

COMMISSIONERS' MINUTES – DAVIS COUNTY

COMMISSION MEETING MINUTES

December 11, 2018

The Board of Davis County Commissioners met for their regularly scheduled meeting on Dec. 11, 2018 at 10 a.m. in room 303 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Appropriate legal notice of this meeting was given.

Present on the dais were: Commissioner Randy B. Elliott, Chair; Commissioner P. Bret Millburn, Vice-Chair; Commissioner James E. Smith; Curtis Koch, Davis County Clerk/Auditor; and Neal Geddes, Chief Civil Deputy County Attorney.

All documents from this meeting are on file in the Davis County Clerk/Auditor's Office.

OPENING

The meeting convened at 10 a.m. and Heidi Voordeckers was invited to lead the Pledge of Allegiance.

Recognitions,
Presentations &
Informational
Items

Notice of a Public Hearing for the proposed adoption of the 2019 Budget

Tonight at 6 p.m. in Room 303 of the County Administration building will be a public hearing for the 2019 proposed budget.

See Attachment B.

Notice of 2019 Annual Meeting Schedule of the Board of Davis County Commissioners

The notice for next year's Commission Meeting schedule was shown.

See Attachment C.

BUSINESS/ ACTION

Agreement
#2018-579 with
St. Anne's
Center DBA
Lantern House
for CDBG
funding
operating
expenses
related to the
Emergency
Shelter Program

Agreement #2018-579 with St. Anne's Center DBA Lantern House for Community Development Block Grant (CDBG) funding operating expenses related to the Emergency Shelter Program — Presented by Stephen Lyon, Davis County Grant Administrator

This contract is with St. Anne's Center Lantern House. Recently, the Housing and Urban Development (HUD) funds were unfrozen allowing subgrantees to submit their CDBG requests. St. Anne's is requesting funds for an emergency shelter program. The contract period is 07/01/2018 to 07/31/2019. The payable amount is \$10,000.

Motion to Approve: Com. Smith

Seconded: Com. Millburn

All voted Aye

Agreement
#2018-580 with
North Salt Lake
City for CDBG
funding grants
to eligible
homeowners
for necessary
physical
improvements/
repairs to their
homes

Agreement #2018-580 with North Salt Lake City for Community Development Block Grant (CDBG) funding grants to eligible homeowners for necessary physical improvements/repairs to their homes — Presented by Stephen Lyon, Davis County Grant Administrator

North Salt Lake City is requesting CDBG funds for homeowners to make physical improvements and/or repairs to their homes. The contract period is 07/01/2018 to 06/30/2019. The payable amount is \$40,000.

Following the vote, the Commission expressed their gratitude in the work done to get the grants back on track.

Motion to Approve: Com. Smith

Seconded: Com. Smith

All voted Aye

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Grant Award
#2018-581 from
State of Utah,
Utah Labor
Commission for
Workplace
Safety grant
award

Grant Award #2018-581 from State of Utah, Utah Labor Commission for Workplace Safety grant award — Presented by Chalene Lamph, Davis County Risk Management Analyst

This grant award is from the Utah Labor Commission and will begin in 2019. This is the third year the County has received this grant to go towards safety training and supplies. The funds cannot be used to cover personnel costs or equipment purchases. This past year, the awarded funds were used to help with the active shooter training, purchasing supplies, and paying instructors to come. Next year's safety theme is "Bee Safe" with a big bumblebee mascot and things are ready for it. There are a lot of trainers who have already been scheduled, now the funds just need to be approved to continue moving the process forward.

The Commission thanked Charlene for her work in organizing the trainings and knows she will use all the money in the best possible way. The contract period is 01/01/2019 to 12/31/2019. The receivable amount is \$5,000.

