

Date: January 16, 2020

THE SALT LAKE VALLEY LAW ENFORCEMENT SERVICE AREA BOARD OF TRUSTEES MET ON THURSDAY, JANUARY 16<sup>TH</sup> AT THE HOUR OF 10:00 A.M. AT THE COUNTY SHERIFF/UNIFIED POLICE DEPARTMENT OFFICE BUILDING, 3365 SOUTH 900 WEST ROOM 115B, SALT LAKE CITY, UTAH.

<u>Present:</u>	<u>Excused:</u>	<u>Attended Via Phone:</u>
TRUSTEE JIM BRADLEY, SALT LAKE COUNTY	TRUSTEE SHIREEN GHORBANI, SALT LAKE COUNTY	TRUSTEE MAX BURDICK, SALT LAKE COUNTY
TRUSTEE DAVID BREMS, EMIGRATION CANYON		
TRUSTEE PAULINA FLINT, WHITE CITY		
TRUSTEE APOLLO PAZELL, COPPERTON		
TRUSTEE ALAN PETERSON, KEARNS		
TRUSTEE STEVE PROKOPIS, MAGNA		
TRUSTEE CAROLYN KEIGLEY, BRIGHTON		

ALSO PRESENT:

SHERIFF ROSIE RIVERA, SALT LAKE COUNTY SHERIFF AND SLVLESA CHIEF EXECUTIVE OFFICER

FRANK NAKAMURA, SLVLESA DISTRICT ADMINISTRATOR/ LEGAL COUNSEL

LISA DUDLEY, SLVLESA CHIEF FINANCIAL OFFICER

CHIEF JASON MAZURAN, UPD CHIEF OF POLICE

UNDERSHERIFF JAKE PETERSEN, SALT LAKE COUNTY UNDERSHERIFF

RICHARD MOON, SLVLESA TREASURER

CHIEF BRIAN LOHRKE, KEARNS PRECINCT CHIEF

CHIEF RANDY THOMAS, MIDVALE PRECINCT CHIEF

MARCIE KAY, SLVLESA CLERK

**Item #1-Call to Order.**

**Jim Bradley called the meeting to order.**

**Item #2-Disclosure of Conflicts of Interest**

**Action Requested:** Identify Conflicts, if any

**Discussion:** Trustee Bradley asked if there were any conflicts of interest. None were identified.

**Item #3-Public Comment:**

Trustee Bradley asked if anyone was present who wished to give public comment to the Board. There were none. Public comment was closed.

**Item #4-Acknowledging the appointment of Carolyn Keigley and Paulina Flint as members to the SLVLESA Board of Trustees.**

**Action Requested:** None

**Discussion:** Trustee Bradley welcomed Trustee Carolyn Keigley from Brighton and Trustee Paulina Flint from White City to the SLVLESA Board of Trustees.

Trustee Max Burdick phoned in.

**Item #5-Present monthly expenditures, fourth quarter report and other financial information.**

**Action Requested:** None

**Discussion:** Richard Moon presented the checks that they processed. In November, SLVLESA paid EDA Architects for the final payment to them under their contract with SLVLESA. The payment to the Government Financial Officers Association was for Richard Moon's membership fee. Payment to the Salt Lake County Treasurer's Office was for printing and mailing of SLVLESA's notices of an increase in property tax and there is the monthly payment to the Unified Police Department. He said in December SLVLESA paid HBME their final payment, Unified Police Department and the Bank of Utah to pay off the tax and revenue anticipation note. He then said he would go over the 4<sup>th</sup> quarter and referenced the document included in the SLVLESA packet that was distributed to the Board. He said that actual expenditures for the year are close to the amounts budgeted. He said that \$524,000 was transferred to fund balance and to date there is \$1.1 million in the fund balance.

