elect new officers consisting of Sand City and Salt Lake City members, and set forth a plan to dissolve the corporation. We hope to do this in such a way that the City's and Companies' relationship is not damaged too severely, but meet our goal of eliminating the Company.

cc: Roger Black

**AFTER FOURTEEN YEARS
REQUEST FOR EXTENSION OF TIME TO FILE PROOF OF BENEFICIAL USE
STATE OF UTAH**

CHANGE NO. **a16846 (57-10015)** APPLICANT: **Salt Lake City Corporation
Department of Public Utilities
1530 South West Temple
Salt Lake City UT 84115**

Provide all information requested below:

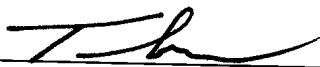
Construction completed to date:
Please see attached sheet.

Work completed since last extension:
Please see attached sheet.

Reasons why the project has not been completed:
Please see attached sheet.

Estimated time for completion of project:
Please see attached sheet.

Pursuant to Section 73-3-12, Utah Code Annotated 1953 (as amended), request is made for EXTENSION OF TIME to file proof of beneficial use. I assert that to the best of my knowledge all information provided herein is true and complete. By signing this form, I assert that I am the applicant or I have been granted authority to make this request on behalf of the applicant.

 Date 1/18/11 Telephone Number (Optional) _____
APPLICANT or REPRESENTATIVE (signature) Date

Thomas K. Ward, P.E. Deputy Director
APPLICANT or REPRESENTATIVE (print) REPRESENTATIVE'S TITLE

FOR OFFICE USE ONLY

\$150 FEE RECD. ✓ #40105378 BY JN RECEIPT NO. 11-00185 COMPUTER _____

PROOF DUE DATE: **January 31, 2011** 14 YEAR PERIOD ENDED: **January 15, 2011**

REMARKS:

Return to: DIVISION OF WATER RIGHTS*1594 West North Temple, Suite 220, Salt Lake City, UT 84114*(801)538-7240

RECEIVED
JAN 18 2011 TG
WATER RIGHTS
SALT LAKE

Attachment 1

Salt Lake City Department of Public Utilities

Water Right Extension for Water Right 57-10015 a16846

Extension Due Date: 1/31/11

1. Construction completed to date:

Construction to date includes the development of water from a mine tunnel source and of spring sources.

2. Work completed since last extension:

There has not been work completed since the last extension.

3. Reasons why the project has not been completed:

This water right has historically been diverted under an Agreement between Salt Lake City and a canyon user. The change application water has been put to partial beneficial use. Under the water agreement, the City is holding this right to meet the future requirements of the public, which under Section 73-3-12 (2)(a) Utah Code Annotated constitutes reasonable and due diligence.

4. Estimated time for completion of project:

The estimated time for completion of the project is at some time in the future.

RECEIVED

JAN 18 2011

**WATER RIGHTS
SALT LAKE**

JEFFRY T. NIEMEYER
DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF PUBLIC UTILITIES
WATER SUPPLY AND WATERWORKS
WATER RECLAMATION AND STORMWATER

RALPH BECKER
MAYOR

January 18, 2011

Mr. Kent L. Jones, State Engineer
Utah Division of Water Rights
1594 West North Temple, Suite 220
Salt Lake City, Utah 84114-6300

Subject: Requests for Reinstatement and Extension of Time

Dear Mr. Jones,

Please find enclosed completed Request for Reinstatement and Extension of Time forms and payment to cover the filing fee for the following Salt Lake City water rights.

<u>Water Right</u>	<u>Change No.</u>	<u>Filing Fee</u>	<u>Water Right</u>	<u>Change No.</u>	<u>Filing Fee</u>
5710009	a16839	\$ 150	5710029	a16824	\$ 150
5710010	a16841	\$ 150	5710030	a16825	\$ 150
5710011	a16842	\$ 150	5710031	a16826	\$ 150
5710014	a16845	\$ 150	5710032	a16827	\$ 150
5710015	a16846	\$ 150	5710033	a16828	\$ 150
5710016	a16811	\$ 150	5710035	a16840	\$ 150
5710017	a16812	\$ 150	5710036	a16786	\$ 150
5710018	a16813	\$ 150	5710037	a16787	\$ 150
5710019	a16814	\$ 150	5710038	a16788	\$ 150
5710020	a16815	\$ 150	5710039	a16789	\$ 150
5710021	a16816	\$ 150	5710041	a16837	\$ 150
5710022	a16817	\$ 150	<u>5710042</u>	<u>a16838</u>	<u>\$ 150</u>
5710023	a16818	\$ 150		TOTAL	\$ 4,050
5710026	a16821	\$ 150			
5710028	a16823	\$ 150			

Please contact Tracie Kirkham at 801-483-6750 or me at your convenience if you have any questions, concerns, or require additional information regarding these extension applications.