Motion to Approve: Com. Smith

Seconded: Com. Millburn

All voted Aye

Agreement
#2018-582 with
Legacy
Development
Group, LLC for a
potential
development of
the Legacy
Events Center

Agreement #2018-582 with Legacy Development Group, LLC for a potential development of the Legacy Events Center — Presented by Mack McDonald, Davis County Facilities Director

This is an exclusive engagement agreement between the County and Legacy Development Group (LDG). For the past year, the County was in a similar agreement with Rugby Utah to have them create a development proposal for the Legacy Events Center among other related materials like business models. This agreement was mutually terminated last month because Rugby Utah was still working on their organization structure and were unsure on where they wanted to be in Utah. [See Agreement #2017-413 and #2017-413-A.] After this termination, the County was approached by the LDG, who was working with the County on a different but similar site, to put forward a proposal on the Legacy Events Center. The site the LDG was originally exploring proved to not fit their needs and as such, they have turned their attention to the Legacy Events Center areas. They are further along in their proposal, and some ideas match activities already going on at the Legacy Events Center. They also have investors who are ready to invest, architectural renderings are already being drawn, and contract documents are already being created. The agreement being presented formalizes the partnership between the County and LDG and will allow the process to move forward. Part of this partnership also includes ensuring the existing contracts for events and/or services are still honored while transitioning the building's operation.

The different uses that LDG is proposing for the Events Center include commercial, recreational, and academic uses, all of which will complement one another. Looking at the different ideas, the property may need to be rezoned to accommodate the new uses. There is also the potential for a residential component, which would most likely be apartments, complementing the possibility of a school being put in the area. This would be similar to REAL Salt Lake's charter school and corresponding dorms. For the County to take on a project like this alone could cost \$77 million, according to the Victus study. However, LDG is willing to contribute to the project, allowing for no taxpayer burden. Also based on the Victus study, redoing the Legacy Events Center area has the potential to bring in \$400 million in economic gain. Farmington City will also be offered the chance to be a partner since this will greatly affect the city. The public will also be given the chance to give feedback and, as part of this project, an attempt to minimally impact the existing residential areas will be made. Of public concern was if this project would eliminate the Davis County Fair; it will not. LDG is willing to work with the County to make sure the County Fair still happens. Mack then asked for any questions.

The Commission did not have any questions but felt it was necessary to clarify a few points. The property in question has become some of the most valuable in the county. Numerous times the County has been approached by those who have an interest in the property. Most wanted the property to be sold in pieces, which would not have been the best option for the County in the long-run. The Commission did remark that while it is great to try and minimize the impact on the citizens, they will be impacted. They are also keeping in mind the concern from specific groups and citizens regarding, for example, the Event Center's equestrian use and the County Fair, as the plans are evaluated. Ideally, the solutions would be comprehensive and solve multiple problems or concerns at once. This is the next step so specifics can be discussed and see what is the best solution. In the long-term, redoing the Legacy Events Center area will be a great asset to the County and the citizens. Lastly, this agreement is not a final agreement; it is merely an agreement that will allow the County to explore LDG's plans. Mack also said within 90 days another similar agreement will

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be brought before the Commission just expounding on the exclusive agreement. The Commission remarked they are keeping in mind the best idea for County, balancing preserving the heritage while supporting the growth. The contract period is 12/11/2018 to 03/11/2019. The amount is neither payable nor receivable.

Following the vote, the Commissioners remarked they are excited to see the plans. Mack also said LDG hopes to have a media announcement put out by Dec. 21 describing the potential plans. The Commission reiterated they are trying to find a comprehensive solution while balancing all the various impacted areas of the community, both short-term and long-term.

Motion to Approve: Com. Millburn
Seconded: Com. Smith
All voted Aye

Agreement #2018-563 with Signature Healthcare at Home to provide for direct purchase of needed in-home services for clients of Davis County

Agreement #2018-563 with Signature Healthcare at Home to provide for direct purchase of needed in-home services for clients of Davis County — Presented by Brian Hatch, Davis County Health Department Director

Signature Healthcare at Home is one of many service providers for senior citizen in-home services. This supports chore services, nursing aid services, etc. This agreement will allow them to be listed as a County provider and to receive payment. The contract period is 12/11/2018 to 06/30/2019. The payable amount is dependent upon services billed.

