

BOARD OF DAVIS COUNTY COMMISSIONERS MINUTES

Board of Davis County Commissioners - Regular Meeting Minutes Tuesday, August 4, 2026

The Board of Davis County Commissioners met for their regularly scheduled meeting at 10:00 AM on August 4, 2026, 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.

Following the approved Davis County policy, artificial intelligence (AI) was utilized in the preliminary creation of these minutes. The final minutes were edited and completed by Davis County Clerk's Office staff.

PRESENT

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

PLEDGE OF ALLEGIANCE

The meeting convened at 10:00 AM and Sue Stevenson, Davis Community Housing Authority, led the Pledge of Allegiance.

PUBLIC COMMENTS

Jennifer Garner, of Layton City, expressed deep concerns about the 5th 5th transit tax, highlighting that property taxes in her older neighborhood have tripled over the past twelve years, causing significant financial struggles for the residents that are subsidizing these transit initiatives. Jennifer argued that if the Utah Transit Authority (UTA) Frontrunner train were a privately funded entity, it would have gone bankrupt multiple times, and that it only survives due to both front-end and back-end taxpayer subsidies. She explained that taxpayers fund the system upfront and then also subsidize the organizations that buy transit passes for their employees. While acknowledging that transit is intended to improve air quality, she argued this is only one piece of a larger puzzle. She pointed out that housing developments near transit stations have been overbuilt because legislators incentivized developers, citing a massive complex across from Layton Station that is far from full, as well as vacant projects in downtown Salt Lake City that have repeatedly extended their financing because low occupancy prevents them from making payments. She implored the Commission to gather more data and ask deeper questions before demanding more taxpayer money. Furthermore, Jennifer pointed out that UTA bus routes in industrial areas only run twice a day, questioning why the Commission does not focus on improving those basic services rather than raising taxes, when the population is not growing. She noted that the birth rate is not exceeding the death rate, raising the question of who actually benefits from these transit initiatives, as she concluded it is certainly not the taxpayer.

RECOGNITION, PRESENTATION, AND INFORMATIONAL ITEMS

- #2026-685. Recognition of Service and Retirement of Jan Winborg, Executive Director at Davis Community Housing Authority** - *recommended by Lorene Kamalu, Davis County Commission Vice Chair, Commissioners' Office*

Grant Jex, Chair of the Davis County Housing Authority (DCHA) Board, read a formal resolution celebrating Jan's retirement after forty-two and a half years of service, having begun in January 1984 as a Property Clerk and advancing through roles including Property Manager, Rehabilitation Clerk, Section 8 Coordinator, Section 8 Supervisor, Administrative Assistant, Deputy Director, and finally Executive Director, to which she was appointed as in August 2008. The resolution praised her unwavering commitment to affordable housing in Davis County, and her instrumental role in purchasing the DCHA's Farmington office building, generating non-Housing and Urban Development (HUD) revenue through leasing additional suites, strengthening their financial independence. Through "prudent financial stewardship and wise investments under Miss Windborg's

leadership," DCHA's financial position was enhanced, and secured resources to support affordable housing. Jan is attributed with a welcoming spirit and ability to adapt through changes, earning her the respect of her colleagues and the community. DCHA's Board of Commissioners express their deepest gratitude and wish Jan continued happiness after her retirement. Grant read the names of the Housing Authority board members, including himself as Chair, Sue Stevenson as Vice Chair, Tricia Winter, Nena Leal, Ryan Steinbeigle, Stephen Tumblin, and Carol Page. Commissioner Stevenson asked Jan about the housing authority's past locations, and she shared that they had previously rented the basement and top floors of the Horizon Credit Union building across the street before constructing their current office.

