UNIFIED FIRE SERVICE AREA
Meeting Minutes
8:38 a.m.

This meeting was held electronically via ZOOM due to the COVID-19 Pandemic

Board Members Present

Council Member Allan Perry
Council Member Gary Bowen
Council Member Kathleen Bailey
Council Member Trish Hull
Council Member Dea Theodore
Mayor Harris Sondak
Mayor Jeff Silvestrini
Mayor Kristie Overson
Mayor Robert Hale
Mayor Tom Westmoreland
Surveyor Reid Demman

Board Members Absent

Mayor Jenny Wilson
Mayor Kelly Bush
Mayor Dan Knopp

Staff

Tony Hill, UFA CFO
Chief Dan Petersen
Cyndee Young, UFSA Clerk
Rachel Anderson, UFSA Legal Counsel/District Administrator

Guests

Aaron Metcalfe
Anthony Widdison - UFA
Arriann Woolf - UFA
Bill Brass - UFA
Brad Larson - UFA
Brad Patterson
Bryan Case - UFA
Calogero Ricotta - UFA
Chad Simons - UFA
Claude Wells - Riverton
Darren Park - UFA
Dominic Burchett - UFA
Erica Langenfass - UFA
Ginger Watts - UFA
Japheth McGee - Zions
Jay Torgersen - UFA
Johnathan Ward - Zions
Kate Turnbaugh - UFA
Keith Zuspan - Brighton
Larson Wood - UFA
Michael Greensides - UFA
Nile Easton - UFA
Patrick Costin - UFA
Richard Rich – UFA
Rachel Anderson - UFSA
Riley Pilgrim - UFA
Roger Beckman - UFA
Ryan Love - UFA
Shelli Fowlks - UFA
Stephen Higgs - UFA
Steve Quinn - UFA
Wendy Thomas - Herriman
Zach Robinson - UFA

Chair Kristie Overson Presided

UFSA Counsel Anderson stated that the UFSA Meeting will be temporarily recessed to allow the LBA Meeting to begin and the approval of LBA Bonding Resolution 02-2021A to take place. The UFSA Meeting will re-adjourn for approval of UFSA Bonding Resolution 02-2021A.

Called to Order

Chair Overson called the meeting to order at 8:38 a.m. Quorum present.

Public Comment

None.
Public comment was made available live and with a posted email address.

Mayor Westmoreland informed the Board that there will be an economic development update for a data center in Eagle Mountain at the UFSA Meeting next month. Any questions, please contact Mayor Westmoreland.

Administer Oath of Office for New Board Members

Salt Lake County Council Member Dea Theodore received the Oath of Office.

Approval of Minutes – Chair Overson

Council Member Bailey moved to approve the minutes from the January 19, 2021 UFSA Board Meeting as submitted.
Council Member Perry seconded the motion.
All voted in favor.
None opposed.

Station Construction Update – Assistant Chief Burchett

Midvale Station 125 will go before the Midvale Planning Commission for variance amendments on March 10, if approved, will go before the City Council for approval. The outreach communications with the surrounding neighbors will begin next week.

Magna 102 and Millcreek 112 Stations required specific station design accommodations due to building site limitations. Preliminary designs are complete and is being reviewed and refined by the Steering Committee. The focus is also to incorporate some history from both stations into the new designs. The temporary Station 112 will be presented to the East Millcreek City Council for a Conditional Use Permit and will then go before the Planning Commission for approval before applying for a Building Permit. Mayor Silvestrini expressed thanks for the great communication and successful public outreach regarding both the old and temporary Station 112.

Work to secure land for Eagle Mountain Stations 251/253 is still in progress.

Consideration to Pursue Magna Land Lease Request – Assistant Chief Burchett

A request for a 30-year lease of 60 sq. ft. of land at Station 111 to install a cell tower generator was received. Before continuing any further, AC Burchett and Counsel Anderson are asking for feedback from the Board as to whether this should be pursued. There would be $350-$400 per month revenue and access to the fenced area would be needed twice a month for ½ hour of testing & running the generator.

