

THIS AGENDA IS SUBJECT TO CHANGE WITH MINIMUM 24 HOURS NOTICE



UNIFIED FIRE SERVICE AREA AGENDA

May 19, 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 ELECTRONICALLY FOR A MEETING DUE TO THE COVID-19 PANDEMIC AND AS AUTHORIZED BY THE GOVERNOR'S EXECUTIVE ORDER DATED MARCH 18, 2020.

THE PUBLIC MAY ATTEND ELECTRONICALLY VIA ZOOM WEBINAR AT:

<https://zoom.us/j/95911592848?pwd=MTdiV0xhcXhBc0lSMXNadUJjcWVIZz09>

Password: Unified

-
1. Call to Order – Chair Overson
 2. Public Comment
Please limit comments to three minutes each. There are two options for comments during this electronic only meeting:
 - a. 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.
 - b. EMAIL: Public comments will be accepted prior to the meeting via email at publiccomment@unifiedfire.org until 7:00 a.m. May 18, 2020. Emailed comments submitted prior to 7:00 a.m. May 18, 2020, will be read or summarized into the record, comments received after the deadline will be forwarded to the UFSA Board, but not read into the meeting record or addressed during the meeting.
 3. Approval of Minutes – Chair Overson
 - a. April 21, 2020
 4. Consider the Date of June 16, 2020 for a Public Hearing to Receive and Consider Comments on: – CFO Hill
 - a. Proposed Amendments to the 2020 Budget
 - b. Adoption of an Ad Valorem Tax Rate on the Taxable Property in the Service Area
 5. Fire Station Construction Considerations – CFO Hill
 6. 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

7. Adjournment – Chair Overson

**The next Board meeting will be held on June 16, 2020 at 8:30 a.m. 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 15th day of May 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
8:52 a.m.

This meeting was held electronically.
All participants and attendees attended this meeting via ZOOM Webinar.

Board Members Present

Mayor Kristie Overson
Mayor Jeff Silvestrini
Council Member Allan Perry
Council Member Kathleen Bailey
Council Member Sheldon Stewart
Mayor Tom Westmoreland
Council Member Trish Hull

Mayor Robert Hale
Surveyor Reid Demman
Council Member Richard Snelgrove
Mayor Kelly Bush
Council Member Gary Bowen
Mayor Dan Knopp

Board Members Absent

Council Member Jared Henderson

Mayor Jenny Wilson

Staff

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

Guests

AC Ziolkowski
AC Pilgrim
AC Higgs
Arriann Woolf
BC Dern
BC Watkins
BC Fossum
BC Russell
Bill Brass
Brett Wood, Herriman
Captain Park
Captain Greensides

Captain Brown
Cal Ricotta
Battalion Chief Prokopis
Division Chief Larson
Division Chief Burchett
Division Chief Robinson
Division Chief Torgersen
Erica Langenfass
Ifo Pili, UFSA
Justin DeKorver
Kate Turnbaugh
Lana Burningham

Larson Wood
Matt McFarland
Mayor Sondak, Alta
Mike Reberg, SLCo
Nile Easton, DOC
Patrick Costin
Rachel Anderson, UFSA
Ryan Love
Station 106
Station 110
Tim Tingey, CWH

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

Called to Order

Chair Overson called the meeting to order at 9:04 a.m. Quorum present.

Public Comment

None.

Public comment was made available live and with an email address posted on the agenda.

Approval of Minutes

Mayor Silvestrini moved to approve the minutes from the March 17, 2020 UFSA Board Meeting as submitted.

Council Member Perry seconded the motion.

Roll Call Vote due to the electronic nature of the meeting.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	Y	Silvestrini	Y
Hale	Y	Snelgrove	Y
Hull	Y	Stewart	Y
Knopp	Y	Westmoreland	Y

Town of Alta Votes to Join UFSA January 1, 2021 – Mayor Sondak

- UFA Member Fee From July 1 – December 31, 2020 – Chief Petersen

Alta is facing a large increase for fire service whether they stay a Direct Member or join UFSA. They decided to join UFSA. The service is currently 7.5% of Station 113, however, the actual percentage is 33% for FY20/21.

