

COMMISSIONERS' MINUTES – DAVIS COUNTY

COMMISSION MEETING MINUTES

April 19, 2022

The Board of Davis County Commissioners met for their regularly scheduled meeting at 10:00 a.m. on April 19, 2022, in room 303 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Required legal notice of this meeting was given.

Present on the dais were: Commissioner Randy B. Elliott, Chair; Commissioner Lorene Miner Kamalu, Vice-Chair; Commissioner Bob J Stevenson; 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. The agenda for this meeting is incorporated into the minutes as item headers.

OPENING

The meeting convened at 10:00 a.m. and Dave Hansen, from the Legacy Events Center, led the Pledge of Allegiance.

Recognitions, Presentations & Informational Items

Notice of intent
#2022-169 for
ATS Software
with
ApplicantPro
Holdings LLC

Notice of intent
#2022-170 for
LEC
Redevelopment
CM/CG with
Layton
Construction

Notice of intent to engage in contract negotiations #2022-169 for the Applicant Tracking System (ATS) Software RFP — Presented by Clerk/Auditor Curtis Koch

The County put out an RFP (Request for Proposal) for an applicant tracking system. The selection committee is recommending, as the best value for the County, engaging in contract negotiations with ApplicantPro Holdings LLC.

Notice of intent to engage in contract negotiations #2022-170 for the Davis County Legacy Events Center Redevelopment and Building Remodel Construction Manager/General Contractor Services RFP — Presented by Clerk/Auditor Curtis Koch

The selection committee that convened for the Davis County Legacy Events Center Redevelopment and Building Remodel Construction Manager/General Contractor Services RFP recommended that the County engage in contract negotiations with Layton Construction as their proposal was deemed to be the best value to the County.

PUBLIC COMMENTS

Members of the public were invited to make comments to the Commission.

Stan Hamblin, who lives in unincorporated Davis County on 2700 South, in Syracuse, spoke to the Commission. Some time ago, Hamblin agreed to allow his grandson, Tyson, to build on his farm. Hamblin said they went to the County's urban development [Community and Economic Development (CED)] department with a proposal and were told it would work because they were zoned A-1. He hired a surveyor for a one-acre lot, put it in Tyson's name, and had it recorded with the Davis County Recorder's Office. No one said anything about a problem, Hamblin said, so they talked to the city council to get the OK to hook on to the city's water supply – which was a requirement — and then tore a fence down and hauled in 50 loads of fill dirt and leveled it out. Then they returned to urban development [CED] for a building permit and were told they couldn't do that. Hamblin said he couldn't understand that. He has lived in Davis County his whole life, and his Grandpa Bill settled in the area before Davis was a county. Hamblin said the CED representative brought up the A-10 situation [Agriculture and Farm Production zoning]. It was never A-10, Hamblin said; it's zoned A-1 today and it was back then. Hamblin noted that there are already homes on both sides of the street and that a building permit had been issued on the opposite side of the road from his property less than two years ago. He wondered if the County is afraid of John Diamond selling his property for houses if a permit is issued for Tyson, but said the situation is totally different.

Commissioner Stevenson said that the County had basically told John Diamond no, and said it was his understanding that the Hamblin property is actually an A-10 zone now.

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Mr. Hamblin said the property is still in agricultural protection, which leaves it in A-1.

Community and Economic Development Director Kent Andersen, in response to a question, said that if the County were to approve a permit, the building lot would have to be removed out of agricultural protection. That request would need to come from the property owner to the County.

Discussion was had about A-10 zoning, created by an ordinance the County passed two years ago, requiring 10 acres for a building. It was noted this is not a permanent moratorium; the County is now waiting for a study to look at septic in relation to density and groundwater.

Mr. Hamblin said the property can be hooked up to the sewer.

Kent Andersen pointed out that the direction of the Commission wasn't just to address septic issues but to encourage development to occur within municipalities. It was clarified that the moratorium is specific to agricultural protection.

