

BOARD OF DAVIS COUNTY COMMISSIONERS MINUTES

Board of Davis County Commissioners - Regular Meeting Minutes Tuesday, May 27, 2025

The Board of Davis County Commissioners met for their regularly scheduled meeting at 10:00 AM on May 27, 2025, in room 303 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Required legal notice of this meeting was given.

All documents from this meeting are on file in the Davis County Clerk’s Office. The agenda for this meeting is incorporated into the minutes as item headers.

PRESENT

Davis County Commission Chair Lorene Kamalu
Davis County Commissioner Bob Stevenson
Clerk Brian McKenzie

EXCUSED

Davis County Commission Vice Chair John Crofts

PLEDGE OF ALLEGIANCE

The meeting convened at 10:00 AM and Patrick Black, Deputy Clerk, led the Pledge of Allegiance.

PUBLIC COMMENTS

Commissioner Kamalu invited public comments; no comments were made.

RECOGNITION, PRESENTATION, AND INFORMATIONAL ITEMS

- 1 **#2025-580. Approval of a Proclamation declaring May 29, 2025 as "Colonel Michael L. Gette Day" in Davis and Weber Counties for his induction into the Order of the Western Big Hat - recommended by Lorene Kamalu, Davis County Commission Chair, Commissioners' Office**

Financial Information: N/A

Terms:

- Beginning Date: 05/29/2025
- Ending Date: 05/29/2025

VOTING:

Motion to Approve Item 1: Bob Stevenson. **Second:** Lorene Kamalu. All present voted aye.

BUSINESS/ACTION

COMMUNITY & ECONOMIC DEVELOPMENT

- 2 **#2025-558. Acceptance of a Warranty Deed from Clearfield City and the Clearfield City Community Development and Renewal Agency, LLC, conveying a gap of property at Davis County Health Department Campus in Clearfield, Utah (Tax ID 12-020-0144) to Davis County - recommended by Kent Andersen, Director, Community & Economic Development - Planning**

Financial Information: N/A

Terms:

- Beginning Date: One time
- Ending Date: Runs with the land

This deed is for a small piece of property between two pieces of land already purchased for the Health Department.

3 **#2025-595. Ratification of a Non-Binding Letter of Intent to Purchase - recommended by Kent Andersen,**
Director, Community & Economic Development - Planning

Financial Information: N/A

Terms: N/A

This letter of intent is to see if the current property owner will entertain offers to purchase their land at 49 East 200 South, Clearfield, UT. The property includes a 10,398 sq. foot building on site and sits on 1.35 acres of land.

VOTING:

Motion to Approve Items 2-3: Lorene Kamalu. **Second:** Bob Stevenson. All present voted aye.

CONTROLLER'S OFFICE

4 **#2025-567. Acceptance of bids for the 2025 Delinquent Real Property Tax Sale, Results/Minutes, and the Tax Deeds that will be recorded for what was sold - *recommended by Curtis Koch, County Controller, Controller's Office***

Financial Information: N/A

Terms: N/A

The Real Property Tax Sale was held on May 14, 2025. The Controller's Office had started the year with 28 homes, 30 parcels of land, and six commercial properties on the Tax Sale. Only 12 properties, no homes, and no commercial properties were sold this year. All other properties were redeemed prior to being sold by the County. All parcels were sold as a whole and not broken into smaller pieces.

VOTING:

Motion to Approve Item 4: Lorene Kamalu. **Second:** Bob Stevenson. All present voted aye.

5 **RES #2025-10. Consideration for Adoption of a Resolution of the Board of County Commissioners of Davis County, Utah, authorizing the issuance and sale of approximately \$6,200,000.00 of Sales Tax Revenue Bonds and related matters - recommended by Curtis Koch, County Controller, Controller's Office**

Financial Information:

Terms:

- Type: N/A
- Amount: Not to exceed \$6,200,000.00
- Beginning Date: 05/27/2025
- Ending Date: N/A

The proposed Resolution provides a set of parameters when the County issues bonds for the South Davis County Library project. These bonds are not to exceed \$6,200,000.00 and shall not be for more than 21 years from the date the bonds are sold. Fixed interest rates are not to exceed 6% and variable interest rates are not to exceed 15%. This allows the County to move forward as the bonds are placed and signed by various elected officials, including County Commissioners, the Controller's Office, and the County Treasurer.