**Item #6-Review and discuss proposed amendment to the Interlocal Cooperation Agreement that formed and governs the Unified Police Department of Greater Salt Lake. The proposed amendment**

**would provide, in part, for the implementation of weighted voting by the Unified Police Department Board of Directors on certain matters.**

**Action Requested:** None

**Discussion:** Frank Nakamura said that SLVLESA is a party to the interlocal agreement that formed and governs the Unified Police Department. Although SLVLESA itself does not have a vote on the UPD Board, each member of SLVLESA has a vote on the UPD Board. A change to weighted voting for the UPD Board would require a 2/3 vote. He thought that although SLVLESA does not vote separately, there should be a discussion of what SLVLESA collectively thought about the weighted voting amendment and whether SLVLESA should consider at its next Board meeting a resolution for or against the proposed amendment. He said SLVLESA will meet before the UPD Board meeting in February.

Trustee Pazell said that he had requested or at least discussed the possibility of placing a Resolution on the SLVLESA agenda before the meeting. It seemed to him that there is a majority on the SLVLESA Board that opposes the weighted voting, so he initially thought he would like to have a Resolution ready in February stating SLVLESA's opposition to that.

Frank Nakamura said they could do that. He said he thinks if they have ideas to convey, this would be the time.

Trustee Bradley said they (the large municipalities) did state, when asked what happens if they lose the vote, that basically they are still there. He said maybe the UPD Board will bring a finality to this issue with a vote in February.

Trustee Pazell said that after hearing the UPD Board's discussion, it appears that the votes are not there to pass, so a SLVLESA Board vote may just be redundant.

Trustee Bradley said the only possible repercussion is that they had second thoughts about it and leave.

Trustee Prokopolis said that is a concern that he has had.

Trustee Flint said that costs are only escalating in other arenas and things are not getting cheaper, they are getting more expensive. She said looking at Millcreek when it became a metro, she went kicking and screaming because she knew the workload, time constraints and that costs would escalate. She does not believe in the weighted vote in this instance. She said by taking that vote, they are creating a future of ill content; so, she would say no, they do not need it.

Trustee Bradley asked Trustee Prokopolis what his thoughts were.

Trustee Prokopolis said he worries that if they huddle up and go in unified, that is exactly what the UPD Board is concerned about. He says they should not have a vote on the SLVLESA level, they should just have a discussion and then make their decision that day of the UPD meeting. He said the worst-case scenario is that the SLVLESA Board offends them, they leave and start their own police department. He said he does not think he can afford to provide the same level of service, being a self-provider, that he enjoys by being part of a larger organization.

Trustee Pazell said that the reason behind his request was that at the time it seemed like it was much more narrow vote and there was a higher appetite for it but that no longer appears to be the case, so he

does not think it would be worthwhile for them to do a vote on a resolution. He said he is officially withdrawing his request for that.

Frank Nakamura said that there will be no resolution for discussion or vote on the February agenda.

**Item #7-Discuss the next steps for a Kearns Precinct Building, following the final feasibility report and analysis submitted by EDA Architects.**

**Action Requested:** None

**Discussion:** Chief Brian Lohrke addressed the Board and said that he wanted to give some background for the new Board members. He said when he first arrived in Kearns, he found that the office building they are renting is severely inadequate for the staff that they have. They have lost a lot of conference space because they had to convert that into offices. They looked at a feasibility study to construct a new building. He said ideally, he would want some commercial real estate with 10,000 plus square feet in Kearns that would serve the community. He said he has not been able to find anything that meets that criteria and that the next step was to do a study about new construction. Through the study they identified three possible locations. The Lodestone site is a vacant lot owned by the State. The second site is the Oquirrh Park site. The land may only be for lease, not for purchase. He said it is a large plot and would suit them well. The third choice is to stay at their current site. This is the building that they lease right now, which they only have 1/3 of. The other part is used by another business and they own the whole thing. Even the entire building would not be big enough. There was talk of purchasing the gas station next door but that would not be beneficial and would be too expensive.

Trustee Bradley said that the analysis to date shows three properties, with construction costs and costs of the property and they all exceed \$7 million. He said there is nothing before them now, in terms of a retrofit of an existing building. He asked if this would require a bond if they were to say yes to any of these options.

Frank Nakamura said yes, it would.

Trustee Prokopis said if they lease 5,000 sq. feet of the existing building, how big is the entire building and would the sq. footage of the entire building meet their needs.

