

THIS AGENDA IS SUBJECT TO CHANGE WITH MINIMUM 24 HOURS NOTICE



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

November 16, 2021, 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 AND THE BOARD OF DIRECTORS OF THE LOCAL BUILDING AUTHORITY OF THE UNIFIED FIRE SERVICE AREA SHALL ASSEMBLE BOTH ELECTRONICALLY AND IN-PERSON FOR A MEETING 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. The UFSA/LBA Board typically will not engage directly but may direct staff to address comments following the meeting. 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 que 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. November 15, 2021. Emailed comments submitted prior to 7:00 a.m. November 15, 2021, will be read or summarized into the record, comments received after the deadline will be forwarded to the UFSA/LBA Board, but not read into the meeting record or addressed during the meeting.
3. Approval of Joint UFSA and LBA Minutes – Chair Overson
 - a. October 19, 2021
4. Finance Committee (Meeting held 11/01/21) – Chair Sondak/CFO Hill
 - a. Recommendation for 2022 Tentative Budget
5. Discussion and Approval of the 2022 Tentative Budget – CFO Hill

6. 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
7. Consider Options for Sale of Old Station 251 Property in Eagle Mountain
– District Administrator Anderson
8. Station Construction and Seismic Retrofit Update – Division Chief Robinson
9. Fire Station Construction Budget Update – CFO Hill
10. District Administrator Report – Rachel Anderson
11. Status Update and Consider Approval of Interlocal Agreement with Salt Lake County for Cost Sharing of Seismic Upgrades – District Administrator Anderson
12. Approval of 2022 UFSA Board Meeting Schedule – Chair Overson

13. Possible Closed Session

The Unified Fire Service Area or Local Building Authority of the UFSA 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.

- 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

14. Adjournment – Chair Overson

The next Board meeting will be held December 21, 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/LBA MEETINGS.

In accordance with the Americans with Disabilities Act, UFSA/LBA 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/LBA Boards 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 12th day of November 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 within the jurisdiction of the public body.

Cynthia Young, UFSA Board Clerk

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

8:40 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 Trish Hull
Mayor Tom Westmoreland
Mayor Jeff Silvestrini

Council Member Chrystal Butterfield
Mayor Kristie Overson
Mayor Robert Hale
Council Member Dea Theodore

Board Members Absent

Mayor Dan Knopp
Council Member Kathleen Bailey
Surveyor Reid Demman

Mayor Jenny Wilson
Mayor Harris Sondak

Staff

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

Guests

Arriann Woolf
Bill Brass
Brian Roberts
Bryan Case
Erica Langenfass
Jill Tho
Brandon Dodge
Layne Hilton
Steve Quinn
Kenneth Aldridge
Larson Wood

Michael Greensides
Nathan Cherpeski - Herriman
Patrick Costin
Paul Fotheringham
Ryan Love
Darran Park
Tim Tingey
Bill Brass
Jay Torgersen
Kiley Day
Lana Burningham

Michael Conn
Nile Easton
Patrick Costin
Rachel Anderson
Shelli Fowlks
Stephen Higgs
Zach Robinson
Tua Tho

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

Called to Order

Chair Overson called the meeting to order at 8:40 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 Hale seconded the motion.

All voted in favor, none opposed.

Finance Committee Report – Chair Sondak

Mayor Sondak will provide an overview from the meeting on 9/22/21 at the November meeting, as he was not in attendance.

The next UFSA Finance Committee Meeting is scheduled for November 1, 2021, 2:30 p.m.

Quarterly Financial Report – CFO Hill

CFO Hill stated that there continues to be good growth in revenue due to Impact Fees, this is good news for the health of the UFSA. Expenditures for the 3rd quarter were reviewed.

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

Council Member Hull seconded the motion.

All voted in favor, none opposed.

Approve Interlocal Agreements with Salt Lake County, Herriman, Holladay, and Riverton for Cost Sharing of Seismic Upgrades of Stations – District Administrator Anderson

The FEMA Grant has allowed and is paying for significant portions of upgrades, however, the matching funding for those stations not owned by UFSA must be provided by those municipalities and SLCo. Counsel Anderson has ILAs at varying degrees of completion. Work continues with SLCo on verbiage, mainly referring to insurance on said stations.

There will be no funds provided by UFSA, all mentioned entities will reimburse UFSA.

Mayor Hale moved to approve entering into the interlocal agreements with SLCo, Herriman, Holladay, and Riverton for cost sharing of seismic upgrades of stations, in the same or substantially similar form of the agreements included within the UFSA/LBA Board Packet today.

Council Member Hull seconded the motion.

Mayor Silvestrini requested that once the SLCo ILA has been completed, if indemnification language persists, it should be brought before the Board once again for review. He supports the approval of the ILA with SLCo only if all indemnification language is eliminated.

Mayor Hale amended his motion to approval of entering into the interlocal agreements as motioned above, only if the indemnification language is removed from the SLCo ILA.

Council Member Hull seconded the amended motion.

Roll call vote taken.