The time was turned over to Johnathan Ward, Zion's Public Finance, to speak about the bonds and answer questions. He indicated that these bonds would be sold directly to investors, and they would be offered to no more than 35 specific investors as per Securities and Exchange Commission (SEC) regulations. Investors are usually banks or mutual funds who can provide flexible payment features. As a result, the bonds won't be rated or incur certain expenses but can lead to higher interest rates. It is anticipated there might be buyers who wish to purchase these bonds with a variable interest rate, meaning the rate will be fixed for 10 years and are subject to adjustment for the remaining 10 years. This arrangement could lead to pricing benefits as well as the ability to refinance sometime before the 10-year mark.

Once bids have been made for the bonds, the County will be able to award said bonds. Afterward, a public hearing will need to be held by the Commission before the bonds can be closed and finalized. The hearing requires a minimum of 14 days between notice of the hearing and the hearing itself. It is recommended that the hearing be held on June 17th in order to give the minimum amount of time after the notice.

The funding for these bonds was put in place in 2017 by a tax increase at that time. Since then, a portion has been collected and put into a Capital Reserve Fund for the Library. It is anticipated that an estimated \$4,000,000.00 has been saved since that time. Now the amount that was being contributed will go to cover the debt service and should help prevent the need for another tax increase related to this project.

VOTING:

Motion to Approve Item 5: Bob Stevenson. **Second:** Lorene Kamalu. All present voted aye.

6 **RES #2025-11. Approval of a Resolution of Davis County for the Lease Payment of Land Utilized by the Tourism Fund to the General Fund** - *recommended by Curtis Koch, County Controller, Controller's Office*

Financial Information:	Terms:
• Type: N/A • Amount: \$2,077,723.90 for the first year with a 2% annual escalation	• Beginning Date: 01/01/2025 • Ending Date: It shall commence annually for a minimum of 30 years or until the Tourism Fund no longer utilizes the land

The Resolution was read in its entirety for the record [see Resolution #2025-11]. However, the copy displayed on screen in the meeting did not have the same estimated value of the Western Sports Park property as was read by Controller Koch. Controller Koch read the estimated value listed for 2024 as used by the Tourism Fund by the Davis County Assessor, which is \$22,450,241.48. This was due to a last-minute update to the document. The information read was accurate to the Resolution being passed.

Commissioner Kamalu stated for the record that she is grateful the County has never run a County Hospital.

VOTING:

Motion to Approve Item 6: Bob Stevenson. **Second:** Lorene Kamalu. All present voted aye.

FACILITIES

7 **#2025-572. Approval of an Agreement with Phillips & Co. Construction for Airwall construction and installation** - *recommended by Lane Rose, Director, Facilities*

Financial Information:	Terms:
• Type: Payable • Amount: \$2,109,720.00	• Beginning Date: 05/27/2025 • Ending Date: 12/31/2027

This construction will replace all the major Airwall systems at the Davis Conference Center.

8 **#2025-579. Approval of an Agreement with Great Basin Engineering, Inc. for Civil Engineering and Landscape services at Valley View Golf course** - *recommended by Lane Rose, Director, Facilities*

Financial Information:	Terms:
• Type: Payable • Amount: \$24,500.00	• Beginning Date: 05/20/2025 • Ending Date: 12/31/2025

These landscape services and civil engineering will enhance the number one tee and the traffic flow in and out of the clubhouse.

9 **#2025-573. Approval of Policies and Procedures for the management and use of some of the Davis County Facilities** - recommended by Lane Rose, Director, Facilities

Financial Information: N/A

Terms:

- Beginning Date: 05/27/2025
- Ending Date: N/A

These adjusted policies and procedures will include the use of County administrative facilities by registered political parties. This change is a result of a recently passed State law and allows for a memorandum of agreement. Typically, outside groups have utilized County Libraries, which are used to hosting groups. It is unusual to have groups hosted in administrative buildings, but they will now be able to via the new policy.

VOTING:
Motion to Approve Items 7-9: Bob Stevenson. **Second:** Lorene Kamalu. All present voted aye.

