



UNIFIED FIRE SERVICE AREA AND LOCAL BUILDING AUTHORITY JOINT AGENDA

May 18, 2021, 8:45 a.m.

(or immediately following the UFA/UFA Joint Board meeting, if after 8:45 a.m.)

NOTICE IS HEREBY GIVEN THAT THE UNIFIED FIRE SERVICE AREA BOARD OF TRUSTEES AND THE LOCAL BUILDING AUTHORITY OF THE UFA SHALL ASSEMBLE FOR A MEETING BOTH ELECTRONICALLY AND IN-PERSON 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=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 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. May 17, 2021. Emailed comments submitted prior to 7:00 a.m. May 17, 2021, 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 UFA Minutes – Chair Overson
 - a. April 20, 2021
4. Approval of LBA Minutes – Chair Overson
 - b. February 16, 2021
5. Consider the Date of June 15, 2021 for Two Public Hearings to Receive and Consider Comments on: – CFO Hill
 - a. Proposed Amendments to the 2021 Fiscal Year Budget
 - b. Adoption of an Ad Valorem Tax Rate on the Taxable Property in the Service Area
6. UFA Finance Committee Members – CFO Hill

7. Consider Resolution 05-2021A Granting Signing Authority to Conduct Business for LBA Property Transactions – Chair Overson
8. Station Construction Update – Division Chief Robinson
9. District Administrator Report – Rachel Anderson
10. 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.

I, (state name) move temporarily recess the meeting to convene in a closed session to discuss;
(state only those that apply)

- 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).)

Re-Open the Meeting

11. Eagle Mountain Real Estate Renegotiation Purchase Approval – Chair Overson
12. Adjournment – Chair Overson

The next UFSA Board meeting will be held June 15, 2021 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 May 2021 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
8:59 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 Dan Knopp
Mayor Harris Sondak

Mayor Jeff Silvestrini
Council Member Chrystal Butterfield
Mayor Kristie Overson
Mayor Robert Hale
Mayor Tom Westmoreland
Surveyor Reid Demman

Board Members Absent

Mayor Jenny Wilson

Staff

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

Guests

AC Burchett
AC Higgs
Aaron Sanborn, Eagle Mountain
Arriann Woolf
BC Fossum
BC Russell
OC Dern
Bill Brass
Captain Bogenschutz

Captain Park
Captain Simons
Calogero Ricotta
Division Chief Case
Division Chief Ball
Division Chief Robinson
Division Chief Torgersen
Division Chief Widdison
Jordan Terry, KPFF Architects

Kiyoshi Young
Kate Turnbaugh
Lana Burningham
Larson Wood
Local 1696
Matt McFarland
Nile Easton, DOC
Paul Jerome, Eagle Mountain

.....
Chair Kristie Overson Presided
.....

Called to Order

Chair Overson called the meeting to order at 8:59 a.m. Quorum present.

As Chair, I have made this written determination that, based upon the ongoing COVID-19 pandemic, conducting this Board meeting with an anchor location would present a substantial

risk to the health and safety of those who may be present at an anchor location. Therefore, this meeting will be held in electronic format only with participation available to the public in the manner described in this publicly posted agenda.

The UFSA Board agreed to host the May 18, 2021 UFSA Board Meeting both electronically via Zoom Webinar and in-person at the ECC in order to align with the decision from the UFA Board Meeting.

Public Comment

None.

Public comment was made available live and with a posted email address.

Administer Oath of Office for Chrystal Butterfield

The oath was given to new Council Member Chrystal Butterfield who will be replacing Kearns Mayor Kelly Bush.

Approval of Minutes – Chair Overson

Council Member Hull moved to approve the minutes from the March 16, 2021, UFSA Board Meeting as submitted.

Mayor Silvestrini seconded the motion.

All voted in favor, none opposed.

Update on 2021 Tax Revenue Anticipation Note – CFO Hill

At the March 16, 2021 UFSA Board Meeting, CFO Hill and District Administrator Anderson were authorized to complete and close on \$19.5M in Tax Anticipation Notes. Four bids were received with the award to US Bank with an interest rate of 0.3%.

The monies have been received and allow for the operation of the Service District until the bulk of property taxes arrive in November/December.

Quarterly Financial Report – CFO Hill

CFO Hill reviewed the first quarter highlighting the revenue from both Herriman and Riverton that is directly applied to the bond payment. This debt expires 2034. Also noted was the Fund Balance distribution until 2034 paid to Riverton, but has not completed for Herriman.

