

COMMISSIONERS' MINUTES – DAVIS COUNTY

WORK SESSION MINUTES

January 26, 2021

The Board of Davis County Commissioners met for a Work Session at 2:45 p.m. on January 26, 2021, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Notice of this meeting was given under the requirements of UCA § 52-4-202.

ATTENDEES Davis County Commissioners in attendance: Bob J Stevenson, Chair; Randy B. Elliott, Vice-Chair; and Lorene Miner Kamalu.

Davis County Staff in attendance: Chris Bone, HR Director; Mike Kendall, Attorney's Office; Shairise Bills, Deputy Clerk/Auditor; Curtis Koch, Clerk/Auditor; Lane Rose, Facilities Director; and Janet Hanson, Commission Office.

Dave Anderson, Brian Richards (Lead Estimator), and Jared Buckley (Project Manager) were in attendance representing the Hogan Construction team. Zach Eslop and John Elkowski were here representing the design team.

AGENDA AS POSTED 2:45 p.m. **Brian Richards, Hogan Construction, Presenting:**
Memorial Courthouse Resoration Construction Bid Package Cost and Discussion

3:15 p.m. **Rollin Cook, Animal Care Director, Presenting:**
Animal Shelter Services and Fee Analysis

3:45 p.m. **Proposed Urban Farming Ordinance**

DISCLAIMER The meeting was an open dialogue. Critical points in the discussion have only been briefly summarized. The reader may refer to the audio recording and the publicly distributed materials for further clarification of content. Timestamps have been noted in the minutes to aid in locating points of discussion in the audio record. The audio recording for this meeting is available based upon the County's current retention schedule.

All documents from this meeting are on file in the Davis County (DC) Clerk/Auditor's office.

The meeting commenced at 2:46 p.m.

WORK SESSION DISCUSSION **Memorial Courthouse Restoration Construction Bid Package Cost and Discussion—Presented by Brian Richards, Hogan Construction (Minute 1:48)**

Brian Richards presented a summary of the Memorial Courthouse project costs. He explained the work being completed and the associated costs of each line item were discussed at length. The costs of materials have increase substantially since the initial costs were projected. There was a pre-construction bid of \$6.5 million, in September 2019, before Hogan began the project. The project ended up being approximately 33% over budget. The reasons were explained. After the previous County Facilities Director left, the schematics changed significantly, triggering other changes.

Some of the most significant expenses were \$ 1,033,377 for the building's concrete, \$1,210,059 for the HVAC, and \$992,913 for earthwork. The total costs for construction for both bid packs were \$9,219,004. While the project is substantially over-budget, some value engineering options and additive cost options were presented and discussed. While it is essential to save money where possible, the Commissioners agreed that they want the job done right, which may require paying for some additive cost options. The value options were identified to save \$300,000-\$400,000, without compromising quality or functionality.

COMMISSIONERS' MINUTES – DAVIS COUNTY

Curtis Koch, the Clerk/Auditor reminded the Commissioners that these costs do not include furniture, fixtures, and equipment (FF&E), and city impact fees. It is too late to stop construction, but the County will review its five-year capital plan and delay projects as needed to accommodate the costs for this project. All parties agreed that communicating changes in construction costs is imperative and expected as the work progresses.

NEXT STEPS Mike Kendall, County Civil Attorney, suggested the next step should be for Hogan Construction to submit a proposed maximum guaranteed price on this project. The County needs to decide whether to shell the basement space or not within eight weeks.

Animal Shelter Services and Fee Analysis—*Presented by Rollin Cook, Animal Care Director; Ashleigh Young, Animal Care Operations Manager; and Sydney Larrabee, Animal Care Shelter Manager (Minute 51:39)*

Ashleigh Young and Sydney Larrabee presented the changes in service fees for Animal Care. Thoughtful consideration was given to the proposed changes. They included increases in some areas and decreases in others. Cost of care was a consideration in the proposed fee changes. Adoption fees across all species would increase and would increase revenues by \$30,000. Surrender fees would change to a flat \$45 applicable to all animals. The euthanasia fees will no longer include a separate disposal fee. Vaccination fees are reduced to reward responsible pet owners and increase herd health in the county. Some prices were found to be outdated and unnecessary and are proposed to be removed. They will have to wait to see what the financial impact will be on the department's budget.

Proposed Urban Farming Ordinance (1:12:27)

The County is considering adopting an urban farming ordinance related to parcels of land that are at least one contiguous acre but less than five in size and are actively devoted to urban farming. This allows the owner to get some tax breaks that they could not get under the Greenbelt program.

"Urban Farming" means cultivating food or other marketable crop with the reasonable expectation of profit from the sale of said crop and from irrigated land located in a county that has adopted an ordinance governing urban farming in the county. It does not include cultivating food derived from an animal or grazing.

This proposal was presented at the Council of Governments (COG) to get feedback from the city mayors. They were responsive to it and planned to preserve some of those areas in their master plans.

Commissioner Elliott was in support of the ordinance and said it would also help provide food security to the community in times of need. Commissioner Stevenson also supported it. Commissioner Kamalu said she would like more data since it would represent a tax shift and wants to know how many properties would qualify and its effect on revenue. The Assessor said it would take quite a bit of time to assess all of those properties and ensure compliance but did not think it would have a considerable impact on the tax shift.

NEXY STEPS Commissioner Stevenson would like this to be put on a Commission Agenda for consideration. First, the Attorneys will need to draw up the ordinance.

**MEETING
ADJOURNED** The meeting adjourned at 4:18 p.m.

**MATERIALS
PRESENTED** All publicly distributed materials associated with this meeting are noted as the following attachments:

- A1 DC Memorial Courthouse GMP Summary
- A2 Concrete Site Wall Alternates V2
- B1-B10 Animal Care Fee Change Presentation

COMMISSIONERS' MINUTES – DAVIS COUNTY

Minutes prepared by:
Shairise Bills
Deputy Clerk/Auditor

Minutes approved on: 02/16/2021

/s/ Curtis Koch
Curtis Koch
Davis County Clerk/Auditor

/s/ Bob J Stevenson
Bob J Stevenson
Commission Chair