Board Members asked if there would be any anticipated challenges, what the alternatives would be if UFSA declined, if and how this would affect neighbors, if a request for a 30-year lease was typical, and is this setting a precedence for future requests? The generator would produce some noise, but the station generator is tested regularly so this wouldn't be a deviation, the location is surrounded by commercial, cell towers require infrastructure so a 30-year lease is common, it wouldn't impact the crews, and if future requests for station land use arose; they would be vetted and require analysis for impact each time. Mayor Silvestrini added that there is public interest in making sure the cell tower is reliable and has backup. Mayor Sondak made mention that LCC had a similar issue and cautioned about the management of the project, ensure a strict provision is included with the agreement.

AC Burchett and Counsel Anderson will move forward with granting the request as agreed upon by the Board. The final decision will come back before the Board for final approval once all details have been addressed.

District Administrator Report – Rachel Anderson

District Administrator Anderson provided a brief update on current projects:

- Land acquisitions are moving forward in Eagle Mountain
- Working on the bonding and designs for station construction projects
- Finalizing the purchase of a small piece of property adjacent to Station 112, this purchase began and stalled in 2019.
- Working closely with UFA and UASD during the Legislative Session

Motion to Temporarily Adjourn

Mayor Silvestrini moved to temporarily adjourn the UFSA Meeting, open the LBA Meeting, then resume the UFSA upon conclusion of the LBA.
Council Member Bailey seconded the motion.
All voted in favor.
None opposed.

Resume the UFSA Meeting

Chair Overson called to resume the meeting at 9:15 a.m. Quorum present.

2021 Bond Financed Projects – Plans and Specifications – Assistant Chief Burchett
(17D-2-301, 302 Requirements)

AC Burchett presented the cost and plans for approval to move forward with the bonding. These plans and specifications were presented and approved in the October 2020 meeting, November 2020 a Preliminary Budget was presented, but not approved.

This request is to bring both the plans and specifications and the budget together for the final approval necessary to move forward with the bonding.

Mayor Silvestrini moved to approve the 2021 Bond Financed Projects – Plans and Specifications as presented.
Council Member Bailey seconded the motion.

Mayor Silvestrini took a moment to update new Board Members on the station construction, seismic, and the processes that have taken place thus far.

Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	-	Silvestrini	Y
Demman	Y	Sondak	Y
Hale	-	Theodore	Y
Hull	Y	Westmoreland	Y
Knopp	-	Wilson	-

Consider Resolution 02-2021A Authorizing and Approving the Execution and Delivery of an Amendment to Master Lease Agreement, One or More Ground Leases by and Between the Service Area and the Local Building Authority of the Unified Fire Service Area (The "Authority"); Authorizing the Issuance and Sale by the Authority of its Lease Revenue Bonds, Series 2021, in an Aggregate Principal Amount of Not More Than $42,500,000; Authorizing and Approving the Execution and Delivery by the Authority of a Supplemental Indenture, Certificate of Award, Certain Security Documents, and Other Documents Required in Connection Therewith; Authorizing and Approving the Distribution and Use of a Preliminary Official Statement and an Official Statement; Authorizing the Taking of all Other Actions Necessary to the Consummation of the Transaction Contemplated by this Resolution; and Related Matters – CFO Hill

Mayor Silvestrini moved to adopt Resolution 02-2021A as discussed.
Council Member Perry seconded the motion.
Roll call vote taken.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	-	Silvestrini	Y
Demman	Y	Sondak	Y
Hale	-	Theodore	Y
Hull	Y	Westmoreland	Y
Knopp	-	Wilson	-

Closed Session

None

Motion to Adjourn

Council Member Bailey moved to adjourn the February 16, 2021 UFSA Board Meeting.
Multiple Council Members seconded the motion.
All voted in favor.
None opposed.