CFO Hill clarified the Sandy Contract line, stating that it is payment for their service coverage of UFSA areas within Sandy. The contract was negotiated a few years ago, UFSA captures the property tax and provided 85% to Sandy to provide emergency services, UFSA retains 15% for bonds, IO, etc.

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.

All in favor, none opposed.

Consider Proposal Regarding Ownership of Breathing Air Compressors (BACs)

– AC Burchett/District Administrator Anderson

These compressors are utilized to fill the SCBA tanks and are owned by both UFA and UFSA. The memos attached address the 7 owned by UFSA, the ask is to transfer ownership to UFA as a regional asset. In the past, the purchase of these BACs has not been consistent, and purchasing has been done by UFSA, UFA, and with bond monies for Herriman Station 123.

Logistics conducted an inventory and determined that if distributed throughout the stations as a regional asset, the BAC count could be reduced from 16 to 12 overall, thereby offering a savings of approximately \$5,000-\$6,000 annual maintenance. Both Herriman and Riverton have been included in these discussions and are in support of this idea.

This proposal to accept the BACs was approved at the UFA Board Meeting and District Administrator Anderson recommends the UFSA Board convey ownership to UFA.

Mayor Silvestrini moved that the UFSA convey ownership of the 7 BACs currently owned by the UFSA to the UFA to be maintained as regional assets.

Council Member Bailey seconded the motion.

Roll call vote taken.

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

Consider Resolution 04-2021A Approving the Interlocal Agreement between Eagle Mountain Redevelopment Agency/Sweetwater CRA #2 and Unified Fire Service Area

– District Administrator Anderson

Eagle Mountain has submitted a request for another data center in hopes to seek opportunities to diversify and increase the tax base. As mentioned before, data centers present little impact to emergency services while generating increase revenue for UFSA and stimulating growth in Eagle Mountain.

The UFSA Board discussed the benefit of revenue with limited burden and also the 67.5% requested is below what other entities have proposed.

Mayor Hale moved to adopt Resolution 04-2021A approving the Interlocal Agreement between Eagle Mountain Redevelopment Agency/Sweetwater CRA #2 and Unified Fire Service Area.
Council Member Hull seconded the motion.
Roll call vote taken.

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

Station Construction Update – Assistant Chief Burchett

AC Burchett provided updates to Stations 102, 1125, and 125, and stated that work to acquire land in Eagle Mountain continues.

A request from Herriman to utilize the current UFSA station prototype plans to rebuild Station 103 has been received. Herriman would contract with AJC Architectural on any changes they wish to make to the plans. AC Burchett feels this is the best approach for not only UFSA, but the public as well. The station would be built sooner, consistency between stations would remain, and the operational components would be met.

Mayor Overson supports this idea and feels it is the neighborly thing to do while showing support to all cities and communities regardless of boundaries. The overall consensus was in favor of this proposal.

District Administrator Report – Rachel Anderson

Clarification was made that the UFSA Board does not allow alternates to vote in place of Board Member, they are however, allowed to attend if a member is unable.

District Administrator Anderson plans to begin pursuing work on the Board Policies to ensure all are updated and in place. Work will also begin to develop a process to ensure when annexations and withdrawals between members and non-members take place, proper procedures are followed that capture those changes and are updated with any potential changes in fees. Surveyor Demman stated that his office is prepared with all annexations mapped and welcomes working with District Administrator Anderson on this project.

Closed Session

Mayor Silvestrini moved to temporarily recess the meeting to convene in a closed session to discuss;

(A) the purchase, exchange, or lease of real property as provided by Utah Code Annotated §52-4-205.

Council Member Bailey seconded the motion.

Roll call vote taken.

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

Mayor Silvestrini moved to re-open the meeting to the public.

Council Member Bailey seconded the motion.

Roll call vote taken.

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

Eagle Mountain Real Estate Purchase Approval – Chair Overson

Mayor Silvestrini moved to authorize District Administrator Anderson, in consultation with staff, to negotiate for and to purchase property as discussed in closed session.

Council Member Bailey seconded the motion.

Roll call vote taken.

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

Motion to Adjourn

Council Member Bailey moved to adjourn the May 20, 2021 UFSA Board Meeting.

Council Member Perry seconded the motion.

All voted in favor, none opposed.