Chief Petersen stated that Alta is committed to UFSA, but is asking to continue with the 7.5% Member Fee until December 31, 2020.

Alta is asking for the Board to approve this plan, thereby allowing this process to continue as there are many steps to take place.

- Consider Resolution 04-2020A to Declare Intent to Conduct Boundary Adjustment to Annex Town of Alta – Legal Counsel Anderson

Mayor Knopp asked to verify the flow of tax revenue. CFO Hill clarified that UFSA collects tax which is paid directly to UFA for the Member Fee. More discussion was had regarding the timeline for the process.

Associate Deputy Mayor Reberg stated that if Mayor Wilson was in attendance, she would vote to support the resolution.

Mayor Knopp moved to approve Resolution 04-2020A declaring intent to conduct boundary adjustment to annex the Town of Alta as discussed.

Mayor Silvestrini seconded the motion.

Roll Call Vote due to the electronic nature of the meeting.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	Y	Silvestrini	Y
Hale	Y	Snelgrove	Y
Hull	Y	Stewart	Y
Knopp	Y	Westmoreland	Y

Budget Update – CFO Hill

- Review what UFA's FY20/21 Proposed Member Fee Increase Means to UFSA

With the proposed UFA budget almost complete, it appears as if the average Member Fee will increase 2% and 3.03% for UFSA. The higher percentage for UFSA is due to the 4th person at Station 252 in Eagle Mountain, and the aforementioned Alta decision which resulted in an \$81,000 addition.

The Member Fee placeholder was 4.5%. This will result in a \$564,000 budget reduction, and these funds will return to the Fund Balance.

Impact of Current Economy on UFSA – CFO Hill

- Discuss the Impact on Property Tax

CFO Hill pointed out that property tax is much less volatile, however, Impact Fees could be effected if building slows down. There may be a noticeable slow down with property tax collection rate, but it is eventually collected.

- Fire Station Construction Considerations

Chief Petersen asked Board Members to consider the possibility of delaying the stations pending the knowledge of what a post-COVID economy look like. Ten stations are in need of seismic retrofits, five have been assessed for the cost to retrofit and were submitted for grant funds late last year. The remaining five are slated for replacement as part of the plan we have discussed over the last two years. Stations 102 and 112 may be in the worst condition today based on their proximity to the recent earthquake, however the other three are just as vulnerable based on the location of the next earthquake.

While the Board mainly felt as though it was not a good time to look at raising taxes, construction costs may be lower as are the rates. Public construction is also an economic driver that may be much needed. Varied funding, all or in pieces, was also discussed.

Mayor Overson asked staff to provide more clarity on where we are currently, where the bonds would hit the budget, and just understand the timing better. This may help navigate the next couple years and present a more strategic approach. CFO Hill will provide more insight at the meeting next month.

Surveyor Demman arrived.

Consider Resolution 04-2020B to Approve Interlocal Agreement with Taylorsville City Regarding Conveyance of Station 118 Building to UFSA and Accompanying Ground Lease – Legal Counsel Anderson

This is clean-up work from years past. Taylorsville proposed conveyance of Station 118, but retain the ground. The lease of some office space by Taylorsville has also been included in the agreement with the maintenance of grounds the responsibility of UFSA.

Mayor Silvestrini asked as to why the ground is not included. Taylorsville has asked to maintain ownership and lease the ground to maintain control on what has become a campus, which houses additional public buildings.

Legal Counsel Anderson stated that although this is not typically done and is not her preference, she is comfortable moving forward with this agreement.

Mayor Knopp move to approve Resolution 04-2020B approving the Interlocal Agreement with Taylorsville City regarding conveyance of Station 118 building to UFSA and accompanying ground lease as discussed.

