

**UNIFIED FIRE SERVICE AREA**  
**Meeting Minutes**  
**9:00 a.m.**

**PRESENT:**

Mayor Kristie Overson  
Mayor Jeff Silvestrini  
Councilmember Allan Perry  
Councilmember Richard Snelgrove  
Councilmember Sheldon Stewart  
Mayor Robert Hale

Mayor Tom Westmoreland  
Councilmember Kelly Bush  
Councilmember Gary Bowen  
SLCo Surveyor Reid Demman

**ABSENT:**

Councilmember Eric Ferguson  
Councilmember Kathleen Bailey  
Councilmember Nicole Martin

**ALSO PRESENT:**

Aaron Sanborn, Eagle Mountain Eco. Dev. Dir.  
Assistant Chief Rand Andrus  
Assistant Chief Stephen Higgs  
Assistant Chief Mike Watson  
Assistant Chief Jay Ziolkowski  
Beth Todd, VECC  
Fire Marshall Brad Larson  
Brett Wood, Herriman City Manager  
Tony Hill, UFA CFO  
Chief Dan Petersen  
Chris Pengra, Rocky Mountain Power  
Brian Roberts, UFA CLO  
Battalion Chief Curtis Day  
Cyndee Young, UFA Deputy Clerk  
Cynthia Matthews, UFA Facilities  
Captain Darren Park  
Nile Easton, DOC  
Battalion Chief Dustin Dern

Ifo Pili, UFA District Administrator  
Jarin Blackham, IT Director  
Kate Turnbaugh, UFA Senior Accountant  
Marcus Arbuckle, Auditor  
Paramedic Matt McFarland  
Michelle Roper, UFA Clerk  
Mike Flynn, EDC Utah  
Rachel Anderson, UFA Legal Counsel  
Battalion Chief Riley Pilgrim  
Rob Sant, Saunders Management  
Captain Rod Sellers  
Battalion Chief Steve Prokopis  
Talsan Schulzke, Strategic Data Manager  
Theresa Foxley, EDC Utah  
Val Hale, Executive Director, Governor's Office of  
Economic Development  
Captain Zack Robinson

.....  
Chair Jeff Silvestrini Presided  
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Called to Order

Chair Silvestrini called the meeting to order at 9:00 a.m. Quorum present.

Public Comment

None

### Approval of Minutes

Councilmember Stewart moved to approve the minutes from the April 17, 2018 UFSA Board Meeting as submitted

Councilmember Bush seconded

All voted in favor

### Facilities Committee

- Councilmember Perry and Cynthia Mathews provided a recap of the station tours
- June 6, 2018 will be the Facilities Committee meeting
  - The committee will look at the priority of needs
  - How to prepare for future issues
  - Millcreek Station 112 seems to be first priority, with Magna Station 102 second
- Cynthia Mathews questioned the stations that are not in the service area and how to handle those with regard to seismic study/cost
- Chief Petersen
  - Wants an engineer to review and verify the survival capacity of all stations
  - Goal: every station receives an analysis or holds a position for replacement
    - Administer this any way we can
    - All stations within UFSA have been budgeted for this analysis
    - Take a centralized approach, get the analysis, then go to the cities to have dialogue on what should be done and who should pay for it
- Mayor Silvestrini
  - Board is giving direction to anticipate and finalize an RFP for the analysis

Approval of CRA for Eagle Mountain-Project Sweetwater- District Administrator Ifo Pili introduced Aaron Sanborn, Economic Development Director; Theresa Foxley, Economic Development Corporation of Utah, Val Hale, Governor's Office of Economic Development, and Mike Flynn, COO