Sincerely,



Thomas K. Ward, P.E.
Deputy Director

TKW\k\Extension Cover Letter 1_31_2011.docx

RECEIVED

JAN 18 2011

WATER RIGHTS
SALT LAKE

1530 SOUTH WEST TEMPLE, SALT LAKE CITY, UTAH 84115

TELEPHONE: 801-483-6900 FAX: 801-483-6818

WWW.SLCGOV.COM





GARY R. HERBERT
Governor
GREG BELL
Lieutenant Governor

State of Utah
DEPARTMENT OF NATURAL RESOURCES
Division of Water Rights

MICHAEL R. STYLER KENT L. JONES
Executive Director *State Engineer/Division Director*

APR 4 2011

ORDER OF THE STATE ENGINEER

On Extension of Time Request

For Permanent Change Application Number 57-10015 (a16846)

Permanent Change Application Number 57-10015 (a16846), in the name of Salt Lake City Corporation (the City), was filed on June 24, 1992, and approved on January 15, 1997, to divert 15.75 acre-feet (af) of water from two surface points, located: (1) North 412 feet and West 833 feet from the NE Corner of Section 9, T3S, R3E, SLB&M (Spring); (2) South 230 feet and West 900 feet from the NE Corner of Section 9, T3S, R3E, SLB&M (Mine Tunnel). The water is to be used within the service area of Salt Lake City. Proof was last due on January 31, 2011.

Notice of the extension request was published in the Deseret News on February 3 and 10, 2011. No protests were received.

The applicant has filed for an extension of time within which to file proof with the State Engineer stating that construction to date includes the development of water from a mine tunnel source and of spring sources. This water right has historically been diverted under an agreement between Salt Lake City and a canyon user; and the water has been put to partial beneficial use. Under the water agreement, the City is holding this right to meet the future requirements of the public.

The applicant is advised that, under the provisions of Section 73-3-12, Utah Code Annotated, and in the case of extension requests for a "public water supplier," the State Engineer may grant extensions of time if ". . . the applicant shows reasonable and due diligence in completing the appropriation; or a reasonable cause for delay in completing the appropriation" and "[t]he State Engineer shall consider the holding of an approved application by a public water supplier or a wholesale electrical cooperative to meet the reasonable future water or electricity requirements of the public to be reasonable and due diligence in completing the appropriation . . . for 50 years from the date on which the application is approved." The applicant has evidently satisfied the requirements of Section 73-3-12 and the extension request can be granted.

It is, therefore, **ORDERED** and an extension of time within which to submit proof is **GRANTED** on Permanent Change Application 57-10015 (a16846) to and including **January 31, 2021**.

The applicant is advised that the Permanent Change Application was approved subject to certain conditions. These conditions, as stated in the original approval documents issued on January 15, 1997, should be reviewed carefully to assure that the continued development remains in accordance with the approved development.

ORDER OF THE STATE ENGINEER
Extension of Time to Submit Proof
Permanent Change Application Number 57-10015 (a16846)
Page 2


This extension is granted in accordance with the law which states "Within the time set by the State Engineer under Subsection 73-3-10(5), an applicant shall construct works, if necessary; apply the water to beneficial use; and file proof with the State Engineer in accordance with Section 73-3-16." It is earnestly recommended that you complete your development and submit Proof of Beneficial Use at the earliest possible date.

It is the applicant's responsibility to maintain a current address with this office and to update ownership of their water right. Please notify this office immediately of any change of address or for assistance in updating ownership.

Your contact with this office, should you need it, is with the Utah Lake/Jordan River Regional Office. The telephone number is 801-538-7240.