Mayor Silvestrini seconded the motion.

Roll Call Vote due to the electronic nature of the meeting.

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

Consider Resolution 04-2020C to Approve Interlocal Agreement with Sandy City Regarding Provision of Services to UFSA Areas within Sandy City Boundaries – Chief Petersen/Legal Counsel Anderson

Chief Petersen stated that the original agreement was based on a flat rate that perpetually increased through CPI. The challenge however, was that the city was annexing property at an increasing rate. The contract expired December 2020, but has been extended 6 months to meet the fiscal calendar. The new agreement provides Sandy with 85% of the actual property tax collected and is normalized annually based on annexations by the city and change in value of the property. The 15% remaining is to cover administrative costs of UFSA.

Legal Counsel Anderson mentioned that the Sandy attorney has approved the agreement, but the council has not.

Council Member Perry was happy that this also included White City, which is an improved arrangement.

Mayor Silvestrini move to approve Resolution 04-2020C approving the Interlocal Agreement with Sandy City regarding provision of services to UFSA areas within Sandy City boundaries. Council Member Hull seconded the motion.

Roll Call Vote due to the electronic nature of the meeting.

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

Update on Riverton's Intent to Withdrawal from UFSA – Ifo Pili

Riverton is working with the UFSA on the RFP to select who will conduct the feasibility study. Council Member Stewart stated that Station 120/121 will return to Riverton with the main discussion being Station 124 and the Fund Balance. The hope is the Board will allow this to move forward as they have a process to stand up a district of their own within the Riverton boundaries.

Council Member Stewart left for another meeting.

Quarterly Financial Report – CFO Hill

CFO Hill reviewed the report. No further questions.

Council Member Perry moved to approve the quarterly financial report including the list of expenditures for the last quarter as presented.

Mayor Hale seconded the motion.

Roll Call Vote due to the electronic nature of the meeting.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	Y	Silvestrini	Y
Demman	Y	Snelgrove	Y
Hale	Y	Westmoreland	Y
Hull	Y		
Knopp	Y		

Closed Session

None.

Motion to Adjourn

Mayor Silvestrini moved to adjourn the April 22, 2020 UFSA Board Meeting.

Council Member Snelgrove seconded the motion.

Roll Call Vote due to the electronic nature of the meeting.

Bailey	Y	Overson	Y
Bowen	Y	Perry	Y
Bush	Y	Silvestrini	Y

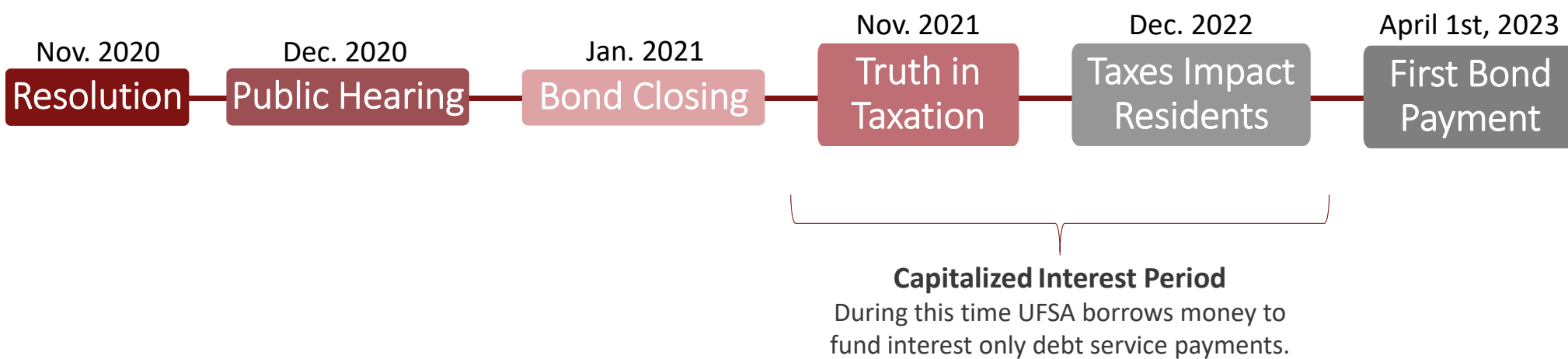
Demman	Y	Snelgrove	Y
Hale	Y	Westmoreland	Y
Hull	Y		
Knopp	Y		