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

Station Construction and Seismic – Division Chief Robinson

- » Midvale Station 125
8 weeks into construction, site work and concrete well under way. Rough-in plumbing scheduled to begin this week.
- » Magna Station 102
Hazardous Materials abatement has been completed. RFP for general contractor services has closed, 5 firms participated. Tentatively scheduled groundbreaking the week after Thanksgiving.
- » Millcreek Station 112
Continue to work to address the alluvial floodplain issues, it was decided to pursue a LOMR Flood Map revision with FEMA. Will continue to work with Millcreek staff during this process. The garage addition will take place on the temporary home.
- » Eagle Mountain Station 251/253
Rezoning application has been approved for 251, site survey is scheduled this week for 253.

Fire Station Construction Budget Update – CFO Hill

The bulk of the \$600,000 that has been spent is for construction costs at Station 125, some can also be attributed to architectural fees for Station 102.

District Administrator Report – Rachel Anderson

During the UFSA Finance Committee Meeting, some preliminary numbers were discussed for next year’s budget. Discussions continue as to if/when a tax increase would be necessary. Also discussed was the ongoing review of possibly moving toward 4-person crews. These topics will be revisited at the November 1 meeting.

Closed Session

None

Motion to Adjourn

Council Member Hull moved to adjourn the October 19, 2021, Joint UFSA/LBA Board Meeting. Council Member Perry seconded the motion. All voted in favor, none opposed.



UNIFIED FIRE SERVICE AREA

TO: UFSA Board of Trustees
FROM: Tony Hill, CFO
SUBJECT: 2022 Tentative Budget Message
DATE: November 16, 2021

I am pleased to present the 2022 Tentative Budget for Unified Fire Service Area (UFSA) for your review and consideration. The Tentative Budget will be approved by the Board at the November meeting and a time and place in December will be set for a public hearing to adopt the Final 2022 budget. Staff has prepared the budget in accordance with Fiscal Procedures for Local Districts (UCA 17B-6).

2022 Budget Highlights

Below are some of the highlights for your consideration during the 2022 budget development:

- 3% new growth property tax estimate
- UFA member fee increase
 - 3.5% increase January – June (already approved in FY21/22 UFA budget)
 - 5.5% placeholder July – December
 - \$1,907,612 total estimated increase for 2022
- Sandy contract (85% to Sandy, 15% stays with UFSA)
 - Because of the value growth for areas inside of Sandy City, contract amount continues to grow
 - \$877,416 in 2019, \$904,707 in 2020, \$945,555 in 2021, \$990,000 estimate for 2022
- Seismic retrofits
 - \$2,749,339 total
 - \$402,324 UFSA 25% match
 - Part of 2021 budget, will need to carry forward to 2022
 - Non-structural should be completed in 2021 (\$691,200)
- Capital maintenance at fire station's
 - \$618,170 in 2021
 - \$230,000 for renovation of temporary housing will not be expensed in 2021, will need to carry forward to 2022. Also adding \$70,000 to budget.
 - \$708,505 in 2022
- UFA Administration Fee
 - \$370,750 in 2021

- \$489,432 in 2022
 - Increase due to workload related to station construction

Fund Balance Impact

The UFA member fee placeholder of 5.5% is considered the worst-case scenario budget increase for UFSA’s major expense. Anything less than 5.5% will reduce the impact on fund balance. Currently, the ending fund balance percentage is well above the 15% minimum. This amount of fund balance will be sufficient for 2021 and 2022; however, it will not cover the additional debt service payment beginning in 2023. UFSA will need to consider expenditure reductions or a property tax increase for this new cost in order to maintain the 15% minimum ending fund balance. These numbers do not include any increased staffing levels.

UNIFIED FIRE SERVICE AREA	ENDING FUND BALANCE	FUND BALANCE %
2019 ACTUAL	\$12,223,020	21.7%
2020 ACTUAL	\$12,622,454	21.5%
2021 PROJECTION	\$12,886,099	25.2%
2022 PROJECTION	\$11,508,652	21.7%
2023 PROJECTION	\$7,674,442	14.6%
2024 PROJECTION	\$3,324,021	6.1%

Future Budget Items

- 2021 Bond for 5 station construction
 - First debt service payment in 2023. Payments for 2021 and 2022 covered by capital interest included in the bond issuance
- UFSA area staffing considerations – 17 stations
 - 12 are four person crews
 - 5 are three person crews
 - \$422,000 currently to transition to a four-person crew
 - 253 Staffing: Plan to open with an ambulance crew
 - Staffing cost between \$2.2 and \$2.6 million

Staff looks forward to discussing these priorities in more detail with you during the upcoming budget process.