Commissioner Stevenson requested that the present board members stand and thanked them for their dedicated service, wishing for more resources to support their housing initiatives. Commissioner Kamalu then expressed her gratitude, clarifying that the Davis Community Housing Authority is a partner rather than a Davis County government entity. Recalling a comprehensive tour they gave her when she became a new Commissioner in 2019, she highlighted how their properties blend into local communities and noted that the County strongly supports affordable housing, which is why Ryan Steinbeigle serves on their board. Commissioner Crofts expressed his support and gratitude to Jan and the other Board members. Following the note, Grant announced that Kim Michaud had been elected as the new managing director, and while Commissioner Stevenson offered her the floor to speak, she declined but expressed appreciation.

VOTING:

Motion to Approve Item 1: Bob Stevenson. Second: John Crofts. All present voted aye.

- 2 **#2026-768. August Employee Service Awards** - *recommended by Lorene Kamalu, Davis County Commission Vice Chair, Commissioners' Office*

Sheriff

Darrin Rubens, 10 Years - Darrin was not in attendance, but was recognized with a round of applause.

Cyndi Archbold, 35 Years - Amanda Glezos, Manager at the Communications Center, shared that Cyndi knew the rest of her life would be spent in dispatching since her first job in Wyoming, later moving to Utah for a "bigger challenge" to work for the Utah County Sheriff's Office and Provo Police Department before joining Davis County in 1991. Amanda highlighted that Cyndi served as a training supervisor, wrote the training manual from scratch, served as the County Terminal Agency Coordinator (TAC) testing employees on the proper handling of sensitive information, and is currently the Assistant Manager in the Communications Bureau. Outside of work, Cyndi enjoys reading, "spoiling" her dog, and spending time with her husband and three daughters.

Animal Care

Madison Leyba, 5 Years - Director Michelle Hicks praised Deputy Director Leyba as the operational backbone of the department, stating that promoting her from Shelter Supervisor, where she managed nineteen reports and earned the trust of staff, animals, and the community, to Deputy Director was her first and best major decision made as Director. She praised Deputy Director Leyba for bringing the "perfect mix" of "high standards and heart" to the Shelter, and said that she keeps the team grounded and moving forward. Director Hicks joked that updating Standard Operating Procedures (SOPs) is Deputy Director Leyba's actual love language.

Golf Courses

Cash Helquist, 5 Years - Cash was not in attendance, but was recognized with a round of applause.

Information Systems

Tom Hacking, 25 Years - Director Jeff Hassett introduced Tom, explaining that he has adapted to massive technological changes over a quarter-century, notably stepping up ten years ago to become the Database Administrator (DBA), which Tom likes to say stands for "don't bother asking." Director Hassett also shared that Tom is a down-to-earth farmer and mentioned that his mechanical engineering skills led him to build a receipt-sorting device for Elections, that was nicknamed the THSDC 6000 (which stands for "Tom Hacking saved Davis County \$6,000.00").

Library

Amanda Keller, 5 Years - Amanda was not in attendance, but was recognized with a round of applause.

Chelsa Echeverria, 20 Years - Chelsa was not in attendance, but was recognized with a round of applause.

Treasurer

Nancy Clark-Smith, 10 Years - Phil Conder, Chief Deputy Treasurer, jokingly noted Nancy's habit of perusing obituaries prompted him to write an obituary-styled recognition of her decade of service. Deputy Director Conder praised Nancy for her "unmatched level of professionalism, unyielding enthusiasm, and a genuine kindness," along with her dependability, warmth, and a tradition of giving a chocolate Hershey's "kiss" to every taxpayer as they leave the office. He remarked that "in lieu of flowers," people are encouraged to stop by her desk to congratulate her on a decade of excellence.

BUSINESS/ACTION

COMMUNITY & ECONOMIC DEVELOPMENT

- 3 **#2026-765. Approval of a Sponsorship Agreement with Bountiful Davis Arts Center for 2026 Programming & Exhibits** - *recommended by Kent Andersen, Director, Community & Economic Development - Tourism*

Financial Information:

- Type: Payable
- Amount: \$7,000.00

Terms:

- Beginning Date: 08/04/2026
- Ending Date: 12/31/2026

VOTING:

Motion to Approve Item 3: John Crofts. Second: Lorene Kamalu. All present voted aye.