Motion to Approve: Com. Smith
Seconded: Com. Millburn
All voted Aye

Final Application #2017-351-D for improvement bond and fee for city improvements with Centerville City on Tax ID 02-104-0109 for Deuel Creek Place, a 3-lot subdivision; also authorizing signatures to be affixed to the final Mylar plat when approved by Centerville City for recording

Final Application #2017-351-D for improvement bond and fee for city improvements with Centerville City on Tax ID 02-104-0109 for Deuel Creek Place, a 3-lot subdivision; also authorizing signatures to be affixed to the final Mylar plat when approved by Centerville City for recording — Presented by Tony Thompson, Davis County Property Manager

The Deuel Creek Place subdivision project, Tax ID 02-104-0109 in Centerville City, has been going on for a while but is now in the final stages. Specifically, this is the final application that will go to Centerville City for final approval. Interlocal Agreement #2017-351 allowed this subdivision to be built as long as certain criteria were met. The application fee was covered under the interlocal agreement but to sell the lots as fully improved lots, an improvement bond and fee for city improvements is required. This application is for the bond and fee. The Commission remarked how this subdivision is another example of the how the County can be a good steward of their resources. Tony explained this parcel was previously unusable but can now be developed because a flood control structure has been built in the canyon above the parcel. Because of this change it was identified as surplus. This contract has no beginning or end date. The payable amount is \$81,540.70.

See Attachment D1-D2.

Motion to Approve: Com. Millburn
Seconded: Com. Smith
All voted Aye

Agreement #2018-584 with State of Utah, AOC to provide bailiff and perimeter security for Second District Court and Juvenile Court

Agreement #2018-584 with State of Utah, Administrative Office of the Courts (AOC) to provide bailiff and perimeter security for Second District Court and Juvenile Court — Presented by Chief Deputy Ty Berger, Davis County Sheriff's Office

This agreement is with the Utah Administrative Office of the Courts (AOC). The agreement actually began back in July of this year but was delayed in being presented to the Commission. Compared to last year's contract, there has been an increase in the services provided and as such, costs more than last year's agreement. This provides services for the County's bailiffs in the State Courts and perimeter security of those same buildings. The contract period is 07/01/2018 to 06/30/2019. The receivable amount is \$769,657.

Motion to Approve: Com. Smith
Seconded: Com. Millburn

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All voted Aye

Summary List
#2018-585 of 16
Ride-Along
Program waiver
agreements

Summary List #2018-585 of 16 Ride-Along Program waiver agreements — Presented by Chief Deputy Ty Berger, Davis County Sheriff's Office

This is a summary list of this quarter's 16 Ride-Along agreements. These individuals are taking classes in criminal justice or are families of deputies. This quarter's program will start in December of this year and will go for one year. The contract period is 12/10/2018 to 12/31/2019. The contract is neither payable nor receivable.

Motion to Approve: Com. Smith

Seconded: Com. Millburn

All voted Aye

Agreement
#2018-586 with
UTA for Ski Bus
service in Davis
County
2018-2019
season

Agreement #2018-586 with Utah Transit Authority (UTA) for Ski Bus service in Davis County 2018-2019 season — Presented by Randy Cook, Davis County Tourism Manager

This is the third season the County has done the ski bus with Utah Transit Authority (UTA) and each year, the number of riders increases. Last year 4,600 people used this service, despite it being a mild winter. By the end of this year, almost 5,800 people will have used the bus service. This has many benefits with decreasing canyon traffic, opening parking spots at Snowbasin, and helping to improve the air quality. The total cost went up from last year because of fuel and labor costs, but the County's contribution will be going down because another county in the area wants to assist with this program. Davis County has the master contract with UTA and any other entities who wish to participate in the ski bus service contract with the County. The Commission discovered last year that people from all over the area will use this service, even if they live further south, by using UTA to get to where the ski bus service begins. It also has great potential to help tourism in Davis County. The contract period is 12/15/2018 to 03/31/2019. The payable amount is \$83,096.

Motion to Approve: Com. Millburn

Seconded: Com. Smith

All voted Aye

Agreement
#2018-587 with
Layton City for
sharing the cost
for No-Fare
Trolley Service
in Midtown
Layton area

Agreement #2018-587 with Layton City for sharing the cost for No-Fare Trolley Service in Midtown Layton area — Presented by Randy Cook, Davis County Tourism Manager

This contract is for the County's portion of the Utah Transit Authority (UTA) service in Layton's midtown. This is the third year of the no-fare trolley service and the trolleys are now being used instead of the normal UTA buses. The cost of the service went up a little bit from last year because of wages and fuel. Layton City's contribution is over \$145,000 while the County's contribution is only a third of that. Having the trolleys running instead of the normal buses has increased the visibility of this service. It is also a great example of collaboration between the public and private sectors since many different private entities, like hotels and businesses, are supporting this service. The contract period is 01/01/2019 to 12/31/2020. The total payable amount is \$101,856 (\$12,732 per quarter for two years).