**UNIFIED FIRE SERVICE AREA
TENTATIVE BUDGET
For the Year Ended December 31, 2022**

	GENERAL FUND			CAPITAL PROJECTS FUND (LOCAL BLDG AUTHORITY)			DEBT SERVICE FUND (LOCAL BLDG AUTHORITY)		
	PRIOR YR 2020	CURRENT YR ESTIMATE	BUDGET 2022	PRIOR YR 2020	CURRENT YR ESTIMATE	BUDGET 2022	PRIOR YR 2020	CURRENT YR ESTIMATE	BUDGET 2022
REVENUES									
Taxes: Property	49,642,185	39,750,000	40,950,000						
Taxes: Property - Pass Thru	2,571,250	3,000,000	3,500,000						
Taxes: Judgement Levy	60,938	45,275	46,440						
Taxes: Delinquent	846,334	775,000	750,000						
Fee-in-Lieu of Taxes	2,823,527	2,350,000	2,400,000						
Interest Income	220,576	150,000	150,000		50,000	100,000	2,029	500	1,000
Impact Fees	2,409,251	1,900,000	2,000,000						
Payments from Herriman/Riverton		759,111	759,111						
Miscellaneous	12,415	11,394	11,394						
Transfer In from Capital Projects Fund		732,691					760		
Transfer In from General Fund				732,691					
Transfer In from Debt Service Fund					5,765				
Principle Payments from Related Party	116,664	121,417	126,363						
Proceeds from Bond Issuance					37,000,000			2,212,330	
Lease Revenue							2,580,673	2,576,750	2,577,750
Grant Revenue		2,347,015	2,347,015						
Use of Fund Balance			1,650,904						1,200,750
TOTAL REVENUES	58,703,140	51,941,903	54,691,227	732,691	37,055,765	33,250,000	2,583,462	4,789,580	3,779,500
EXPENSES									
Administrative & Overhead:									
Supplies	419	2,000	2,000						
Memberships (UASD)	13,472	15,000	15,000						
Outside Auditor	8,650	8,850	10,000						
*UFA Admin Fee	339,653	370,750	489,432						
Bank Fees	498	600	1,200						
*Professional Fees	199,439	155,100	197,500						
Other	62,223								
*Capital Maintenance	319,001	388,170	395,505						
Capital Maintenance - Seismic Retrofits		2,749,339	2,749,339						
Capital Outlay:									
Station 112 Temporary Housing	561,827	230,000	300,000						
Station 112 Land			13,000						
Construction Costs - Station 102				69,300	500,000	5,863,419			
Construction Costs - Station 112					250,000	6,228,587			
Construction Costs - Station 125					2,000,000	6,454,538			
Construction Costs - Station 251					1,000,000	5,749,369			
Construction Costs - Station 253					100,000	8,200,498			
Capital Lease	2,580,673	2,576,750	2,577,750				1,575,000	1,600,000	1,650,000
Interest Expense	279,069	50,000	100,000				1,008,500	1,580,461	2,128,500
Note/Bond Issuance Costs	17,500	25,000	25,000					406,622	
Sandy Contract	904,707	950,000	990,000						
Tax Payments to RDA/CDA/CRA	2,571,250	3,000,000	3,500,000						
Fund Balance Payments to Herriman/Riverton		101,773	101,773						
Impact Fee Refunds	4,139	2,500	4,000						
UFA Contract Fees	49,708,495	41,312,116	43,219,728						
Other Financing Uses:									
Transfer Out to Capital Projects Fund	732,691							5,765	
Transfer Out to Debt Service Fund				760					
Transfer Out to General Fund					732,691				
Contribution to Fund Balance						753,589			1,000
TOTAL EXPENSES	58,303,706	51,937,948	54,691,227	70,060	4,582,691	33,250,000	2,583,500	3,592,848	3,779,500