DRAFT



Unified Fire Service Area

Bonding Timeline



Current Rates and Tax Impact

Tax Impact Summary

Split Option: Series 2021 (4 Stations: 102, 103, 112, 125) Series 2023 (3 Fire Stations: 128, 252, 253)

	LBA Bonds 2021*	LBA Bonds 2023*	Max New Levy*	LBA Bonds 2016	Max Total Levy
2019 Collected Taxable Valuation	\$ 22,020,142,050	\$ 22,020,142,050	\$ 22,020,142,050	\$25,407,790,138	
Maximum Debt Service	\$ 1,413,300	\$ 976,025	\$ 2,387,575	\$ 2,595,500	\$ 4,981,950
Tax Rate Levy on Max Debt Service	0.000064	0.000044	0.000108	0.000102	0.000211
Annual Impact on \$100,000 FMV Home	\$ 3.53	\$ 2.44	\$ 5.96	\$ 5.62	\$ 11.58
Monthly Impact on \$100,000 FMV Home	\$ 0.29	\$ 0.20	\$ 0.50	\$ 0.47	\$ 0.96
Annual Impact on \$100,000 FMV Business	\$ 6.42	\$ 4.43	\$ 10.84	\$ 10.22	\$ 21.05
Monthly Impact on \$100,000 FMV Business	\$ 0.53	\$ 0.37	\$ 0.90	\$ 0.85	\$ 1.75

*Taxable Value Excludes Riverton

Tax Impact Summary

Single Option: Series 2021 (7 Fire Stations: 102, 103, 112, 125, 128, 252, 253)

	LBA Bonds 2021*	LBA Bonds 2016	Max Total Levy
2019 Collected Taxable Valuation	\$ 22,020,142,050	\$ 25,407,790,138	
Maximum Debt Service	\$ 2,337,075	\$ 2,595,500	\$ 4,928,325
Tax Rate Levy on Max Debt Service	0.000106	0.000102	0.000208
Annual Impact on \$100,000 FMV Home	\$ 5.84	\$ 5.62	\$ 11.45
Monthly Impact on \$100,000 FMV Home	\$ 0.49	\$ 0.47	\$ 0.95
Annual Impact on \$100,000 FMV Business	\$ 10.61	\$ 10.22	\$ 20.81
Monthly Impact on \$100,000 FMV Business	\$ 0.88	\$ 0.85	\$ 1.73

*Taxable Value Excludes Riverton

UFSA General Operation Levy
Single Issue Tax Impact Analysis Summary
Single Option: Series 2021 (7 Fire Stations: 102, 103, 112, 125, 128, 252, 253)

