

Tuesday, November 16, 2021

**JOINT UNIFIED FIRE SERVICE AREA AND
LOCAL BUILDING AUTHORITY OF THE UFSA**

Meeting Minutes 8:30 a.m.

This meeting was held at UFA Headquarters and electronically via ZOOM

Board Members Present

Council Member Allan Perry
Council Member Gary Bowen
Council Member Kathleen Bailey
Council Member Trish Hull
Mayor Dan Knopp
Mayor Harris Sondak
Mayor Jeff Silvestrini

Council Member Chrystal Butterfield
Mayor Kristie Overson
Mayor Robert Hale
Mayor Tom Westmoreland
Council Member Dea Theodore
Surveyor Reid Demman

Board Members Absent

Mayor Jenny Wilson

Staff

Acting Chief Riley Pilgrim
Tony Hill, UFA CFO
Cyndee Young, UFSA Clerk
Rachel Anderson, UFSA Legal Counsel/District Administrator

Staff Absent

Chief Dan Petersen

Guests

AC Higgs
Anthony Widdison
Bill Brass
Brad Larson
Clint Mecham
Darran Park
David Chipman, public
Dustin Dern
Dustin Dern
Embret Fossum
Erica Langenfass
Jay Torgersen

Kate Turnbaugh
Kiley Day
Kiyoshi Young
Krystal Griffin
Lana Burningham
Lana Burningham
Larson Wood
Linda Price
Michael Conn
Nathan Cherpiski -
Herriman
Nile Easton

Nyla Benedict
Patrick Costin
Paul Fotheringham
Rachel Anderson
Richard Rich
Rob Ayres
Ryan Love
Steve Quinn
Tim Tingey, CWH
Tua Tho
Wade Russell
Zach Robinson

.....
Chair Kristie Overson Presided
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Called to Order

Chair Overson called the meeting to order at 9:41 a.m. Quorum present.

Public Comment

None.

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

Approval of Minutes – Chair Overson

Council Member Hull moved to approve the minutes from the October 19, 2021, Joint UFSA/LBA Board Meeting as submitted.

Mayor Silvestrini seconded the motion.

All voted in favor, none opposed.

Finance Committee Report – Chair Sondak/CFO Hill

Meeting was held 11/1/21. The committee agreed that the market adjustments for salaries was of a higher priority than moving from 3 to 4-person crews. CFO Hill stated that there is a bond payment that will begin and has the forecast of lowering the reserves below the 15% Fund Balance, the Board will need to be prepared for this as it will most likely result in increased Member Fees in the next couple years.

Chair Sondak expressed his surprise at the cost for a Truth in Taxation Hearing of approximately \$40,000. With this cost, it is best to be making fewer, but bigger incremental changes.

The UFSA Finance Committee is recommending the adoption of the Tentative Budget to the UFSA Board.

Discussion and Approval of the 2022 Tentative Budget – CFO Hill

CFO Hill reviewed the Tentative Budget. Highlights include 3% new growth property tax estimate, capital maintenance is estimated at \$708,505, and the UFA Administration Fee is expected to be \$489,432 (this increase is due to workload related to station construction projects). A 3.5% increase in the Member Fee will take place in January as approved FY21/22, and a 5.5% placeholder is considered for July-December 2022 as the worst-case scenario budget increase for UFSA's major expenses.

Once again, CFO Hill stated that UFSA is in great fiscal shape currently, but with impending expenses, the stress will become apparent on the fund balance and the Board will need to consider expenditure reductions or a property tax increase.

Council Member Hull inquired as to the new growth property tax and how it will affect balances. CFO Hill stated that the 3% new growth is conservative, but he continues to watch it closely. New growth numbers will be available May/June 2022.

Mayor Silvestrini moved to approve the 2022 Tentative Budget as presented.
Mayor Hale 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	-
Hull	Y	Westmoreland	Y
Knopp	-	Wilson	-

Consider the Date of December 21, 2021, for a Public Hearing to:

- a. Receive and Consider Comments on Proposed Amendments to the 2021 Budget and on the Final Budget for 2022
- b. Receive and Consider Comments on Eligible Judgment Levies
– CFO Hill

Mayor Sondak moved to set the date of December 21, 2021, for a Public Hearing to receive and consider comments on proposed amendments to the 2021 Budget and on the Final Budget for 2022 and eligible judgment levies.

Council Member Perry seconded the motion.

All voted in favor, none opposed.

Consider Options for Sale of Old Station 251 Property in Eagle Mountain – District Administrator Anderson

DA Anderson is asking the Board for direction on how best to proceed with this sale. There are currently two individuals interested in the purchase of the station. Does the Board wish to move forward with the two offers or list the property?