This Order is subject to the provisions of Administrative Rule R655-6-17 of the Division of Water Rights and to Sections 63G-4-302, 63G-4-402, and 73-3-14 of the Utah Code which provide for filing either a Request for Reconsideration with the State Engineer or an appeal with the appropriate District Court. A Request for Reconsideration must be filed with the State Engineer within 20 days of the date of this Order. However, a Request for Reconsideration is not a prerequisite to filing a court appeal. A court appeal must be filed within 30 days after the date of this Order, or if a Request for Reconsideration has been filed, within 30 days after the date the Request for Reconsideration is denied. A Request for Reconsideration is considered denied when no action is taken 20 days after the Request is filed.

Dated this 4th day of April, 2011.


Kent L. Jones, P.E., State Engineer
BY: John R. Mann, P.E., Assistant State Engineer

Mailed a copy of the foregoing Order this 4th day of April, 2011 to:

Salt Lake City Corporation
Department of Public Utilities
1530 South West Temple
Salt Lake City, UT 84115

BY: 
Sonia R. Nava, Applications/Records Secretary



UNIFIED FIRE AUTHORITY

MEMORANDUM

TO: UFSA Board of Trustees
FROM: Assistant Chief Burchett
DATE: August 18, 2020

SUBJECT: Request for Funds to Assess Construction Expenditures

Request:

Authorize \$1,088,253 for Construction Control Corporation (CCC) to conduct design, review, geotechnical, surveying, and permitting in order to accurately identify the total estimated costs for the Station Construction Project. These funds will be reimbursed to the UFSA by the bond proceeds once secured. This action will require a Public Hearing and Budget Amendment to approve the funds.

Background:

Staff has been charged with identifying the total construction costs for as many as seven fire stations. (Stations 112, 102, 103, 125, and 252 are slated for replacement and Stations 128 and 253 are new fire stations that would also require staffing). CCC was hired to both estimate the full cost as soon as possible and to manage the project once the funding is secured.

CCC has identified some immediate expenditures in order to obtain an accurate assessment of total construction costs. These expenditures were not included in the current UFSA budget and would require a Budget Amendment at a future Board Meeting. Since the Board approved a reimbursement resolution at the June Board Meeting, UFSA's General Fund will be reimbursed for these expenditures from bond proceeds.

The total cost of \$1,088,253 is broken into two major categories: \$960,000 for design and review and \$290,000 for geotechnical, surveying, and permitting. These costs are based on a percentage of the projected overall construction costs and can be itemized for each individual station, allowing for adjustment to the final cost based on the actual number of stations the UFSA plans to build.

I will provide a monthly report to the Board on the project. The purpose of this memo is for approval to allow CCC to begin this work, in order to obtain accurate construction estimates and stay on target with the overall preliminary construction schedule.



UNIFIED FIRE SERVICE AREA

To: UFSA Board of Directors
From: Rachel Anderson, UFSA Legal Counsel
Subject: Training Facility Property
Date: August 18, 2020

At the July 21, 2020 UFA Board Meeting, Assistant Chief Burchett presented information that Ivory Homes had approached UFA inquiring about a potential land swap for the Fire Training Facility property located at 3950 S. 8000 W. in Magna.

At this month's UFA meeting, you were also presented with a memo from UFA's Chief Legal Officer, Brian Roberts, explaining that the Training facility property is owned by UFSA, not UFA. It was deeded to UFSA by Salt Lake County in 2009 at no cost. I am in agreement with Brian's memo stating that UFA Administration believes that the Training facility property should be treated in a similar fashion as the Logistics facility and be completely owned by UFA, because this property serves the entire regional model for service delivery for UFA.

The proposal for today's Board meeting is for the UFSA Board to authorize the potential conveyance of the Fire Training Facility property to UFA at no cost, which would then allow UFA to negotiate directly with Ivory Homes on any land swap deal.

One thing to note is that the deed for the Training Facility Property contains a reversion clause, which requires the property to be returned to Salt Lake County should it ever cease being used for fire service purposes. Assuming the Board approves the concept of a transfer of the property to UFA, Administration will negotiate with Salt Lake County to see if they would agree to releasing UFSA from the reversion clause.