Fiscal Year	\$34,000,000 Lease Revenue Bonds Series 2021			\$35,170,816 Lease Revenue and Refunding Bonds Series 2016			
	Principal	Interest	P+I	Principal	Interest	P+I	Total P+I
2021	\$ -	\$ 923,775	\$ 923,775	1,600,000	976,750	2,576,750	3,500,525
2022	-	1,231,700	1,231,700	1,650,000	927,750	2,577,750	3,809,450
2023	1,130,000	1,203,450	2,333,450	1,725,000	860,250	2,585,250	4,918,700
2024	1,190,000	1,145,450	2,335,450	1,800,000	789,750	2,589,750	4,925,200
2025	1,250,000	1,084,450	2,334,450	1,875,000	716,250	2,591,250	4,925,700
2026	1,315,000	1,020,325	2,335,325	1,950,000	639,750	2,589,750	4,925,075
2027	1,380,000	952,950	2,332,950	2,025,000	570,375	2,595,375	4,928,325
2028	1,455,000	882,075	2,337,075	2,075,000	508,875	2,583,875	4,920,950
2029	1,525,000	807,575	2,332,575	2,150,000	445,500	2,595,500	4,928,075
2030	1,605,000	729,325	2,334,325	2,200,000	380,250	2,580,250	4,914,575
2031	1,685,000	647,075	2,332,075	2,275,000	313,125	2,588,125	4,920,200
2032	1,755,000	578,625	2,333,625	2,350,000	232,000	2,582,000	4,915,625
2033	1,810,000	525,150	2,335,150	2,450,000	136,000	2,586,000	4,921,150
2034	1,865,000	470,025	2,335,025	1,425,000	65,625	1,490,625	3,825,650
2035	1,920,000	413,250	2,333,250	1,475,000	22,125	1,497,125	3,830,375
2036	1,980,000	354,750	2,334,750	-	-	-	2,334,750
2037	2,040,000	294,450	2,334,450	-	-	-	2,334,450
2038	2,100,000	232,350	2,332,350	-	-	-	2,332,350
2039	2,165,000	168,375	2,333,375	-	-	-	2,333,375
2040	2,230,000	102,450	2,332,450	-	-	-	2,332,450
2041	2,300,000	34,500	2,334,500	-	-	-	2,334,500
Total	\$ 32,700,000	\$ 13,802,075	\$ 46,502,075	\$ 29,025,000	\$ 7,584,375	\$ 36,609,375	\$ 80,776,950

Tax Impact Summary				
	LBA Bonds 2021*	LBA Bonds 2016	Max Total Levy	
2019 Collected Taxable Valuation Maximum	\$ 22,020,142,050	\$ 25,407,790,138		
Debt Service	\$ 2,337,075	\$ 2,595,500	\$	4,928,325
Tax Rate Levy on Max Debt Service Annual	0.000106	0.000102		0.000208
Impact on \$100,000 FMV Home Monthly Impact	\$ 5.84	\$ 5.62	\$	11.45
on \$100,000 FMV Home Annual Impact on	\$ 0.49	\$ 0.47	\$	0.95
\$100,000 FMV Business Monthly Impact on	\$ 10.61	\$ 10.22	\$	20.81
\$100,000 FMV Business	\$ 0.88	\$ 0.85	\$	1.73

* Taxable Value Excludes Riverton



ZIONS PUBLIC FINANCE, INC.

UFSA General Operation Levy
Two Issue Tax Impact Analysis Summary
Split Option: Series 2021 (4 Stations: 102, 103, 112, 125)
Series 2023 (3 Fire Stations: 128, 252, 253)