Following the vote, the Commission commented that a similar trolley service is now being used in Farmington. This just adds to the visibility of these programs.

Motion to Approve: Com. Millburn

Seconded: Com. Smith

All voted Aye

Summary List
#2018-588 of
September
2018's 72
animal adoption
agreements

Summary List #2018-588 of September 2018's 72 animal adoption agreements — Presented by Rhett Nicks, Davis County Animal Control Services Director

September had a total of 72 animal adoptions. The total between the two months is as follows: 129 cats, 73 dogs, 14 goats, one horse, five chickens, one peafowl, one parakeet, one bearded dragon, one hedgehog, four rabbits, and three guinea pigs. The contract period is 09/01/2018 to 09/30/2018. The contract amount

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varies; see individual agreements for the amount.

Motion to Approve: Com. Millburn
Seconded: Com. Smith
All voted Aye

Summary List
#2018-589 of
October 2018's
160 animal
adoption
agreements

Summary List #2018-589 of October 2018's 160 animal adoption agreements — Presented by Rhett Nicks, Davis County Animal Control Services Director

There were 160 animal adoptions in Oct. The number is so high because a lot of livestock were adopted during this time and they are changing part of the adoption process in an attempt to have the animals be adopted right away. The contract period is 10/01/2018 to 10/31/2019. The contract amount varies; see individual agreements for the amount.

Motion to Approve: Com. Smith
Seconded: Com. Millburn
All voted Aye

Request
Approval
#2018-590 of 10
2018 Davis
County Youth
Charities Cup
grant awards

Request Approval #2018-590 of 10 2018 Davis County Youth Charities Cup grant awards — Presented by Commissioner Elliott

This request is to approve the 2018 Davis County Youth Charities Cup grant awards. Each year a charity golf tournament is held, without using direct taxpayers dollars, to raise funds for grants requested by various charitable organizations. While no direct taxpayer dollars are used, there is staff time devoted to this event, so in that way, the County does incur a minor cost. The 10 organizations and the awarded amounts were then read. [The contract has no beginning or end date.] The payable amount is \$21,150. See Attachment E.

Motion to Approve: Com. Millburn
Seconded: Com. Smith
All voted Aye

Agreement
#2018-591 with
Utah
Administrative
Office of the
Courts (AOC)

Agreement #2018-591 with Utah Administrative Office of the Courts (AOC) — Presented by Curtis Koch, Davis County Clerk/Auditor

This agreement with the Utah Administrative Office of the Courts (AOC) is to request access for the County's Tax Administration office to the program Court XChange. This program is used to research liens and judgments when gathering information for the May tax sale. In the past, the Tax Administration office used the Attorney's account but in an effort to be fully transparent they are requesting their own account. The fees are waived for government users, so there is no cost to the County. The contract period begins 12/11/2018. The contract is neither payable nor receivable.

Motion to Approve: Com. Smith
Seconded: Com. Millburn
All voted Aye

Commissioner Millburn moved to open a Public Hearing. Commissioner Smith seconded the motion. All voted Aye.

PUBLIC HEARING

Public Hearing for consideration of approval by resolution for additional 2018 Budget appropriation requests — Presented by Heidi Voordeckers, Davis County Chief Deputy Clerk/Auditor

Before presenting the proposed changes, Curtis Koch stated these proposed changes are for the 2018 year, not 2019. Heidi then presented the proposed budget amendments. She remarked that included are some cleanup items, transactions, and a handful of other items. The first item is recognition of federal and state

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funds received through the Help America Vote Act (HAVA) to fund a new election system. The revenue was received and the equipment has been purchased, this is to simply recognize the funds. Second, the paramedic fund which used to be under the General Fund is now separate. This transfer is to ensure funds are still available via the General Fund while the separate fund is still being set up. The next set of items deal with payroll retirement/sick leave conversions. These are factored at the end of the year based on projections. The next item is a correction of a 50/50 split between the Davis Justice Court and participating cities. The funds discovered during reconciliation need to be distributed by the end of the year. The last items in the General Fund involve transferring contingency funds. The other changes are as follows: Fund 14 is the other half of the paramedic funds; Fund 19 is a request the funds be split between Dispatch and Bountiful City because of an interlocal agreement passed in July; and changes to Fund 33 and Fund 47 are being proposed so the Davis Conference Center bonds can be paid off. The overall net impacts on each fund were then presented.