UNIFIED FIRE AUTHORITY

MEMORANDUM

TO: UFA Board of Directors
FROM: CLO Brian F. Roberts
DATE: August 18, 2020

SUBJECT: Training Facility Property Acquisition

As was previously discussed by Deputy Chief Burchett, UFA has been approached by Ivory Homes inquiring about a potential land swap for the property upon which UFA's Fire Training facility is located on 3950 S. 8000 W. in Magna. During investigation of this possibility, UFA learned that this land was deeded to UFSA by Salt Lake County in 2009 for no cost and with a reversion clause if it is no longer used for fire department purposes. Because this property serves the entire regional model for service delivery for UFA, Administration believes that it should be treated in a similar fashion as the Logistics facility and be completely owned by the UFA (UFA currently pays all operational costs associated with the Fire Training facility, so the only issue at hand is the possible transfer of ownership of the underlying land).

The proposal for today's Board meeting is for the UFA Board to authorize the potential acceptance of the underlying property for the Fire Training facility as a UFA asset. This will require action by the UFSA Board and the County to approve such a transfer and ensure the deed and reversion clause are properly handled, but approval of acceptance is the first step in managing that process. Administration does not anticipate any additional costs related to owning the property underlying the Training Facility, and the hope is that UFSA will transfer the property at no acquisition cost to UFA since it received it in the same way from Salt Lake County.

A transfer of ownership, or at least pre-approval thereof by all concerned, will allow UFA to proceed with discussions of a land swap with Ivory Homes under terms and conditions to be approved by the UFA Board. If such a swap does not occur, the transfer may still take place if approved and, if completed, the property would become the legal possession of the UFA as a capital asset.



August 13, 2020

SENT VIA USPS FIRST CLASS MAIN AND EMAIL

Unified Fire Service Area,
Board of Trustees
Attn: Ifo Pili
3380 South 900 West
Salt Lake City, Utah 84119
ipili@emcity.org

Unified Fire Service Area
Attn: Tony Hill
3380 South 900 West
Salt Lake City, Utah 84119
thill@unifiedfire.org

Unified Fire Service Area
Attn: Chief Dan Petersen
3380 South 900 West
Salt Lake City, Utah 84119
dpetersen@unifiedfire.org

Unified Fire Service Area
Attn: Rachel Anderson
3380 South 900 West
Salt Lake City, Utah 84119
randerson@fabianvancott.com

Re: Notice of Intent to Consider Withdrawal from Unified Fire Service Area

Herriman City (the "City") has recently engaged in discussions regarding its future with Unified Fire Service Area ("UFSA"). The primary purpose of these discussions has been to gather information and consider options that would help the City in planning how to provide financially responsible first responder services to its residents. The City desires to continue this dialogue openly, honestly, and with UFSA's participation. In that light, and in the spirit of full transparency, the City hereby informs you of its intent to consider withdrawal from UFSA.

UFSA is a First Responder District as that term is defined in UTAH CODE ANN. § 17b-1-505. As such, the Herriman City Council is required to adopt a resolution in order to initiate the formal withdrawal of the City from UFSA. The City acknowledges that this letter does not meet those requirements. Again, the purpose of this letter is simply to notify UFSA that the City is considering withdrawal and that it wishes to keep channels of communication with UFSA open and transparent. If after additional discussion on the matter the City decides to withdraw from UFSA, it will adopt a resolution and comply with all other withdrawal requirements of Title 17B, Chapter 1, Part 5 of the Utah State Code.

Because the health and safety of Herriman residents is the City's primary concern, the City anticipates that if it does formally withdraw from UFSA, it will continue to contract with United Fire Authority ("UFA") to provide first responder services within Herriman boundaries. As such, Herriman has no intention of withdrawing from UFA and will, instead, become a Contracting Entity with UFA.

Over the coming weeks, the City will continue to assess its relationship with UFSA. This will involve additional discussion and the open, transparent exchange of information. The majority of these discussions and exchanges of information will be conducted during public meetings held by the Herriman City Council. The City invites UFSA to take part in these meetings. The City recognizes that UFSA will play a vital role in assisting the City in this process. If the City ultimately decides to withdraw from UFSA, however, it would ask that this Board work collaboratively with the City to enter into a written agreement wherein the City be officially withdrawn no later than January 1, 2021. The City is hopeful and confident that the parties will be able to come to such an agreement within that timeframe as we all continue to preserve open lines of communication, operate transparently, and maintain mutual regard for one another's respective interests.