HEALTH

10 **#2025-525. Approval of a Donation by Keith Painter to Davis County Senior Services** - recommended by Rachelle Blackham, Deputy Director on behalf of Brian Hatch, Director, Health - Senior Services

Financial Information:

Terms:

- Type: Receivable
 - Amount: \$500.00
- Beginning Date: 04/27/2025
 - Ending Date: 04/27/2025

11 **#2025-549. Approval of Amendment A to Contract #2024/0572 of the WebAIM Service Agreement with Utah State University, providing onsite training on web accessibility** - recommended by Rachelle Blackham, Deputy Director on behalf of Brian Hatch, Director, Health - Senior Services

Financial Information:

Terms:

- Type: Payable
 - Amount: \$3,200.00
- Beginning Date: 06/25/2025
 - Ending Date: N/A

12 **#2025-559. Approval of Recommendations for three Reappointments and one Appointment to the Davis County Senior Services Advisory Council** - recommended by Rachelle Blackham, Deputy Director on behalf of Brian Hatch, Director, Health - Senior Services

Financial Information: N/A

Terms:

- Beginning Date: 07/01/2025
- Ending Date: 06/30/2028

The three reappointments are Lorna Koci, Mark Perry, and Larry Millward and the new appointment is Michael Allred.

13 **#2025-560. Approval of a Limited-Use Agreement with Rainbow Squares dba Northern Lights Dance Club to conduct wellness activities at the South Davis Senior Activity Center** - recommended by Rachelle Blackham, Deputy Director on behalf of Brian Hatch, Director, Health - Senior Services

Financial Information:

Terms:

- Type: Receivable
 - Amount: \$25.00 per class
- Beginning Date: 05/27/2025
 - Ending Date: 05/30/2028

Northern Lights Dance Club is a square dancing group that uses the South Davis Senior Activity Center. Previous agreements had been on a one-year term, but this agreement has been updated to a three-year term.

14 **#2025-561. Approval of an Agreement with the Department of Health and Human Services for Amendment #1 of the State Fiscal Year 2026 Medicaid Aging Waiver Contract Budget Amendment Memorandum #2025-0475** - *recommended by Rachelle Blackham, Deputy Director on behalf of Brian Hatch, Director, Health - Senior Services*

Financial Information:	Terms:
• Type: Receivable • Amount: \$67,593.00	• Beginning Date: 07/01/2025 • Ending Date: 06/30/2026

15 **#2025-575. Approval of an Agreement with the Utah Department of Health & Human Services (UDHHS) to provide Early Childhood Targeted Case Management in Davis County** - *recommended by Rachelle Blackham, Deputy Director on behalf of Brian Hatch, Director, Health - Senior Services*

Financial Information:	Terms:
• Type: Receivable • Amount: \$625,625.00	• Beginning Date: 07/01/2025 • Ending Date: 06/30/2030

16 **#2025-576. Approval of an Agreement with the Utah Department of Health & Human Services to fund member and provider Medicaid outreach activities as performed by Utah's Local Health Departments** - *recommended by Rachelle Blackham, Deputy Director on behalf of Brian Hatch, Director, Health - Senior Services*

Financial Information:	Terms:
• Type: Receivable • Amount: \$218,114.00	• Beginning Date: 07/01/2025 • Ending Date: 06/30/2030

17 **#2025-571. Approval of appointment of Dr. Candice Smith to the Davis County Board of Health, in the capacity of a medical doctor, for a 3-year term beginning June 30, 2025** - *recommended by Rachelle Blackham, Deputy Director on behalf of Lorene Kamalu, Commissioner, Health - Senior Services*

Financial Information:	Terms:
N/A	• Beginning Date: 06/30/2025 • Ending Date: 06/30/2028

Commissioner Kamalu stated that the County has an excellent Board of Health who are dedicated professionals from various disciplines. This appointment is in anticipation of another physician member of the Board who may leave in the near future. This will ensure there is a medical professional on the Board once the other member leaves. Dr. Candice Smith has specialized in pediatrics as well as infectious diseases, making her a good match for the Health Department. Everyone that has interviewed and met her has been very impressed with her willingness to serve on the Board of Health as it is an unpaid voluntary position.