Mayor Silvestrini suggested listing the property and has no problem giving authority to both DA Anderson and AC Burchett to move forward with listing the property. Once all offers have been received, they will be brought back to the UFSA Board for evaluation and acceptance. It is currently unknown as to the value. Mayor Overson agrees, and no other concerns were raised by the Board.

Station Construction and Seismic Retrofit Update – Division Chief Robinson

Station Construction Update

- Midvale Station 125

Plumbing and electrical are roughed in, there have been some weather delays, but on week 12 of construction. Crews will begin pouring concrete floors this week.

- Magna Station 102

The RFP for General Contractor Services has closed. Currently in the process of reviewing submittals, anticipate awarding of the contract by end of week. Groundbreaking is tentatively scheduled for 12/7.

- Millcreek Station 112

Continuing to work with FEMA and Millcreek City staff to address the alluvial floodplain issues, no new details to report.

- Eagle Mountain Stations 251/253

Station 251 rezoning application has been approved by EM City Council and work has begun on the site plan application. On track to receive the 50% construction drawings for review early next

week. Station 253 is awaiting ALTA survey report, once available, the design team will begin formal site plan design.

Fire Station Naming Consideration

DC Robinson is interested if municipalities would be interested in the naming of new fire stations. This is currently being done and has been done on older stations and is a great way for municipalities to have ownership and for the stations to better represent the history of the municipalities. Any formal request received would come before the Board for final approval.

Mayor Overson feels this is meaningful for the communities, the Board agreed. Stations with current names: Station 102/Plymouth FS, Station 117/Gail J Kidd FS, Station 120/Robert Webster FS.

Seismic Update

The first FEMA grant monies have been received, payment of just over \$84,000 arrived yesterday.

- 5 Structural Retrofits
 - Station's 110/116
 - Projects on hold as work continues on cost share agreement with SLCo
 - The RFP for general contractor has closed, the notice of award for these two stations has not been issued
 - Station's 107/109/115
 - Projects are still in the design phase
 - Expecting 90% design set in early December
 - Still targeting early January for posting General Contractor RFP
- 20 Non-Structural Retrofits
 - Work is under way
 - Coleman Seismic has completed non-structural upgrades at
 - 108 Brighton, 113 Snowbird, 119 Emigration Canyon, 106 Millcreek, 104 Holladay
 - 111 Magna is scheduled to begin this week
 - Anticipate completion of non-structural retrofits by the end of 2021
- 3 Emergency Generators
 - Station's 103/107
 - Have received permits from Herriman and West Jordan
 - Generators and transfer switches have been ordered for both stations
 - Station 113
 - Currently in the permit review process with MSD
 - Generator order will be placed once the permit application is approved

District Administrator Report – Rachel Anderson

The seismic updates and cost sharing agreements are moving forward. Have received final agreements from Holladay and Riverton, expecting Herriman soon. See next agenda item for an update on the SLCo agreement.

Status Update and Consider Approval of Interlocal Agreement with SLCo for Cost Sharing of Seismic Upgrades – Legal Counsel Anderson

DA Anderson and Mayor Silvestrini have been working with SLCo to remove the indemnification language from the agreement. No draft agreement was available for review today as the final discussion was had yesterday. Mayor Silvestrini felt it was not right to have taxpayers hold the liability as UFSA is just a conduit for the grant monies. The final language agreed upon includes a provision to the construction contract that states SLCo is a 3rd party beneficiary to the retrofit contract. The indemnification limits are limited to the contractor insurance. Bottom line, no liability for UFSA and SLCo has recourse for the contractor if something goes wrong.

Mayor Silvestrini is recommending approval of the ILA assuming the changes as described are made.

Direction was given to DA Anderson to execute the contract with the agreed upon changes.
Council Member Bowen seconded the motion.

Mayor Silvestrini officially moved to approve the ILA with SLCo for cost sharing upgrades subject to language changes.
Council Member Bowen, again, seconded the motion.
All in favor, none opposed.

Approval of 2022 UFSA Board Meeting Schedule – Chair Overson

The same adjustment was made as was approved in the UFA Board Meeting, the 12/20/22 meeting, due to holiday scheduling, will be held 12/13/22.

Council Member Perry moved to approve the 2022 UFSA Board Meeting Schedule as discussed.
Council Member Hull seconded the motion.
All in favor, none opposed.

Closed Session

None

Motion to Adjourn

Mayor Silvestrini moved to adjourn the November 16, 2021, UFSA/LBA Board Meeting.
Council Member Hull seconded the motion.
All voted in favor, none opposed.