Mr. Hamblin said his family has been in Davis County for over 100 years. He doesn't want to annex into a city because he would have to deal with their rules regarding animals, so he'd rather stay in the unincorporated County. In response to a question about how much land the family has, Hamblin said he has 12 acres, his sister has eight acres, and his brother has 11, so it's about a 40-acre piece.

A decision was made to meet in a Work Session early the following week to figure everything out.

PUBLIC
HEARING

1. Opening

Commissioner Elliott introduced a public hearing.

2. A public hearing for consideration of additional budget appropriation requests — Presented by Clerk/Auditor Curtis Koch

Clerk/Auditor Curtis Koch presented a proposed amendment to the 2022 budget appropriations and adjustments to revenues and expenses. [See Attachment A, "April 19, 2022 Resolution & Budget Opening Items" for full details.] He thanked the Jason Read Foundation and AAA Northern California, Nevada, and Utah for their generous donations. By way of explanation, the Clerk/Auditor said that "SLFRF" in Fund 80 is the American Rescue Plan State and Local Fiscal Recovery Fund, which provided revenues that have been received from the Federal Government. The County is now going to expend those revenues, so this budget change will increase revenues within Fund 80 by \$299,000. The SLFRF revenues will offset expenses for three legal defenders to help with the backlog of the justice system caused by the COVID-19 shut-down and an increase of expenses for professional services by Resource Consultants to advise the County regarding SLFRF. The total revenue will increase by \$548,524. Total Expenditures are increasing by \$1,129,030, with the difference being in the Insurance Fund and a change to the 911 program.

It was noted that there was a typo on the first line under "FUND 80" and an "F" would be written on the document to make the acronym SLFRF.

Commissioner Kamalu moved to go into the public hearing. Commissioner Stevenson seconded the motion. All voted Aye.

3. Public Comments (3 minutes per person):

Public comments were invited; no comments were made.

4. Closing

Commissioner Kamalu made a motion to close the public hearing. Commissioner Stevenson seconded the motion. All voted Aye.

PUBLIC
HEARING
ACTION ITEM:

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Clerk/Auditor

Resolution #2022-171 for additional 2022 budget appropriations and adjustments

1. Approval of Resolution #2022-171 for additional 2022 budget appropriations and adjustments to revenues including Legal Defender contract encumbrances and consulting services funded by State and Local Fiscal Recovery Funds (SLFRF) — Presented by Clerk/Auditor Curtis Koch

A motion was made to approve the additional 2022 budget appropriations and adjustments to revenues as presented. The contract period is 04/19/2022 to 12/31/2022. The payable amount is \$580,506.

Motion to Approve: Com. Kamalu
Seconded: Com. Stevenson
All voted Aye

BUSINESS/ ACTION

Community and Econ. Dev.

Agreement #2022-172 with Utah Wetlands Foundation for a donation to the 2022 Great Salt Lake Bird Festival

2. Approval of Agreement #2022-172 with Utah Wetlands Foundation for a donation to the 2022 Great Salt Lake Bird Festival — Presented by Community and Economic Development Director Kent Andersen

Kent Andersen noted that amounts listed on the meeting agenda for Item 2 and Item 3 had been flipped and needed adjustment. The correct amounts were stated during the meeting.

An agreement with the Utah Wetlands Foundation, for a donation to the 2022 Great Salt Lake Bird Festival, was presented. The contract period is 05/12/2022 to 05/15/2022. The receivable amount is \$1,500.

Agreement #2022-173 with Chevron for a donation to the 2022 Great Salt Lake Bird Festival.

3. Approval of Agreement #2022-173 with Chevron for a donation to the 2022 Great Salt Lake Bird Festival. — Presented by Community and Economic Development Director Kent Andersen

An agreement with Chevron for a donation to the 2022 Great Salt Lake Bird Festival was presented. The contract period is 05/12/2022 to 05/15/2022. The receivable amount is \$3,000.