*Additional Documentation

Exhibit A for Calendar Year 2022

Position	Jan-21		Jan-22		Responsibilities
	% of Time Worked	Salary & Benefits	% of Time Worked	Salary & Benefits	
Logistics Facilities Manager	70%	\$86,956	80%	\$105,533	Specifications/RFP/Bids/Management/ for capital improvement projects; compiling operational and maintenance documents; works through any warranty items on newer projects. Seismic evaluations and retrofit assessments. Station architectural design, rendering, and construction.
Logistics Facilities Specialist	5%	\$4,461	5%	\$4,521	Assists Facilities Manager when needed; provides information for Capital Improvement needs; Meets with contractors.
Logistics Facilities Specialist	5%	\$3,618	5%	\$3,859	Assists Facilities Manager when needed; provides information for Capital Improvement needs; Meets with contractors.
Logistics Purchasing Coordinator	2%	\$1,910	2%	\$1,929	Assists with the processing of MR's and invoices for capital projects.
Logistics Data Administrator	1%	\$741	1%	\$760	Researches information for Logistics as requested.
Logistics Division Chief	30%	\$46,970	40%	\$67,278	Develops, manages, and administers capital improvements budgets; Provides overall direction and management to UFGA facility management. Leads and guides discussions for future fire station designs. Researches optional uses and associated fees of portions of fire stations, such as office space leasing. Co-coordinates seismic evaluations and seismic upgrades projects. Provides project-specific content for use in presentations to the UFGA Board of Directors and communities/members, in preparation for station construction.
Support Services Assistant Chief	30%	\$64,937	40%	\$89,199	Researches property descriptions/locations for fire station rebuilds and new construction. Captures and records the details of properties for fire station constructions. Leads and guides discussions for future fire station design and construction. Researches optional uses and associated fees of portions of fire stations, such as office space leasing. Co-coordinates seismic evaluations and seismic upgrades projects. Provides project-specific content for use in presentations to the UFGA Board of Directors and communities/members, for bonding and bond elections. Meets with individual board members to discuss property and fire station construction issues and strategies.
Finance Purchasing Agent/Contracts	40%	\$35,732	60%	\$67,290	RFP/RFQ/Purchasing processing. Contract coordination and tracking.
Finance Senior Accountant	10%	\$13,749	9%	\$11,010	AP/AR, bond requisitions, cash receipting/deposits, state transparency, external audit
Finance Senior Accountant	2%	\$2,361	4%	\$4,802	bank reconciliation, capital assets, online payment reporting, impact fee reconciliation, external audit
Finance Accounting Specialist	3%	\$2,169	2%	\$1,493	UFGA Desktop Deposits
Finance Payroll Coordinator	1%	\$990	0%	\$0	Impact fee reconciliation
Finance Assistant Finance Director	5%	\$8,336	7%	\$12,103	External audit, financial statements, accounting oversight, online payment admin
CFO	15%	\$34,503	15%	\$35,824	Financial Management, Treasurer
Records Coordinator	1%	\$632	6%	\$4,905	Managing UFGA record requests. Amount bumped for 2022 to complete a initial retention schedule and archive project.
ECC Receptionist	5%	\$2,749	3%	\$1,636	Impact fee collection/receipts, phone calls
UFGA Clerk	10%	\$9,248	10%	\$9,977	Time needed to fully meet the responsibilities of the Clerk
Director of Communications	1%	\$1,628	1%	\$1,645	Community Outreach
Community Outreach Specialist	1%	\$701	1%	\$585	Community Outreach/Construction Projects
Public Information Officer	0%	\$0	1%	\$1,244	Website Maintenance
		\$322,391		\$425,593	
Overhead Charge	15%	\$48,359	15%	\$63,839	Office Space, IT, supplies, etc.
TOTAL		\$370,750		\$489,432	
	Logs	166,354	Logs	211,462	
	Fin	112,516	Fin	152,400	
	Admin	86,040	Admin	119,693	
	IO	2,678	IO	3,995	
	EM	3,161	EM	1,881	
		370,750		489,432	

Professional Fees

	<u>2018 Actual</u>	<u>2019 Actual</u>	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2022 Budget</u>
Road Easement - Station 111	2,488	3,477	4,137	4,500	4,500
Legal Services/Administrator	68,071	68,185	88,715	70,000	125,000
District Administrator	27,600	27,600	18,400	27,600	0
Land Appraisals	4,800	4,728	0	0	0
Newspaper Ads	2,905	1,545	2,515	3,000	3,000
Website Restoration/Hosting/Maintenance	50	840	190	2,000	1,000
Truth in Taxation - Postcard Mailings	0	0	0	0	40,000
Legislative Consultant	24,000	0	0	0	0
Trust Management, Continuing Disclosure, Impact Fee	5,500	13,200	15,388	9,000	9,000
Station 112 Boundary Survey	3,250	0	0	0	0
Seismic Evaluation and Retrofit Assessment	9,995	50,700	0	0	0
Station Architectural Design and Rendering	0	34,875	15,125	0	0
Grant Writer for PDM Grant for Seismic Retrofits	0	36,900	4,100	24,000	0
Predictive Modeling for Station/Apparatus Locations	0	0	50,000	0	0
Other	0	0	870	15,000	15,000
	148,659	242,050	199,439	155,100	197,500

UFSA Top Capital Projects List 2022

11/1/2021

			Project	Cost	Running Total
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2022 Projects

Capital Outlay - Buildings

UFSA	112t	1	Temp station Garage addition (rebudget from 2021, \$230k original budget)	\$ 300,000.00	\$ 300,000.00
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Capital Outlay - Land

UFSA	112	3	Land Purchase (rebudget from 2019)	\$ 13,000.00	\$ 313,000.00
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Capital Maintenance

UFSA	All		Heating/Air Conditioning/Hot Water/Appliances	\$ 40,000.00	\$ 353,000.00
UFSA	108	2	Protection over propane tanks (rebudget from 2021, \$25k original budget)	\$ 30,000.00	\$ 383,000.00
UFSA	109	2	Roof Replacement (possible inclusion in seismic grant)	\$ 100,000.00	\$ 483,000.00
UFSA	119	2	Replumb Hot Water in Station	\$ 80,000.00	\$ 563,000.00
UFSA	113	3	Signage, awning, repair and seal concrete on patio and walkway	\$ 50,000.00	\$ 613,000.00
UFSA	126	2	Seal/stripe parking lot	\$ 20,000.00	\$ 633,000.00
UFSA	252	1	Repair/replacement of Concrete	\$ 20,000.00	\$ 653,000.00
UFSA			8.5 % Contingency	\$ 55,505.00	\$ 708,505.00