Please contact me if you have any immediate questions regarding this letter or any of the content discussed herein. Thank you for your consideration of our position set forth in this letter.

Respectfully,



Brett geo Wood

Herriman City Manager

bwood@herriman.org

cc: Herriman City Council; Chase A. Andrizzi, City Attorney

UNIFIED FIRE SERVICE AREA POLICIES AND PROCEDURES

Chapter 10 – Municipality Withdrawal Policy

I. BACKGROUND

A. **Statutory Framework:** Utah Code Sections 17B-1-505 and -505.5 establishes a procedural framework by which a municipality that is wholly within the boundaries of the UFSA may seek to withdraw from the UFSA. This statutory procedure allows the UFSA and the withdrawing municipality to negotiate and agree in writing to the terms of withdrawal. Alternatively, a feasibility consultant may be hired to study and report on whether withdrawal is functionally and financially feasible for both parties, and upon what conditions such would be feasible. The feasibility study method concludes either with the parties agreeing on terms in writing, or by taking the withdrawal question to an election for the residents to approve or disapprove of the withdrawal on the terms stated in the feasibility report.

B. **UFSA Policy Statement:** It is the UFSA's preference to attempt to negotiate and agree in writing to any valid withdrawal request, as opposed to requiring a feasibility study or election, in cases where the municipality intends to remain a member of the Unified Fire Authority. In cases where a municipality desires to leave the UFSA and the UFA, a feasibility study will likely be required. After studied consideration, and in the interest of treating all such withdrawal requests in as uniform and fair of a manner as possible, the Board of Trustees of the UFSA has adopted this Policy to set forth an acceptable framework for the distribution of assets and financial obligations in the case of a request to withdraw from the UFSA.

II. DISTRIBUTION OF ASSETS

A. **Real Property Brought to the UFSA by the Withdrawing Municipality:** If a municipality owned any real property prior to joining UFSA and contributed the real property upon joining the UFSA, such property, including improvements, should be returned and deeded to the municipality upon its withdrawal. If any major purchases or improvements have been made by the UFSA in the recent past, the parties should review such situation to determine if additional compensation from the withdrawing municipality is necessary.

B. **Non-Bonded Real Property Purchased by the UFSA:** If the UFSA purchased real property within the withdrawing municipality's boundaries after the municipality's entry in the UFSA, and if said property was purchased with cash (not as part of a bond transaction), such property, including improvements, shall be deeded to the municipality. If the municipality desires to use the property for a non-fire service use, it must replace the property with real property of equivalent value and functionality, or else the property and all improvements on it will revert to UFSA.

C. **Bonded Real Property Purchased by the UFSA:** If the UFSA purchased real property within the withdrawing municipality's boundaries after the municipality's entry in the UFSA,

UNIFIED FIRE SERVICE AREA POLICIES AND PROCEDURES

Chapter 10 – Municipality Withdrawal Policy

and if said property was purchased with bond money, such property, including improvements, will remain under the UFSA's ownership until the bonds are paid off, to the extent this is a requirement of the bonds. If the municipality desires to use the property before such time as the bonds are paid off and the property is no longer encumbered, the parties may work together in consultation with the bond holders and UFSA bond counsel to determine an acceptable course of action that does not violate the terms of the bonds. During the period of time where the UFSA retains ownership until the bond is paid off, the municipality will be responsible for capital improvements to the property.

III. DISTRIBUTION OF DEBT

A. **Local versus Global Debt:** The withdrawing municipality shall pay to the UFSA either its portion of the UFSA's existing global debt or the municipality's local share of debt, as those concepts are defined below, whichever is higher. Payments will be made by the municipality to the UFSA in annual amounts until such debt is paid off. The annual amount will vary depending on the bond payment each year.

1. **Global Debt Portion:** The municipality's portion of the UFSA's existing global debt is equal to the municipality's percentage of the total UFSA taxable value, averaged over the most recent five years. For instance, if an entity comprises 15% of the UFSA's total taxable value over the previous five years, the municipality's global debt portion is 15% of the debt payment. The actual payment amount will vary each year depending on the amount owed each year.
2. **Local Debt Amount:** The municipality's local share of the UFSA's existing debt is the amount of the UFSA's existing debt attributable to projects (real property, improvements, building construction, etc.) located in the boundaries of the withdrawing municipality.