Motion to Approve Items 2-3: Com. Kamalu
Seconded: Com. Stevenson
All voted Aye

Facilities

Agreement #2022-174 with Baker Tile Inc. for tile install at the Valley View Club House

4. Approval of Agreement #2022-174 with Baker Tile Inc. to install tile for the women's bathroom remodel and drinking fountain area at the Valley View Club House — Presented by Facilities Director Lane Rose

The contract period is 04/19/2022 to 07/31/2022. The payable amount is \$11,636.81.

Agreement #2022-175 with Rocky Mountain Power for electric service for the Valley View Golf Course

5. Approval of Agreement #2022-175 with Rocky Mountain Power for electric service for the Valley View Golf Course east pump operation at 2501 E. Gentile Street, Layton, Utah — Presented by Facilities Director Kent Andersen

Davis County helped update an aging electrical connection to the pump system at Valley View Golf Course, and with that update Rocky Mountain Power wanted a new meter in place. The contract period begins April 19, 2022. This is a pass-through at zero cost to the County.

Motion to Approve Items 4-5: Com. Kamalu
Seconded: Com. Stevenson
All voted Aye

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Discussion of decision to wait on turf at the Memorial Courthouse due to drought

Commissioner Kamalu mentioned that someone who lives across from where the old section of the Davis County Memorial Courthouse was torn down is curious about the decision made in a public Work Session to hold off on covering the area that was previously designed for turf because of the drought. Lane Rose said that all of the xeriscaping will still go in, but everywhere that was going to be turf or grass will be covered in pinned-down weed fabric to help with the mud and dust until a decision can be made.

Health Epidemiology

Internship Master Agreement #2022-176 with Ameritech College, LLC

6. Approval of the Internship Master Agreement #2022-176 with Ameritech College, LLC to facilitate opportunities and educational experiences for students — *Presented by Health Director Brian Hatch* — *Presented by Health Director Brian Hatch*

One of the 10 essential public health functions is developing a workforce, and that includes the upcoming workforce to succeed into public health. This contract, and the one that follows, are with institutions of higher education to provide practical experience to students who are pursuing public health careers. The Health Department is happy to support these educational experiences because it is mutually beneficial as the County gains special projects that occur by bringing in internships.

Agenda Item 6 is an Internship Master Agreement with Ameritech College, LLC to facilitate opportunities and educational experience for students. The contract period begins 04/19/2022 and extends indefinitely as long as the agreement stays in place.

Health Senior Services

Internship Master Agreement #2022-177 with BYU-Idaho

7. Internship Master Agreement #2022-177 with BYU-Idaho to facilitate the opportunities and educational experiences for students — *Presented by Health Director Brian Hatch*

Item 7 is an Internship Master Agreement with BYU-Idaho, to facilitate opportunities and educational experience for students. The contract period begins 04/19/2022.

Motion to Approve Items 6-7: Com. Kamalu
Seconded: Com. Stevenson
All voted Aye

Human Resources

Amendment #2022-178 to the Davis County Transportation Policy - 210: section 9.0

8. Approval of Amendment #2022-178 to the Davis County Transportation Policy - 210: section 9.0 allowing the Tourism Department to transport patrons in Davis County vehicles — *Presented by Human Resources Director Chris Bone*

A request was made to amend Davis County Transportation Policy 210, Section 9.0. The amendment adds a comma and the two words "tourism patrons." This change will allow the Davis County Tourism Department to transport non-employees in a County vehicle as they take patrons out on County orientation trips and things of that nature. The change is being requested to make sure the Tourism Department is operating within policy.

Motion to Approve: Com. Kamalu
Seconded: Com. Stevenson
All voted Aye

Library

Memo of Agreement #2022-179 with the Utah State Library to join the Utah State Library Beehive Overdrive

9. Approval of Memorandum of Agreement #2022-179 with the Utah State Library to join the Utah State Library Beehive Overdrive account — *Presented by Library Deputy Director Ellen Peterson*

The MOA will allow the Davis County Library system to join with the majority of libraries in Utah to share resources for e-materials. The library staff did a lot of research and found that this would be very beneficial

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account

to our patrons. Davis County would pay the State \$35,329, beginning May 1, 2022 and ending Dec. 31, 2022. There would then be a renewal, and the County would get half of that amount back to spend on e-materials for our patrons as well, so all of that money goes toward materials that would be available to our patrons. This arrangement fits within the budget the Library already had set up for e-materials.