Chief Lohrke said yes. He also said they are currently working with the landlord to lease some extra space, for the short term.

Lisa Dudley said the type of bond for this project would have to be a General Obligation bond because the only revenue source to SLVLESA is property taxes. This information was provided by Zion's Bank. Over 20 years it would be an \$8 million bond at 2.6 percent with \$525,000 annual debt service.

Trustee Bradley said that obviously they must do something with that precinct building.

Trustee Flint asked if they had the money and Trustee Bradley said he does not think they do.

Trustee Brems stated that Kearns voted against the SLVLESA tax increase.

Trustee Flint said if they need to do what the UFA did and look at all the buildings and what is safe. They need to look at all the buildings, district wide.

Trustee Prokopis said that he agrees. They do not want to have to do a GO bond twice in three years; they want to look district wide and meet all the needs in one bond.

Frank Nakamura said they would appreciate some direction from the Board because it is a substantial amount of money. He said they do have some money in the budget, just under \$500,000 but this would entail looking at an existing building.

Trustee Bradley asked if there is any change that something might appear in terms of purchasing a building.

Chief Lohrke said yes, there is a chance. He said that maybe it would be good to bring on board a commercial real estate agent to help look for availabilities.

Trustee Flint asked who owns all the assets in the police stations, as far as the buildings.

Frank Nakamura said that UPD does.

Trustee Flint said she agrees with Trustee Brems, that when it comes to an asset that requires this kind of funding and construction, that should be part of the UPD model.

Trustee Bradley said that would mean they would be sharing the cost of the precinct building, rather than have Millcreek City pay for it.

Trustee Flint said 20 years is a long time for a payment and how much money can SLVLESA contribute to debt service funds.

Trustee Prokopis said SLVLESA could charge rent to UPD.

Richard Moon said it increases the cost to SLVLESA, as you increase rent because SLVLESA still pays for that rent.

Trustee Bradley told Chief Lohrke to probably not count on a bond, but they are very eager to see what the other options are, including a retrofit of the existing building and other commercial space that might be available to purchase or lease on a long-term basis.

#### **Item #8-Report by Sheriff Rosie Rivera, SLVLESA Chief Executive Officer.**

**Action Requested:** None

**Discussion:** Chief Jason Mazuran said the Sheriff asked him to deliver her report, as she was not able to be there. He said tomorrow will be the anniversary of Officer Doug Barney's line of duty death and there will be a first responder breakfast on Saturday morning, a ceremony and an open house for the public. Also, this Saturday is the funeral for Chief O'Neil, at noon. He encouraged any members to attend the training they will be doing for Board members on January 28<sup>th</sup>.

#### **Item #9-Elect the SLVLESA Board of Trustees Chair and Vice-Chair for calendar year 2020.**

**Action Required:** Nominations for Chair. Motion, Second, and Vote on nominations.

Nominations for Vice-Chair. Motion, Second, and Vote on nominations.

**Discussion:** Trustee Bradley said nominations for Chair were open.

Trustee Brems nominated Jim Bradley as Chair.

Trustee Flint seconded.

All voted in favor; none opposed.

Trustee Bradley said he would suggest they keep the same team. He nominated Apollo Pazell as Vice-Chair.

Trustee Brems seconded.

All voted in favor; none opposed.

**Item #10-Consider changing the regular SLVLESA Board of Trustees meeting date of February 20, 2020 to February 27, 2020 at 9:00 a.m. to coordinate with a change in the meeting date for the Unified Police Department Board of Directors.**

**Action Requested:** Motion, Second, and Vote.

**Discussion:** Trustee Pazell motioned to move the meeting date.

Trustee Prokopis seconded.

All voted in favor; none opposed.

**Item #11-Approval of Minutes for the December 19, 2019 meeting.**

**Action Requested:** Motion and Vote.

**Discussion:** Trustee Pazell motioned to approve the minutes.

Trustee Prokopis seconded.

All voted in favor; none opposed.

Minutes approved.

**Item #12-Adjourn.**

Trustee Bradley adjourned the meeting.