18 **#2025-541. Approval of a Memorandum of Understanding (MOU) with the Purple Tie Gala Committee to support individuals experiencing dementia and their families through the services and programs facilitated by Davis County Senior Services** - *recommended by Rachelle Blackham, Deputy Director on behalf of Brian Hatch, Director, Health - Senior Services*

Financial Information:	Terms:
• Type: Receivable • Amount: Service Dependent	• Beginning Date: 05/27/2025 • Ending Date: Until Terminated

19 **#2025-547. Approval of a Bus Use Agreement with the Bountiful Historic Preservation Foundation in conjunction with Bountiful City for the Historical Homes Tour as a component of Bountiful Handcart Days - recommended by Rachelle Blackham, Deputy Director on behalf of Brian Hatch, Director, Health - Senior Services**

Financial Information:	Terms:
• Type: Receivable • Amount: Service Dependent	• Beginning Date: 07/26/2025 • Ending Date: 07/26/2025

VOTING:
Motion to Approve Items 10-19: Lorene Kamalu. **Second:** Bob Stevenson. All present voted aye.

INFORMATION SYSTEMS

20 **#2025-546. Approval of an Agreement with Utopia for connection services at 1049 Clark Lane - recommended by Mike Pace, Deputy Director on behalf of Jeff Hassett, Director, Information Systems**

Financial Information:	Terms:
• Type: Payable • Amount: \$1,308.00 per month	• Beginning Date: 05/27/2025 • Ending Date: 05/27/2030

VOTING:
Motion to Approve Item 20: Lorene Kamalu. **Second:** Bob Stevenson. All present voted aye.

LIBRARY

21 **#2025-548. Approval of Renewal Agreement with Creative Empire, LLC for Mango Languages database - recommended by Ellen Peterson, Deputy Director, Library**

Financial Information:	Terms:
• Type: Payable • Amount: \$45,024.60	• Beginning Date: 05/27/2025 • Ending Date: 03/31/2028

VOTING:
Motion to Approve Item 21: Lorene Kamalu. **Second:** Bob Stevenson. All present voted aye.

22 **#2025-563. Approval of the Memorandum of Understanding with Utah Education and Telehealth Network (UETN) Utah Education Network (UEN) for discounted internet service provider contracts - recommended by Josh Johnson, Director, Library**

Financial Information:	Terms:
• Currently, UETN covers the annual cost of the contract beyond the eRate discount, so the Davis County Library cost is \$0.00 • Contract cost would be the eRate discounted cost of \$56,004.00 total (\$11,200.00 per year), and if something happens to state funding, this would be the cost to carry the contract through to conclusion.	• Beginning Date: 07/01/2025 • Ending Date: 06/30/2030

This allows the Library Department to receive heavy discounts on internet service while UETN covers the rest of the cost. With these discounts, the Library Department does not need to pay for the services from the tax budget.

VOTING:
Motion to Approve Item 22: Lorene Kamalu. **Second:** Bob Stevenson. All present voted aye.

SHERIFF'S OFFICE

23 **#2025-554. Approval of an Interlocal Cooperation Agreement between Davis County and Sunset City for Dispatch Services** - *recommended by Arnold Butcher, Chief Deputy, Sheriff's Office*

Financial Information:

- Type: Receivable
- Amount: \$28,126.50

Terms:

- Beginning Date: 07/01/2025
- Ending Date: 06/30/2026

VOTING:

Motion to Approve Item 23: Lorene Kamalu. **Second:** Bob Stevenson. All present voted aye.

CONSENT ITEMS

While reviewing the Consent Items, Commissioner Kamalu commented that the Bird Festival is a popular event in the community. Davis County is unique in having this festival and the ecosystem to support it year after year.

24 **#2025-535. Approval of an Amendment to Contract #2024-0858 with Dr. Madison Lefler-Taylor to extend Standard Service Provider Contract for an additional six months** - *recommended by Ashleigh Young, Director, Animal Care*

Financial Information:

- Type: Payable
- Amount: \$90.00/hr

Terms:

- Beginning Date: 04/15/2025
- Ending Date: 10/15/2025

25 **#2025-538. Approval of Agreement with the Bureau of Criminal Identification (BCI) for access to Utah Criminal Justice Information System (UCJIS) files** - *recommended by Ashleigh Young, Director, Animal Care*

Financial Information: N/A

Terms:

- Beginning Date: 05/01/2025
- Ending Date: 05/01/2026

26 **#2025-530. Approval of a Summary Sheet of Receivable Agreements for the 2025 Great Salt Lake Bird Festival** - *recommended by Kent Andersen, Director, Community & Economic Development - Tourism*