See Attachment F1-F2.

Commission Elliott invited public comments on the proposed changes.

No public comments were made.

Commissioner Millburn moved to close the Public Hearing. Commissioner Smith seconded the motion. All voted Aye.

Resolution #2018-592 approving additional 2018 appropriation requests

Resolution #2018-592 approving additional 2018 appropriation requests — Presented by Heidi Voordeckers, Davis County Chief Deputy Clerk/Auditor

See public hearing for more details. The Commission expressed their thanks to Curtis's and Heidi's team and all the work that went into this request. [This resolution has no beginning or end date. See the resolution for the amounts.]

Motion to Approve: Com. Millburn
Seconded: Com. Smith
All voted Aye

Commissioner Millburn moved to recess to Board of Equalization. Commissioner Smith seconded the motion. All voted Aye.

BOARD OF EQUALIZATION

Property Tax Register

Property Tax Register matters were presented by Curtis Koch, Davis County Clerk/Auditor as follows:

Under Auditor adjustments is a report with various recommend approve appeals and a report with various recommend no change in value to the appeals. Under late abatements is a report with various recommended late abatements. There are four corrections, three related to veterans' property tax exemptions and one with a tax exempt entity. There are no Treasurer adjustments. Under Assessor adjustments are various Assessor initiated corrections for consideration.

Motion to Approve: Com. Smith
Seconded: Com. Millburn
All voted Aye

Commissioner Millburn moved to reconvene Commission Meeting. Commissioner Smith seconded the motion. All voted Aye.

CONSENT ITEMS

Check Registers

Check Registers

Check Registers were approved.

Motion to Approve: Com. Millburn
Seconded: Com. Smith
All voted Aye

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Indigent
Hardship
Abatement
Register

Indigent Hardship Abatement Register

The Indigent Hardship Abatement Application Register for the following names were presented for approval:

Shane and Karen Clark

Motion to Approve: Com. Smith
Seconded: Com. Smith
All voted Aye

Kristen Clay

Motion to Approve: Com. Smith
Seconded: Com. Millburn
All voted Aye

Julietta Garner

Motion to Approve: Com. Smith
Seconded: Com. Millburn
All voted Aye

Traci Harrison

Motion to Approve: Com. Smith
Seconded: Com. Millburn
All voted Aye

COMMISSION COMMENTS

Commissioner Elliott: Commission Elliott explained the Commission is working hand-in-hand in many different aspects of the County which allows the public to see what the Commission and County does. The County has a large variety of things going on in it. Commissioner Elliott said as things move forward with the Legacy Events Center, the Commission will work with the citizens and cities. He grew up on an agricultural farm in Farmington and has seen the growth firsthand. He wants to preserve the history and heritage of Farmington which is often mentioned. Commissioner Elliott will be sure to keep that in mind as these dynamic changes take place.

Commissioner Elliott invited other comments from the dais.

County
Attorney

Neal Geddes: Neal commented that he is looking forward to seeing everyone again tonight [for 2019's Proposed Budget hearing].

The public was invited to make comments to the Commission.

PUBLIC COMMENTS

No public comments were made.

MEETING ADJOURNED

Commission meeting was adjourned at 11:05.

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All publicly distributed materials associated with this meeting are noted as follows:

- A1-A2. Agenda
- B. Notice of Public Hearing for the proposed adoption of the 2019 Budget
- C. Notice of the 2019 Annual Meeting Schedule of the Board of Davis County Commissioners
- D1-D2. Deuel Creek Place Final Aerial and Subdivision Dedication Final Plat
- E. Youth Charities Cup
- F1-F2. 2018 Budget Amendments

Minutes prepared by:

Jessy Turner

Deputy Clerk/Auditor

Minutes approved on: 1/08/19

Curtis Koch
Clerk/Auditor

Randy B. Elliott
Commission Chair