Commissioner Kamalu commented that she and Chief Civil Deputy County Attorney Neal Geddes are on the Library Board, and this MOA was thoroughly discussed and vetted by the Library Board. Part of that discussion included input from a person who frequently uses e-materials and takes advantage of Davis County's agreement with Weber County to use the Weber County Library's existing Beehive Overdrive. The contract period is 05/01/2022 to 12/31/2022. The payable amount is \$35,329.

Motion to Approve: Com. Kamalu
Seconded: Com. Stevenson
All voted Aye

Sheriff's Office

Agreement #2022-180 with B&W Auto DBA Sparks Motors for the 1990 SISU-NASU exchange

10. Approval of Agreement #2022-180 with B&W Auto DBA Sparks Motors for the 1990 SISU-NASU snowmobile exchange — Presented by Sheriff's Office Chief Deputy Susan Poulsen

Agenda Item 10 is an agreement with B&W Auto, doing business as Sparks Motors, for the exchange of Davis County's SISU-NASU. The SISU-NASU is not running and had so many repairs needed that Sparks Motors has agreed to take it back and exchange it for a 2022 Polaris Ranger side-by-side [see Agenda Item 11]. It was noted that neither the SISU-NASU nor the 2022 Polaris Ranger side-by-side are snowmobiles but somehow fall under that category. The Polaris Ranger will be used for search and rescue purposes in the canyon areas. The contract period begins 03/20/2022.

Acceptance #2022-181 2022 Polaris Ranger from B&W Sparks Motors in exchange for the 1990 SISU-NASU

11. Acceptance #2022-181 of a 2022 Polaris Ranger snowmobile from B&W Sparks Motors in exchange for the 1990 SISU-NASU snowmobile — Presented by Sheriff's Office Chief Deputy Susan Poulsen

Agenda Items 10 and 11 were presented together; see Item 10 for discussion details. Clerk/Auditor Curtis Koch recognized Sparks Motors for their generosity over the years and said that the side-by-side will be very helpful. Commissioners agreed. The contract period begins 03/20/2022.

Motion to Approve Items 10-11: Com. Stevenson
Seconded: Com. Kamalu
All voted Aye

Treasurer's Office

Amendment #2019-594-B to the contract with Loomis Armored US, LLC extending the ending termination date of the contract

12. Approval of Amendment #2019-594-B to the contract with Loomis Armored US, LLC extending the ending termination date of the contract — Presented by Treasurer Mark Altom

Agenda Item 12 is an addendum to the contract Davis County has with Loomis Armored, and it will cover not only the Treasurer's Office but also the Health Department [and the Sheriff's Office and Animal Services]. The current agreement would expire on June 30, 2022, so an addendum was done to extend the contract. The total amount is approximate, because of insurance and a fuel charge, but is estimated to be about \$5,210.52 per year. The contract period is 04/12/2022 to 11/25/2025. The contract ending date is based on the ending date of the original contract approved in 2019. The payable amount is \$20,842.08.

Motion to Approve: Com. Stevenson
Seconded: Com. Kamalu
All voted Aye

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CONSENT ITEMS

Commission
Meeting
Minute

Meeting Minutes

A motion was made to approve the following meeting minutes:

- A. Work Session Minutes for March 15, 2022
- B. Regular Meeting Minutes for March 8, 2022, March 15, 2022, and March 22, 2022

Motion to Approve: Com. Kamalu
Seconded: Com. Stevenson
All voted Aye

Commissioner Kamalu moved to recess to the Board of Equalization. Commissioner Stevenson seconded the motion. All voted Aye.