February 16, 2021

LOCAL BUILDING AUTHORITY of the UFSA
Meeting Minutes
9:00 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 Dan Knopp

Mayor Harris Sondak
Mayor Jeff Silvestrini
Mayor Kristie Overson
Mayor Tom Westmoreland
Surveyor Reid Demman

Board Members Absent

Mayor Jenny Wilson
Mayor Kelly Bush

Mayor Robert Hale

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

1. Called to Order

Chair Overson called the meeting to order at 9:05 a.m. Quorum present.

2. Public Comment

None.

Public comment was made available live and with a posted email address.

3. Approval of Minutes

Council Member Perry moved to approve the minutes from the January 19, 2021, LBA Meeting as submitted.

Council Member Bailey seconded the motion.

All voted in favor.

None opposed.

4. Public Hearing to Receive and Consider Comments from the Public with Respect to the Issuance of Lease Revenue Bonds by the Local Building Authority of the Unified Fire Service Area

Mayor Silvestrini moved to open the Public Hearing to receive and consider comments from the public with respect to the issuance of Lease Revenue Bonds by the Local Building Authority of the Unified Fire Service Area as discussed.

Council Member Bailey 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	Y	Wilson	-

No public comments.

Mayor Silvestrini moved to close the Public Hearing to receive and consider comments from the public with respect to the issuance of Lease Revenue Bonds by the Local Building Authority of the Unified Fire Service Area as discussed.

Mayor Westmoreland 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	Y	Wilson	-

5. Consideration of Resolution 02-2021A Authorizing and Approving the Execution of an Amendment to Master Lease Agreement by and Between the Authority and the Unified Fire Service Area, Utah (The “Service Area”), Authorizing the Issuance and Sale by the Authority of Not More Than \$42,500,000 Aggregate Principal Amount of Lease Revenue Bonds, Series 2021 (The “Series 2021 Bonds”); Delegating to Certain Officers of the Authority the Ability to Approve the Final Terms and Provisions of the Series 2021 Bonds Within Approved Parameters; Authorizing the Execution by the Authority of a Supplemental Indenture, Security Documents, and Certificate of Award; Authorizing and Approving a Preliminary Official Statement and a Final Official Statement, and Other Documents Required in Connection Therewith, Authorizing the Taking of All Other Actions Necessary to the Consummation of the Transaction Contemplated by this Resolution, and Related Matters

Council Member Perry moved to adopt Resolution 02-201A as discussed.
Mayor Silvestrini 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	Y	Wilson	-

6. Ratify Conveyance of Property Located at 5860 W. Herriman Boulevard Pursuant to Herriman City Withdrawal Agreement

Counsel Anderson found that when working to convey properties agreed upon with the Herriman withdrawal from UFSA, one property is titled to the LBA rather than UFSA. Counsel Anderson felt that it was not legal to complete the conveyance without proper ownership established. The UFSA Board has already approved the conveyance, the property is not encumbered in a previous bond; it was conveyed directly from Herriman to LBA, therefore, it is simply returning to the original owner. This action is consistent with the agreement and a necessary step to execute what was previously approved.

Surveyor Demman moved to approve conveyance of property located at 5860 W. Herriman Boulevard pursuant to Herriman City Withdrawal Agreement.
Mayor Silvestrini 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	-

7. Closed Session

None.

8. Motion to Adjourn

Mayor Silvestrini moved to adjourn the February 16, 2021 Local Building Authority of UFSA Meeting and resume the UFSA Meeting.

Council Member Bailey seconded the motion.

All voted in favor.

None opposed.

RESOLUTION No. 05-2021A

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE
LOCAL BUILDING AUTHORITY OF THE UNIFIED FIRE SERVICE AREA**

GRANTING SIGNING AUTHORITY TO CONDUCT BUSINESS

WHEREAS, the Local Building Authority of the Unified Fire Service Area (the “Authority”) desires to grant signing authority to certain person(s) described hereunder.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors hereby authorizes and approves to grant signing authority to conduct authorized business to any one of the following people:

Rachel S. Anderson, UFSA District Administrator/Legal Counsel

Tony Hill, UFSA Chief Financial Officer

The foregoing signing authority granted shall include, but shall not be limited to, the execution of Deeds, powers of attorney, transfers, assignments, contracts, obligations, certificates, and other instruments of whatever nature entered into by the Authority.

This Resolution shall take effect on May 18, 2021.

APPROVED and ADOPTED this 18th day of May, 2021.

LOCAL BUILDING AUTHORITY OF THE
UNIFIED FIRE SERVICE AREA

Kristie Overson, Board Chair

ATTEST:

Cyndee Young, Clerk