Future Year Projects

UFSA	101	2	front concrete is spawling/chipping	\$ 25,000.00	\$ 678,000.00
UFSA	101	2	New carpet	\$ 20,000.00	\$ 698,000.00
UFSA	101	2	New weed barrier	\$ 15,000.00	\$ 713,000.00
UFSA	101	4	new rocks and barrier for border of property	\$ 15,000.00	\$ 728,000.00
UFSA	101	2	Replace upstairs carpet	\$ 15,000.00	\$ 743,000.00
UFSA	101	4	Fan and lighting upgrades upstairs	\$ 10,000.00	\$ 753,000.00
UFSA	101	4	Vegetable garden planter boxes	\$ 10,000.00	\$ 763,000.00
UFSA	101	3	Wire speakers to the out building for dispatch tones	\$ 6,000.00	\$ 769,000.00
UFSA	109	2	Kitchen remodel	\$ 85,000.00	\$ 854,000.00
UFSA	109	2	New flooring	\$ 25,000.00	\$ 879,000.00

UFSA	109	3	Energy efficient windows	\$ 25,000.00	\$ 904,000.00
UFSA	109	3	Landscape Boulders/Landscape upgrade on SE corner of plot	\$ 20,000.00	\$ 924,000.00
UFSA	109	3	Turnout lockers	\$ 15,000.00	\$ 939,000.00
UFSA	109	2	Repaint bay interior	\$ 15,000.00	\$ 954,000.00
UFSA	109	2	New light switches	\$ 5,000.00	\$ 959,000.00
UFSA	113	3	Out of bay storage (snow removal equipment)	\$ 8,000.00	\$ 967,000.00
UFSA	113	3	Fix bay floor drains (clean, improve. Drainage)	\$ 7,500.00	\$ 974,500.00
UFSA	113	2	Fix bay floor drains (clean, improv. Drainage)	\$ 7,500.00	\$ 982,000.00
UFSA	115	2	Bathrooms/Shower Room remodel	\$ 50,000.00	\$ 1,032,000.00
UFSA	115	3	Landscape upgrades to west, east, and front	\$ 20,000.00	\$ 1,052,000.00
UFSA	115	2	New Carpet	\$ 10,000.00	\$ 1,062,000.00
UFSA	115	3	Patio improvement	\$ 3,000.00	\$ 1,065,000.00
UFSA	115	3	Ice machine drain	\$ 1,000.00	\$ 1,066,000.00
UFSA	117	3	lights for apparatus paging	\$ 5,000.00	\$ 1,071,000.00
UFSA	117	2	Replace Broken concrete around station	\$ 5,000.00	\$ 1,076,000.00
UFSA	118	3	Kitchen remodel	\$ 85,000.00	\$ 1,161,000.00
UFSA	118	3	Patio cover, patio set, outdoor lighting on patio	\$ 20,000.00	\$ 1,181,000.00
UFSA	118	3	All tile replaced with polished concrete	\$ 20,000.00	\$ 1,201,000.00
UFSA	118	3	Replace lockers in bathroom	\$ 8,000.00	\$ 1,209,000.00
UFSA	126	3	Kitchen remodel	\$ 85,000.00	\$ 1,294,000.00
UFSA	126	2	Repair/Replace sanitary sewer line to road	\$ 75,000.00	\$ 1,369,000.00
UFSA	126	3	Men's/Women's bathroom remodel	\$ 55,000.00	\$ 1,424,000.00
UFSA	126	2	Flooring through out building. Tile/Carpet	\$ 30,000.00	\$ 1,454,000.00
UFSA	126	3	Landscaping on the east side of the station	\$ 15,000.00	\$ 1,469,000.00
UFSA	126	2	Paint Bay walls	\$ 15,000.00	\$ 1,484,000.00
UFSA	252	3	landscaping upgrades	\$ 30,000.00	\$ 1,514,000.00
UFSA	252	3	dimnable can lights	\$ 15,000.00	\$ 1,529,000.00
UFSA	252	3	Tint bay windows	\$ 8,000.00	\$ 1,537,000.00

Categories:

1	Health & Safety
2	Facility Damage-Routine Maintenance
3	Facility Improvement
4	Employee Comfort

UNIFIED FIRE SERVICE AREA	Actual		Projection		Projection		Projection		Projection
LONG RANGE PLAN	2020	%	2021	%	2022	%	2023	%	2024
BEGINNING FUND BALANCE	12,223,020	3.27%	12,622,454	2.09%	12,886,099	-10.69%	11,508,652	-33.32%	7,674,442
TRANSFER TO/FROM CAPITAL PROJECTS FUND	-732,691	0.00%	732,691	0.00%		0.00%		0.00%	
UNRESTRICTED FUND BALANCE:	11,490,329	16.23%	13,355,145	-3.51%	12,886,099	-10.69%	11,508,652	-33.32%	7,674,442
PROPERTY TAXES	49,642,185	-19.93%	39,750,000	3.02%	40,950,000	3.00%	42,178,500	3.00%	43,443,855
PROPERTY TAXES - PASS THRU	2,571,250	16.67%	3,000,000	16.67%	3,500,000	16.67%	4,083,450	16.67%	4,764,162
PROPERTY TAXES - DELINQUENT	846,334	-8.43%	775,000	-3.23%	750,000	-5.00%	712,500	-5.00%	676,875
FEE-IN-LIEU	2,823,527	-16.77%	2,350,000	2.13%	2,400,000	2.50%	2,460,000	2.50%	2,521,500
JUDGEMENT LEVY	60,938	-25.70%	45,275	2.57%	46,440	0.00%	46,440	0.00%	46,440
IMPACT FEES	2,409,251	-21.14%	1,900,000	5.26%	2,000,000	3.00%	2,060,000	3.00%	2,121,800
INTEREST INCOME	220,576	-32.00%	150,000	0.00%	150,000	3.00%	154,500	3.00%	159,135
BOND PAYMENTS FROM HERRIMAN/RIVERTON			759,111	0.00%	759,111	0.00%	759,111	0.00%	759,111
PRINCIPAL PAYMENTS RECEIVED FROM RELATED PARTY	116,664	4.07%	121,417	4.07%	126,363	4.07%	131,511	4.07%	136,869
GRANT REVENUE	0		2,347,015	0.00%	2,347,015	-100.00%	0	-100.00%	0
MISCELLANEOUS REVENUE	12,415	-8.22%	11,394	0.00%	11,394	0.00%	11,394	0.00%	11,394
CURRENT REVENUE:	58,703,140	-12.77%	51,209,212	3.58%	53,040,324	-0.84%	52,597,407	3.89%	54,641,141
UFA CONTRACT FEES	49,708,495	-16.89%	41,312,116	4.62%	43,219,728	4.00%	44,948,517	4.00%	46,746,458
SANDY CONTRACT	904,707	5.01%	950,000	4.21%	990,000	4.00%	1,029,600	4.00%	1,070,784
TAX PAYMENTS TO RDA/CDA	2,571,250	16.67%	3,000,000	16.67%	3,500,000	16.67%	4,083,450	16.67%	4,764,162
ADMINISTRATIVE/OPERATIONS	645,993	-10.25%	579,800	28.34%	744,132	0.00%	744,132	0.00%	744,132
FUND BALANCE DISTRIBUTION TO HERRIMAN/RIVERTON			101,773	0.00%	101,773	0.00%	101,773	0.00%	101,773
DEBT SERVICE PAYMENT (2016 BOND)	2,580,673	-0.15%	2,576,750	0.04%	2,577,750	0.29%	2,585,250	0.17%	2,589,750
DEBT SERVICE PAYMENT (2021 BOND)							2,375,625	0.34%	2,383,625
CAPITAL MAINEANCE/OUTLAY	880,828	-29.82%	618,170	14.61%	708,505	4.00%	736,845	4.00%	766,319
CAPITAL MAINEANCE - SEISMIC RETROFIT			2,749,339		2,749,339				
INTEREST EXPENSE	279,069	-82.08%	50,000	100.00%	100,000	10.00%	110,000	10.00%	121,000
TOTAL BUDGET:	57,571,015	-9.78%	51,937,948	5.30%	54,691,227	3.70%	56,715,192	4.54%	59,288,002
RESERVE (MINIMUM) 15% OF CURRENT REVENUE	8,805,471		7,681,382		7,956,049		7,889,611		8,196,171
ENDING SURPLUS (PROBLEM):	3,816,983		4,945,027		3,279,147		-498,745		-5,168,590
TOTAL BUDGETED FUND BALANCE:	12,622,454		12,626,409		11,235,196		7,390,866		3,027,581
PROJECTED UNDER EXPEND/OVER REVENUE	0	0.50%	259,690	0.50%	273,456	0.50%	283,576	0.50%	296,440
PROJECTED UNASSIGNED FUND BALANCE	12,622,454		12,886,099		11,508,652		7,674,442		3,324,021
	21.5%		25.2%		21.7%		14.6%		6.1%



Unified Fire Service Area
BUDGET SUMMARY - DRAFT
 8-Nov-2021

Printed: 11/08/21 15:17

EXPENSE SUMMARY					
DESCRIPTION	CURRENT BUDGET	TOTAL EXPENDITURES TO DATE	AVAILABLE / UNENCUMBERED	PERCENT BUDGET EXPENDED	
CONSTRUCTION COSTS	\$ 28,783,259	\$ 685,682	\$ 28,097,577	2%	
DEMOLITION	\$ 400,000	\$ -	\$ 400,000	0%	
ARCHITECTS FEES	\$ 2,063,930	\$ 1,003,620	\$ 1,060,310	49%	
REIMBURSABLES	\$ 44,100	\$ 11,466	\$ 32,634	26%	
IMPACT/CONNECTION FEES	\$ 256,217	\$ 49,292	\$ 206,924	19%	
PERMIT & REVIEW FEES	\$ 248,803	\$ 42,248	\$ 206,555	17%	
PROJECT MANAGEMENT FEES	\$ 637,531	\$ 191,246	\$ 446,284	30%	
OWNER'S CONTINGENCY	\$ 2,810,219	\$ -	\$ 2,810,219	0%	
ENVELOPE CONSULTANT	\$ 72,391	\$ -	\$ 72,391	0%	
COMMISSIONING	\$ 96,387	\$ -	\$ 96,387	0%	
GEOTECHNICAL	\$ 38,900	\$ 22,150	\$ 16,750	57%	
MATERIALS TESTING & INSPECTION	\$ 217,174	\$ 5,890	\$ 211,284	3%	
HAZARDOUS MATERIAL TESTING/ABATEMENT	\$ 40,000	\$ 17,335	\$ 22,665	43%	
SURVEY	\$ 37,500	\$ 30,213	\$ 7,287	81%	
LAND PURCHASE	\$ 600,000	\$ 734,132	\$ (134,132)	122%	
PROJECT COSTS - BOND	\$ 36,346,411	\$ 2,793,275	\$ 33,553,136	8%	