Financial Information:

- Type: Receivable
- Amount: \$2,875.00

Terms:

- Beginning Date: 05/15/2025
- Ending Date: 05/18/2025

27 **#2025-529. Approval of an Amendment to Contract #2025-0407 with Haroon Transportation for transportation at the 2025 Great Salt Lake (GSL) Bird Festival** - *recommended by Kent Andersen, Director, Community & Economic Development - Tourism*

Financial Information:

- Type: Payable
- Amount: \$9,925.00

Terms:

- Beginning Date: 05/15/2025
- Ending Date: 05/18/2025

28 **#2025-557. Approval of an Agreement with Snowfest Snow Shows for Snowfest Snowmobile Snow Show** - recommended by Kent Andersen, Director, Community & Economic Development - Western Sports Park

Financial Information:	Terms:
• Type: Receivable • Amount: \$9,034.38	• Beginning Date: 11/05/2025 • Ending Date: 11/08/2025

29 **#2025-565. Approval of an Agreement with Utah Floorball Association for a USA Men's U19 and U16 Training Camp** - recommended by Kent Andersen, Director, Community & Economic Development - Western Sports Park

Financial Information:	Terms:
• Type: Receivable • Amount: \$4,646.25	• Beginning Date: 08/30/2025 • Ending Date: 09/01/2025

30 **#2025-544. Approval of Community Partner Contract Agreement with Grandview for Good for Comprehensive Suicide Prevention Funds** - recommended by Brian Hatch, Director, Health - Admin

Financial Information:	Terms:
• Type: Payable • Amount: \$700.00	• Beginning Date: 04/30/2025 • Ending Date: 06/30/2025

31 **#2025-586. Approval of the Work Session Meeting Minutes for April 29, 2025** - recommended by Lorene Kamalu, Davis County Commission Chair, Commissioners' Office

32 **#2025-585. Approval of the Work Session Meeting Minutes for May 6, 2025** - recommended by Lorene Kamalu, Davis County Commission Chair, Commissioners' Office

VOTING:
Motion to Approve Items 24-32: Bob Stevenson. **Second:** Lorene Kamalu. All present voted aye.

Motion to recess to Board of Equalization: Bob Stevenson. **Second:** Lorene Kamalu. All present voted aye.

BOARD OF EQUALIZATION

33 **#2025-179. Property Tax Register 05-27-2025** - recommended by Curtis Koch, County Controller, Tax Administration

The Property Tax Register for 05/27/2025 was presented and contained the following: Controller’s Adjustments consisting of an Abatement Denial report and Corrections; Assessor’s Adjustments consisting of Corrections. This record is maintained by the Davis County Controller as the Clerk of the Board of Equalization.

VOTING:
Motion to Approve Item 33: Bob Stevenson. **Second:** Lorene Kamalu. All present voted aye.

Motion to reconvene Commission Meeting: Lorene Kamalu. **Second:** Bob Stevenson. All present voted aye.

CLOSING REMARKS

Commissioner Kamalu stated that she has a goal to finish reading The Real George Washington by Jay A. Perry by July 4, 2025. She mentioned the book in light of Memorial Day and read the following quote from the book: "In his public character, he commands universal respect and admiration. Conscious that the principles on which he acts are indeed founded on virtue, he steadily and coolly pursues those principles, and with a mind neither depressed by disappointments nor elated by success, giving full exercise to that discretion and wisdom which he so eminently possesses. He retreats like a general and acts like a hero. If there are spots in his character, they are like the spots in the sun, only discernible by the magnifying powers of a telescope." Commissioner Kamalu concluded by wishing everyone a happy Memorial Day and urging everyone to remember all who died and lived to make this country great.

MEETING ADJOURNED

The meeting adjourned at 10:47 AM.

Minutes Prepared by:
Patrick Black
Deputy Clerk

Rebecca Abbott for
Rebecca Abbott for (Jun 11, 2025 09:18 MDT)
Brian McKenzie
Davis County Clerk

Minutes Approved on:
06/10/2025

Lorene Miner Kamalu
Lorene Kamalu (Jun 10, 2025 18:42 MDT)
Lorene Miner Kamalu
Commission Chair

