

DATE Tuesday April 21st, 2015

UNIFIED FIRE SERVICE AREA

**Special Meeting
~ MINUTES~**

Midvale Fire Station 126
607 East 7200 South
Midvale, UT 84047

April 21, 2015

8:30 a.m.

PRESENT:

SAM GRANATO
LARRY JOHNSON (electronic)
CHRISTOPHER Pengra
MATT ROBINSON
RICHARD SNELGROVE
SHELDON STEWART

ABSENT:

BEN MCADAMS

ALSO PRESENT: MICHAEL JENSEN, CHIEF; GAYLORD SCOTT, DEPUTY CHIEF;
SHIRLEY PERKINS, CHIEF FINANCIAL OFFICER; KARL HENDRICKSON, CHIEF
LEGAL OFFICER; RAND ANDRUS, ASSISTANT CHIEF; JAY ZILKOSWSKI; MIKE
WATSON, ASSISTANT CHIEF; MARTY SLACK, ASSISTANT CHIEF; MIKE
GREENSIDES, CAPTAIN; JEREMY ROBERTSON, IAFF 1696; CLIFF BURNINGHAM,
IAFF 1696; GORDAN HAIGHT, HERRIMAN CITY; KANE LOADER, MIDVALE CITY
MANAGER; CARMEN FREEMAN, HERRIMAN CITY MAYOR; GORDON HAIGHT,
HERRIMAN CITY ASSISTANT CITY MANAGER; JOHN PARK, COTTONWOOD
HEIGHTS CITY MANAGER; RYAN PERRY, CLERK:

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Seghini presided.

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Chair Seghini called the meeting to order at approximately 8:44 a.m.

Public Comment:

No public comment was given

Approval of Herriman City CDA:

Trustee Robinson introduced Mayor Freeman and Gordon Haight from Herriman City.

Gordon Haight stated that Herriman City has tried really hard to make sure that there was value in the proposed CDA to the Fire Service Area. This is a way for you to influence how and when communities develop. Right now, the property is fields and vacant property. There is a need in this area for NSA and other businesses to have office space. This is a way for you to invest in your future. We have talked with the County and School Districts who have been very supportive. We think this is something that meets the expectation of a CDA. There is a PowerPoint in the packet.

Mayor Freeman stated that it is great to be part of the organization. This development is what a CDA should comprise. It should build jobs and this has a community college. This should foster job growth and amenities for the community it is going to serve. We do have a need for the Southwest area. This will serve not only Herriman, but it will service the areas around us.

Chair Seghini asked if they already have tenants?

Gordon Haight stated that we need to have infrastructure prior to a lot of those commitments. The kind of attraction for these type of industries are amenities that are present. Herriman has focused on trails and amenities. We have been meeting with many entities and there are positive reactions. The campus will have a UofU and Utah State buildings and the rest will be Salt Lake Community College. We see the bleeding of our commercial sites and we need to meet those needs.

Mayor Freeman stated that with the development of the Mountain View Corridor, there is a direct connection to the valley.

Trustee Snelgrove asked if it involves retail?

Gordon Haight stated that there is incidental retail. Bookstores, a possible hotel and the other types of businesses that are around a campus.

Trustee Robinson asked the Chief to review the history of CDA's of the Service Area.

Chief Jensen stated that the history has been that we support them. We would love to capture all of the development revenues, but we would rather take 20% of new

development than collecting 100% of greenbelt. The standard is, would the development happen without the CDA. We have also seen a standard to where the County has been saying no with a retail driven CDA. It is the jobs and development that you raise the tide for the valley.

Trustee Stewart asked what the timeline was for the proposal?

Gordon Haight stated that the terms will be for 20 years.

Trustee Snelgrove, seconded by Trustee Stewart, moved to approve the CDA. The vote was unanimous in favor of the motion.

Mayor Freeman stated that he appreciated the UFA and that the crews are tremendous in the involvement in the community. You have a great impact on Herriman.

A Resolution Approving the Execution of an Interlocal Agreement with the State of Utah, Division of Fleet Operations for the Operation and Management of Fuel Storage, Distribution and Dispensing Facilities at Station 109:

Karl Hendrickson stated that this shifts the liability to the state.

Trustee Snelgrove, seconded by Trustee Pengra, moved to approve the resolution. The vote was unanimous in favor of the motion.

Policy on Ethics and Conflict of Interest:

Karl Hendrickson stated that this mirrors the UFA policy. This is something the auditor looks at from the State Auditor. The Nepotism Policy also mirrors the UFA and adds in the current language. I believe that with these policies, it gives us everything the Auditor will be looking at.

Trustee Johnson asked when we fill out the conflict of interest forms, who reads that and who reviews them? Do you do them for all fire fighters?

Karl Hendrickson stated that we do look at them and they usually come up during the procurement. They do all go on file.

Trustee Stewart, seconded by Trustee Granato, moved to approve the Policy on Ethics and Conflict of Interest. The vote was unanimous in favor of the motion.

Policy on Nepotism:

Trustee Granato, seconded by Trustee Stewart, moved to approve the Policy on Nepotism. The vote was unanimous in favor of the motion.

Review of Quarterly Financial Report:

Shirley Perkins stated that this is for the first three months of the District. Our Tax Anticipation Notes did come in and that was approved last Friday. At the end of the year when all of the taxes coming in at the end of the year, you will get the better picture.

Construction Review:

Ryan Perry stated that Station 117 is still in the construction document phase from the Architect. We have been caught in a separation of partners within the Architectural firm. The lead architect as well as most of the staffing that has been working on our project has left the firm and started their own firm. Our contract is still technically with PGAW. We are concerned about the catching up on the details of the project by the remaining staff that hasn't been involved in our project to this point. PGAW has been contracting some of the work out. We have asked Joel Richards to be the point person with the firm to ensure that timelines are being met. We are also asking PGAW that if they contract out any work, that they use the newly created firm that knows our project. We believe that this route will be the least amount of impact on the project and the timeline.

Chief Jensen stated that we want to get the RFP out for a construction firm. We are trying hard not to have delays. This is the biggest station.

Ryan Perry stated that we have closed and now own the properties in Eagle Mountain. We are working on a demolition plan for that building and we are looking at module housing for the crews. The demolition is a little tricky because we are not demolishing the entire building.

Trustee Johnson asked what we are going to do to Station 251?

Chief Jensen stated that we had a mold issue that has become a big issue. They try and spend time at 252. We are going to demolish the living area and put in modular housing. We need to leave the bays, but take down the living quarters.

Internal Items:

Robinson, Pengra to approve minutes. Unanimous.

Trustee Snelgrove stated that Mayor Seghini would be receiving recognition on her leadership for the Sharon Steel site. Congratulation to her!

Chief Jensen stated that fire school is on May 15th if anyone who would want to go.

Trustee Pengra, seconded by Trustee Robinson, moved to approve the minutes. The vote was unanimous in favor of the motion.

Trustee Pengra, seconded by Trustee Robinson, moved to adjourn

Adjourned at 9:14 am