BOARD OF EQUALIZATION

Property Tax
Register

Property Tax Register April 19, 2022 — Presented by Curtis Koch, Davis County Clerk/Auditor as follows:

Auditor Adjustments

Tax Exempt Requests:

- One request that is recommended to be denied

Abatements:

- Three abatements on the Abatement Report that are all recommended to be denied

Corrections:

- Nine Veteran Exemption Tax Abatements for the year 2021 that are recommended [to be approved]

Assessor Adjustments

Escapements:

- One escapement for 2021 for \$566.22

Motion to Approve: Com. Kamalu
Seconded: Com. Stevenson
All voted Aye

Commissioner Kamalu moved to reconvene the Commission Meeting. Commissioner Stevenson seconded the motion. All voted Aye.

COMMISSION COMMENTS

Commissioner Kamalu noted that she was excused from last week's Commission Meeting because she was on County business attending a housing conference in Seattle, Washington. She was invited to the conference by Davis Behavioral Health (DBH). She commented that she likes Seattle and Washington, but it was an interesting place to have a housing conference because of the challenges to housing in the area and populations living in tents. Commissioner Kamalu said she continues to be incredibly impressed with the work of Davis Behavioral Health. DBH doesn't have to be in the housing business, and didn't intend to be in the housing business, but they have over 120 beds and most of the properties they own are distributed throughout Davis County. Some of the properties are permanent supportive housing for folks who would be homeless in our County if not for Davis Behavioral Health's properties and wraparound services. Commissioner Kamalu serves on Davis Behavioral Health's Board. She said DBH has various levels of care, and they help people recover and become productive members of society and move out of DBH housing. Some people need permanent supportive housing and, again, if DBH had not started to acquire housing inexpensively and then made it even better in the communities where those properties are located, these folks would be homeless. Commissioner Kamalu traveled to the conference in Seattle with Davis Behavioral Health's housing manager and its chief financial officer to continue to learn about best practices for this sort of housing. Commissioner Kamalu recognized that DBH does important work and helps people become

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better able to get jobs and make their way on their own. They also keep people out of emergency rooms, which is incredibly expensive care.

Commissioner Kamalu also commented on the work of the Sheriff and others, including Davis Behavioral Health, to open the Davis County Receiving Center. The Receiving Center was under discussion pre-pandemic and was the very first of its kind in the entire United States. It started in temporary space in the Work Center, for honor programs and other opportunities for people who don't have to be in the jail, and then they were able to acquire their own building. Commissioner Kamalu was in a meeting yesterday with people from the State who came to tour the Receiving Center. One of those people was Gail Miller, from the Miller Foundation, who is a co-chair of homelessness and housing for the State in a volunteer service position. The Commissioner said she could see the lights go on for folks who are trying to make a difference for the State of Utah, when it comes to housing and homelessness, to have them in the room and to tour the Receiving Center and learn what Davis Behavioral Health and Davis County have done and are doing. It is an important partnership, and it is exciting to have a receiving center in our County. They are going to be opening up a second location, hopefully by this summer, which will be more to the north. The Receiving Center is a drop-off for law enforcement, as well as a place where people can self-refer, and come for 24 to 72 hours to get help through a crisis and not have to be on the streets, and not have to be going to the hospital — which saves a lot of money and it is much better care. The way the Receiving Center was rolled out for law enforcement in all of Davis County's 15 cities was remarkable and very thoughtfully done. It was not necessarily intuitive for law enforcement officers to know that it would be a better way for a lot of folks who are not public safety risks, but it has been, and it has been embraced by all of the law enforcement agencies in our County.

MEETING
ADJOURNED

Commission meeting was adjourned at 10:37 a.m.

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

- A. "April 19, 2022 Resolution & Budget Opening Items"

Minutes prepared by:
Becky R. Wright
Deputy Clerk/Auditor

Minutes approved on: 5/24/2022

/s/ Curtis Koch
Curtis Koch
Clerk/Auditor

/s/ Randy B. Elliott
Randy B. Elliott
Commission Chair