FACILITIES

- 4 **#2026-755. Approval of an Agreement with Stout Building Contractors, LLC for General Contractor Services to Build a New Health Department Technical Center** - *recommended by Lane Rose, Director, Facilities*

Financial Information:

- Type: Payable
- Amount: \$1,819,725.00

Terms:

- Beginning Date: 08/04/2026
- Ending Date: 07/31/2027

Director Rose explained that the center will be built on the Health Department campus, just south of the existing Health Department, and will be used for emission administration and training.

VOTING:

Motion to Approve Item 4: Lorene Kamalu. Second: John Crofts. All present voted aye.

HEALTH

- 5 **#2026-760. Approval of the Davis County Senior Services Title VI Plan for Non-Discrimination in the Federal Transit Program with Utah Transit Authority (UTA)** - *recommended by Brian Hatch, Director, Health - Senior Services*

Financial Information: N/A

Terms:

- Beginning Date: 06/15/2026
- Ending Date: 06/15/2029

- 6 **#2026-762. Approval of an Agreement with Utah Legal Services, Inc. for Senior Legal Services for Fiscal Year 2027** - *recommended by Brian Hatch, Director, Health - Senior Services*

Financial Information:

- Type: Payable
- Amount: \$7,752.00

Terms:

- Beginning Date: 07/01/2026
- Ending Date: 06/30/2027

VOTING:

Motion to Approve Items 5-6: Lorene Kamalu. Second: John Crofts. All present voted aye.

LIBRARY

- 7 **#2026-761. Approval of an Agreement with the Utah State Library for the Community Library Enhancement (CLEF) Grant** - *recommended by Joshua Johnson, Director, Library*

Financial Information:

- Type: Receivable
- Amount: \$31,853.00

Terms:

- Beginning Date: 07/01/2026
- Ending Date: 06/30/2027

Director Johnson noted that while he had previously said this annual grant might be eliminated, there is no longer any indication that it will stop. He added that the Library usually spends these funds halfway through the State's fiscal cycle, which would be the beginning of next year.

- 8 **#2026-767. Approval of Tenant Subordination, Attornment and Non-disturbance, and Substitution of Landlord Agreement for Contract #2025-1390** - *recommended by Joshua Johnson, Director, Library*

Financial Information: N/A

Terms: N/A

Director Johnson explained that the contract, in relation to the temporary Library in Bountiful, is being amended due to the White House being sold, altering the lease to subordinate it to the loan that the buyers are currently trying to obtain. He noted that there are no changes to the contract dates or costs.

VOTING:

Motion to Approve Items 7-8: Lorene Kamalu. Second: John Crofts. All present voted aye.

SHERIFF'S OFFICE

- 9 **#2026-764. Approval of an Agreement Between Davis County and the Utah Department of Public Safety Bureau of Criminal Identification (BCI) for Security and Training for Operating Personnel to Access the Utah Criminal Justice Information System (UCJIS) File Information (Previous Year's Contract #2025-0606)** - *recommended by Arnold Butcher, Chief Deputy, Sheriff's Office*

Financial Information:

- Type: Pass-Through
- Amount: N/A

Terms:

- Beginning Date: 07/23/2026
- Ending Date: 06/30/2027

VOTING:

Motion to Approve Item 9: Lorene Kamalu. Second: John Crofts. All present voted aye.