- Chief Petersen
  - Impact of the current data center is minimal
  - Just the normal growth of Eagle Mountain causes reassessment of needs
  - Would have data center contract with UFA HazMat team, just as the other existing data center does
- Governor endorsement; Val Hale read a letter from Governor Herbert supporting this project
- Mayor Silvestrini
  - Recommends approval, feels it is a good move for the UFSA
  - Over \$100M frontloaded investment on infrastructure
  - 80% tax increment is a big ask compared to the usual 75%
  - Approval of this CRA is vital to being awarded this project
  - The property has minimal value, the 20% tax increment for 20-40 years will provide substantial revenue to the UFSA District
  - The burden this project presents to the UFA is not proportionate to the amount of monies that will be collected
    - Minimal demand for fire service
  - The long-term nature of the CRA project is warranted

- Legal Counsel, Rachel Anderson, questioned the length of the agreement not being compliant with the 50 year state statute cap, therefore a 40 year cap has been agreed upon
- UFSA is not willing to bind future boards to a financial commitment
- Councilmember Snelgrove
  - Good example of economic development project
  - No up-front costs

Mayor Hale moved to approve Resolution 05-2018A authorizing interlocal Agreement with Eagle Mountain Redevelopment Agency for the Eagle Mountain Sweetwater CRA Project

Motion Amended: Approval subject to approval by another agency (Water/School Districts)

Councilmember Snelgrove seconded

All in favor

Consideration of the date of June 19, 2018 for a Public Hearing to Receive and Consider Comments on:

- Proposed Amendments to the 2018 Fiscal Year Budget
- Adopt an Ad Valorem Tax rate on the Taxable Property in the Service Area
  - Will have tax rate by next meeting
- Eligible judgement Levies
  - Will have amounts by next meeting

Councilmember Perry moved to set the date of June 19, 2018 for a Public Hearing to Receive and Consider Comments on the following items: Proposed Amendments to the 2018 Fiscal Year Budget; to Adopt and Ad Valorem Tax Rate on the Taxable Property in the Service Area; and Eligible Judgement Levies

Councilmember Stewart seconded

All in favor

Review and Approval of the 2017 Fiscal Year Annual Financial Report: - CFO Hill

- Introduced Marcus Arbuckle, Auditor and Kate Turnbaugh, UFA Senior Accountant
  - Presented financial audit report
  - Debt Services expenditures over budget due to the costs resulting from the bond refunding process, which was not anticipated
    - Nothing to be concerned about, just watch in 2018
  - Reliable accounting system, great staff, no misstatements, UFA takes procedures seriously
  - All things look good
- Mayor Silvestrini
  - Appreciates that there are no deficiencies in the internal controls
  - Only two notes from the auditor is remarkable
  - Thanked auditor and commends staff on transparency
  - Outstanding audit results
- Tony Hill
  - Point out fund balance:
    - \$6.3M of unassigned fund balance, this is important
    - UFA estimated an ending fund balance of \$6.2M
    - 13.24% fund balance, the goal was 15%

- The tax increase has addressed this and will help us get to our policy level as we get through 2018

Councilmember Stewart moved to approve the 2017 Fiscal Year Annual Financial Report

Mayor Hale seconded

All in favor

#### Closed Session

Councilmember Stewart moved to temporarily recess the meeting to convene in a closed session to discuss: the purchase, exchange, or lease of real property as provided by Utah Code Annotated §52-4-205.

Councilmember Perry seconded

Vote:

Councilmember Perry

Mayor Overson

Mayor Hale

Councilmember Bush

Councilmember Snelgrove

Mayor Silvestrini

Councilmember Stewart

Mayor Westmoreland

SLCo Surveyor Reid Demman

Councilmember Bowen briefly left room

Councilmember Stewart moved to adjourn the closed session and reopen the meeting to the public

Mayor Overson seconded

All in favor

#### UDOT Property: First Right of Refusal: - Legal Counsel, Rachel Anderson

Councilmember Snelgrove moved to relinquish the First Right of Refusal on property located at 3900 S. Wasatch Boulevard

Councilmember Stewart seconded

All in favor

#### Motion to Adjourn

Councilmember Stewart moved to adjourn the May 15, 2018 UFSA Board Meeting

Mayor Westmoreland seconded

All voted in favor