IV. DISTRIBUTION OF FUND BALANCE

A. **Proportionate Share Distribution.** The withdrawing municipality should receive its proportionate share of the UFSA's 15% minimum reserve fund balance. The proportionate share percentage will be calculated using a 5-year average of the municipality's portion of the total UFSA taxable value. The fund balance shall be distributed in a yearly payment for the number of years remaining on the bond debt, unless otherwise agreed by the parties.

4814-8339-4503, v. 2



UNIFIED FIRE SERVICE AREA

TO: UFSA Board Members
FROM: Tony Hill, UFSA CFO
SUBJECT: Riverton Separation Recommendation
DATE: August 18, 2020

The following details for Riverton's separation from the UFSA have been created utilizing the draft policy on "Municipality Withdrawal" to determine the distribution of assets, debt and fund balance.

Real Property Brought to the UFSA by Riverton

- Station 120 and 121 were both real property that Riverton owned prior to joining the UFSA, therefore, they should be returned and deeded to Riverton on their withdrawal.

Non-Bonded Real Property Purchased by the UFSA:

- Fire Station 124 was constructed by UFSA in 2013 with cash from fund balance, there is no debt on this facility, therefore, this property should be deeded to Riverton with reversionary language consistent with the adopted policy.

Distribution of Debt

- Riverton was a party to the global debt from a 2008 bond that was refinanced in 2016.
- There is no local debt for any projects inside the boundaries of Riverton
- Therefore, the global debt would be applied to Riverton
 - Riverton represents 12.2% of the UFSA's total taxable value over the previous five years
 - The total debt remaining as of December 31, 2020 is \$36,609,375 and requires annual payments until 2035. The total payment for next fiscal year is \$2,576,750.
 - Therefore, Riverton should continue to pay \$314,363.50 in 2021 and an average of \$297,756.25 until 2035 following the Series 2016 Lease Revenue Bond Debt Service Schedule.

Distribution of Fund Balance

- Riverton represents 12.2% of the UFSA's total taxable value over the previous five years
- Following the current Board Policy, the minimum reserve fund balance of 15% is \$8,822,076.
- Therefore, Riverton should receive \$1,076,293.27 distributed in annual payments of \$71,752.88 until the bond is paid off in 2035.



UNIFIED FIRE SERVICE AREA

TO: UFSA Board Members
FROM: Tony Hill, UFSA CFO
SUBJECT: Herriman Separation Recommendation
DATE: August 18, 2020

The following details for Herriman’s possible separation from the UFSA have been created utilizing the draft policy on “Municipality Withdrawal” to determine the distribution of assets, debt and fund balance.

Real Property Brought to the UFSA by Herriman

- Station 103 was real property that Herriman owned prior to joining the UFSA; therefore, it should be returned and deeded to Herriman on their withdrawal.

Non-Bonded Real Property Purchased by the UFSA:

- Land to rebuild Station 103 was purchased by UFSA in 2010 with cash from fund balance; there is no debt on this land. Therefore, this property should be deeded to Herriman with reversionary language consistent with the adopted policy.

Distribution of Debt

- Two assets in Herriman are part of the 2008 bond that was refunded in 2016.
- Local debt is greater than the global debt
- Therefore, the local debt for these assets would be applied to Herriman.
 - Station 123
 - Herriman should continue to pay an average yearly payment of \$361,531.06 following the Series 2016 Lease Revenue Bond Debt Service Schedule.
 - Station will be deeded to Herriman once bond is payed off.
 - Rose Canyon Land
 - Herriman should continue to pay an average yearly payment of \$59,722.42 following the Series 2016 Lease Revenue Bond Debt Service Schedule.
 - Land will be deeded to Herriman once bond is payed off.

Distribution of Fund Balance

- Herriman represents 8.95% of the UFSA’s total taxable value over the previous five years
- Following the current Board Policy, the minimum reserve fund balance of 15% is \$8,822,076.
- Therefore, Herriman should receive \$789,575.80 distributed in annual payments of \$52,638.38 until the bond is payed off in 2035.