Unified Fire Service Area - Magna 102

BUDGET SUMMARY - DRAFT

8-Nov-2021

Printed: 11/08/21 15:19

EXPENSE SUMMARY					PERCENT
DESCRIPTION	CURRENT BUDGET	TOTAL EXPENDITURES TO DATE	AVAILABLE / UNENCUMBERED	BUDGET EXPENDED	
CONSTRUCTION COSTS	\$ 4,974,350	\$ -	\$ 4,974,350		0%
DEMOLITION	\$ 200,000	\$ -	\$ 200,000		0%
ARCHITECTS FEES	\$ 369,950	\$ 318,221	\$ 51,729		86%
REIMBURSABLES	\$ 8,820	\$ 1,764	\$ 7,056		20%
IMPACT/CONNECTION FEES	\$ 38,053	\$ 10,500	\$ 27,553		28%
PERMIT & REVIEW FEES	\$ 47,428	\$ 18,143	\$ 29,286		38%
PROJECT MANAGEMENT FEES (1.63%)	\$ 111,781	\$ 40,289	\$ 71,492		36%
OWNER'S CONTINGENCY	\$ 510,242	\$ -	\$ 510,242		0%
ENVELOPE CONSULTANT	\$ 12,684	\$ -	\$ 12,684		0%
COMMISSIONING	\$ 17,758	\$ -	\$ 17,758		0%
GEOTECHNICAL	\$ 7,500	\$ 5,450	\$ 2,050		73%
MATERIALS TESTING & INSPECTION	\$ 38,053	\$ -	\$ 38,053		0%
HAZARDOUS MATERIAL TESTING/ABATEMENT	\$ 20,000	\$ 13,535	\$ 6,465		68%
SURVEY	\$ 6,800	\$ 6,800	\$ -		100%
PROJECT COSTS - BOND	\$ 6,363,419	\$ 414,702	\$ 5,948,718		7%



Unified Fire Service Area - Millcreek 112

BUDGET SUMMARY - DRAFT

8-Nov-2021

Printed: 11/08/21 15:20

EXPENSE SUMMARY					
DESCRIPTION	CURRENT BUDGET	TOTAL EXPENDITURES TO DATE	AVAILABLE / UNENCUMBERED	PERCENT BUDGET EXPENDED	
CONSTRUCTION COSTS	\$ 5,073,720	\$ -	\$ 5,073,720	0%	
DEMOLITION	\$ 200,000	\$ -	\$ 200,000	0%	
ARCHITECTS FEES	\$ 377,650	\$ 120,582	\$ 257,068	32%	
REIMBURSABLES	\$ 8,820	\$ 882	\$ 7,938	10%	
IMPACT/CONNECTION FEES	\$ 38,053	\$ -	\$ 38,053	0%	
PERMIT & REVIEW FEES	\$ 47,428	\$ -	\$ 47,428	0%	
PROJECT MANAGEMENT FEES (1.63%)	\$ 113,628	\$ 36,834	\$ 76,794	32%	
OWNER'S CONTINGENCY	\$ 516,492	\$ -	\$ 516,492	0%	
ENVELOPE CONSULTANT	\$ 12,684	\$ -	\$ 12,684	0%	
COMMISSIONING	\$ 17,758	\$ -	\$ 17,758	0%	
GEOTECHNICAL	\$ 7,500	\$ 4,900	\$ 2,600	65%	
MATERIALS TESTING & INSPECTION	\$ 38,053	\$ -	\$ 38,053	0%	
HAZARDOUS MATERIAL TESTING/ABATEMENT SURVEY	\$ 20,000	\$ 3,800	\$ 16,200	19%	
	\$ 6,800	\$ 6,800	\$ -	100%	
PROJECT COSTS - BOND	\$ 6,478,587	\$ 173,798	\$ 6,304,788	3%	