Fiscal Year	\$20,500,000 Lease Revenue Bonds Series 2021			\$13,500,000 Lease Revenue and Refunding Bonds Series 2023			Total New P+I	\$35,170,816 Lease Revenue and Refunding Bonds Series 2016			
	Principal	Interest	P+I	Principal	Interest	P+I		Principal	Interest	P+I	Total P+I
2021	\$ -	\$ 558,600	\$ 558,600	\$ -	\$ -	\$ -	\$ 558,600	1,600,000	976,750	2,576,750	3,135,350
2022	-	744,800	744,800	-	-	-	744,800	1,650,000	927,750	2,577,750	3,322,550
2023	685,000	727,675	1,412,675	-	394,050	394,050	1,806,725	1,725,000	860,250	2,585,250	4,391,975
2024	720,000	692,550	1,412,550	-	525,400	525,400	1,937,950	1,800,000	789,750	2,589,750	4,527,700
2025	755,000	655,675	1,410,675	460,000	513,900	973,900	2,384,575	1,875,000	716,250	2,591,250	4,975,825
2026	795,000	616,925	1,411,925	485,000	490,275	975,275	2,387,200	1,950,000	639,750	2,589,750	4,976,950
2027	835,000	576,175	1,411,175	510,000	465,400	975,400	2,386,575	2,025,000	570,375	2,595,375	4,981,950
2028	880,000	533,300	1,413,300	535,000	439,275	974,275	2,387,575	2,075,000	508,875	2,583,875	4,971,450
2029	925,000	488,175	1,413,175	560,000	411,900	971,900	2,385,075	2,150,000	445,500	2,595,500	4,980,575
2030	970,000	440,800	1,410,800	590,000	383,150	973,150	2,383,950	2,200,000	380,250	2,580,250	4,964,200
2031	1,020,000	391,050	1,411,050	620,000	352,900	972,900	2,383,950	2,275,000	313,125	2,588,125	4,972,075
2032	1,060,000	349,650	1,409,650	655,000	321,025	976,025	2,385,675	2,350,000	232,000	2,582,000	4,967,675
2033	1,095,000	317,325	1,412,325	685,000	287,525	972,525	2,384,850	2,450,000	136,000	2,586,000	4,970,850
2034	1,125,000	284,025	1,409,025	715,000	258,781	973,781	2,382,806	1,425,000	65,625	1,490,625	3,873,431
2035	1,160,000	249,750	1,409,750	740,000	235,138	975,138	2,384,888	1,475,000	22,125	1,497,125	3,882,013
2036	1,195,000	214,425	1,409,425	765,000	210,681	975,681	2,385,106	-	-	-	2,385,106
2037	1,230,000	178,050	1,408,050	790,000	185,413	975,413	2,383,463	-	-	-	2,383,463
2038	1,270,000	140,550	1,410,550	815,000	159,331	974,331	2,384,881	-	-	-	2,384,881
2039	1,310,000	101,850	1,411,850	840,000	132,438	972,438	2,384,288	-	-	-	2,384,288
2040	1,350,000	61,950	1,411,950	870,000	104,650	974,650	2,386,600	-	-	-	2,386,600
2041	1,390,000	20,850	1,410,850	900,000	75,888	975,888	2,386,738	-	-	-	2,386,738
2042	-	-	-	925,000	46,231	971,231	971,231	-	-	-	971,231
2043	-	-	-	960,000	15,600	975,600	975,600	-	-	-	975,600
Total	\$ 19,770,000	\$ 8,344,150	\$ 28,114,150	\$ 10,635,000	\$ 6,008,950	\$ 19,428,950	\$ 47,543,100	\$ 29,025,000	\$ 7,584,375	\$ 36,609,375	\$ 79,818,906

Tax Impact Summary

	LBA Bonds 2021*	LBA Bonds 2023*	Max New Levy*	LBA Bonds 2016	Max Total Levy
2019 Collected Taxable Valuation Maximum	\$ 22,020,142,050	\$ 22,020,142,050	\$ 22,020,142,050	\$ 25,407,790,138	
Debt Service	\$ 1,413,300	\$ 976,025	\$ 2,387,575	\$ 2,595,500	\$ 4,981,950
Tax Rate Levy on Max Debt Service Annual	0.000064	0.000044	0.000108	0.000102	0.000211
Impact on \$100,000 FMV Home Monthly Impact	\$ 3.53	\$ 2.44	\$ 5.96	\$ 5.62	\$ 11.58
on \$100,000 FMV Home Annual Impact on	\$ 0.29	\$ 0.20	\$ 0.50	\$ 0.47	\$ 0.96
\$100,000 FMV Business Monthly Impact on	\$ 6.42	\$ 4.43	\$ 10.84	\$ 10.22	\$ 21.05
\$100,000 FMV Business	\$ 0.53	\$ 0.37	\$ 0.90	\$ 0.85	\$ 1.75

* Taxable Value Excludes Riverton



ZIONS PUBLIC FINANCE, INC.