Unified Fire Service Area - Midvale 125

BUDGET SUMMARY - DRAFT

8-Nov-2021

Printed: 11/08/21 15:20

EXPENSE SUMMARY					
DESCRIPTION	CURRENT BUDGET	TOTAL EXPENDITURES TO DATE	AVAILABLE / UNENCUMBERED	PERCENT BUDGET EXPENDED	
CONSTRUCTION COSTS	\$ 6,793,754	\$ 685,682	\$ 6,108,072	10%	
ARCHITECTS FEES	\$ 550,110	\$ 451,210	\$ 98,900	82%	
REIMBURSABLES	\$ 8,820	\$ 8,820	\$ -	100%	
IMPACT/CONNECTION FEES	\$ 90,550	\$ 38,792	\$ 51,758	43%	
PERMIT & REVIEW FEES	\$ 53,259	\$ 20,548	\$ 32,711	39%	
PROJECT MANAGEMENT FEES (1.63%)	\$ 148,431	\$ 67,627	\$ 80,804	46%	
OWNER'S CONTINGENCY	\$ 702,661	\$ -	\$ 702,661	0%	
ENVELOPE CONSULTANT	\$ 17,169	\$ -	\$ 17,169	0%	
COMMISSIONING	\$ 19,076	\$ -	\$ 19,076	0%	
GEOTECHNICAL	\$ 8,900	\$ 6,900	\$ 2,000	78%	
MATERIALS TESTING & INSPECTION	\$ 51,508	\$ 3,490	\$ 48,018	7%	
SURVEY	\$ 10,300	\$ 10,300	\$ -	100%	
PROJECT COSTS - BOND	\$ 8,454,538	\$ 1,293,370	\$ 7,161,169	15%	



Unified Fire Service Area - Eagle Mountain 251

BUDGET SUMMARY - DRAFT

8-Nov-2021

Printed: 11/08/21 15:21

EXPENSE SUMMARY					PERCENT
DESCRIPTION	CURRENT BUDGET	TOTAL EXPENDITURES TO DATE	AVAILABLE / UNENCUMBERED	BUDGET EXPENDED	
CONSTRUCTION COSTS	\$ 5,073,720	\$ -	\$ 5,073,720		0%
ARCHITECTS FEES	\$ 386,770	\$ 58,482	\$ 328,288		15%
REIMBURSABLES	\$ 8,820	\$ -	\$ 8,820		0%
IMPACT/CONNECTION FEES	\$ 38,053	\$ -	\$ 38,053		0%
PERMIT & REVIEW FEES	\$ 47,428	\$ 3,558	\$ 43,870		8%
PROJECT MANAGEMENT FEES (1.63%)	\$ 117,730	\$ 21,843	\$ 95,887		19%
OWNER'S CONTINGENCY	\$ 394,052	\$ -	\$ 394,052		0%
ENVELOPE CONSULTANT	\$ 12,684	\$ -	\$ 12,684		0%
COMMISSIONING	\$ 17,758	\$ -	\$ 17,758		0%
GEOTECHNICAL	\$ 7,500	\$ 4,900	\$ 2,600		65%
MATERIALS TESTING & INSPECTION	\$ 38,053	\$ 2,400	\$ 35,653		6%
SURVEY	\$ 6,800	\$ 6,313	\$ 487		93%
LAND PURCHASE	\$ 600,000	\$ 734,132	\$ (134,132)		122%
PROJECT COSTS - BOND	\$ 6,749,369	\$ 831,629	\$ 5,917,740		12%



Unified Fire Service Area - Eagle Mountain 253

BUDGET SUMMARY - DRAFT

8-Nov-2021

Printed: 11/08/21 15:22

EXPENSE SUMMARY						
DESCRIPTION	CURRENT BUDGET	TOTAL EXPENDITURES TO DATE	AVAILABLE / UNENCUMBERED	PERCENT BUDGET EXPENDED		
CONSTRUCTION COSTS	\$ 6,867,715	\$ -	\$ 6,867,715	0%		
ARCHITECTS FEES	\$ 379,450	\$ 55,125	\$ 324,325	15%		
REIMBURSABLES	\$ 8,820	\$ -	\$ 8,820	0%		
IMPACT/CONNECTION FEES	\$ 51,508	\$ -	\$ 51,508	0%		
PERMIT & REVIEW FEES	\$ 53,259	\$ -	\$ 53,259	0%		
PROJECT MANAGEMENT FEES (1.63%)	\$ 145,960	\$ 24,652	\$ 121,308	17%		
OWNER'S CONTINGENCY	\$ 686,772	\$ -	\$ 686,772	0%		
ENVELOPE CONSULTANT	\$ 17,169	\$ -	\$ 17,169	0%		
COMMISSIONING	\$ 24,037	\$ -	\$ 24,037	0%		
GEOTECHNICAL	\$ 7,500	\$ -	\$ 7,500	0%		
MATERIALS TESTING & INSPECTION	\$ 51,508	\$ -	\$ 51,508	0%		
SURVEY	\$ 6,800	\$ -	\$ 6,800	0%		
PROJECT COSTS - BOND	\$ 8,300,498	\$ 79,777	\$ 8,220,721	1%		



**UNIFIED FIRE SERVICE AUTHORITY BOARD OF TRUSTEES
2022 MEETING SCHEDULE**

Meeting Start Time 8:30 a.m.
(or immediately following the UFA Board Meeting, if after 8:30 a.m.)
UFA Headquarters - 3380 South 900 West, Salt Lake City, UT 84119 (unless otherwise noted)

The UFSA Board meets every 3rd Tuesday of each month as noted below

January 18, 2022

February 15, 2022

March 15, 2022

April 19, 2022

May 17, 2022

June 21, 2022

July 19, 2022

August 16, 2022

September 20, 2022

October 18, 2022

November 15, 2022

December 20, 2022

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL UFA MEETINGS.

In accordance with the Americans with Disabilities Act, UFA 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 electronically to allow a member of the UFA Board to participate.