SURVEYOR'S OFFICE

- 10 **ORD #2026-4. Approval of an Ordinance Amending Portions of Chapter 14.22 of the County Code - Land Surveying and Land Survey Monuments** - *recommended by Max Elliott, Davis County Surveyor, Surveyor's Office*

Financial Information: N/A

Terms:

- Beginning Date: 15 days after its passage
- Ending Date: N/A

Jeremiah Cunningham, Chief Deputy Surveyor, presented an ordinance amending Chapter 14.22 of the County Code regarding land surveying and land survey monuments. Chief Deputy Cunningham explained that the amendments aim to bring the County code into conformance with the State numbering system, clarify the Surveyor's Office's responsibilities for monument preservation, and establish monument permitting for construction within thirty feet of a monument to ensure developers are aware of potential costs. In response to Commissioner Kamalu's request to explain monuments, Chief Deputy Cunningham explained that they are physical markers, typically three-inch to three-and-a-half-inch diameter caps inscribed with "Davis County Surveyor", that define the legal positions upon which all public (such as roads, easements, and the golf course) and private property rights are based. He noted that the original base point is a three-foot pillar located at the south-east corner of Temple Square, from which land divisions originally started. He emphasized that preserving these monuments prevents litigation by clearly defining property boundaries.

Commissioner Stevenson joked about placing the silhouette of Surveyor Max Elliott, who is retiring in early September, on the monuments, which Chief Deputy Cunningham jokingly noted was optional.

VOTING:

Motion to Approve Item 10: John Crofts. Second: Lorene Kamalu. All present voted aye.

CONSENT ITEMS

- 11 **#2026-696. Approval of an Agreement with SLC TCG for Trading Card Expo** - *recommended by Kent Andersen, Director, Community & Economic Development - Western Sports Park*

Financial Information:

- Type: Receivable
- Amount: \$5,162.50

Terms:

- Beginning Date: 09/05/2026
- Ending Date: 09/06/2026

- 12 **#2026-756. Approval of an Agreement with Club Utah Basketball Academy for Basketball Training** - *recommended by Kent Andersen, Director, Community & Economic Development - Western Sports Park*

Financial Information:

- Type: Receivable
- Amount: \$4,336.50

Terms:

- Beginning Date: 07/29/2026
- Ending Date: 08/11/2026

- 13 **#2026-757. Approval of an Agreement with The North American Grappling Association for Grappling Tournaments** - *recommended by Kent Andersen, Director, Community & Economic Development - Western Sports Park*

Financial Information:

- Type: Receivable
- Amount: \$13,422.50

Terms:

- Beginning Date: 05/21/2027
- Ending Date: 10/02/2027

- 14 **#2026-769. Ratification of an Employee Settlement and Release Agreement** - *recommended by Shawn Choate, Director, Human Resources*

Financial Information: N/A

Terms: N/A

- 15 **#2026-758. Approval of the Training Reimbursement Agreement between Davis County and Christopher Jason Delancey for Special Functions Training and Basic Corrections Training with Christopher Jason Delancey as the Trainee** - *recommended by Arnold Butcher, Chief Deputy, Sheriff's Office*

Financial Information:

- Type: Payable
- Amount: \$18,978.00

Terms:

- Beginning Date: When all parties have signed the agreement
- Ending Date: When all parties have satisfied each of their respective duties under the agreement

- 16 **#2026-759. Approval for Training Reimbursement Agreement between Jakob Bradford Harmon and Davis County for Special Functions Training and Basic Corrections Training with Jakob Bradford Harmon as the Trainee** - *recommended by Arnold Butcher, Chief Deputy, Sheriff's Office*

Financial Information:

- Type: Payable
- Amount: \$18,594.00

Terms:

- Beginning Date: Effective when all parties have signed this agreement
- Ending Date: When all parties have satisfied each of their respective duties under the agreement

VOTING:

Motion to Approve Items 11-16: John Crofts. Second: Lorene Kamalu. All present voted aye.

VOTING:

Motion to Recess to Board of Equalization: Lorene Kamalu. Second: John Crofts. All present voted aye.

BOARD OF EQUALIZATION

17 #2026-31. Property Tax Register 08-04-2026 - recommended by Scott Parke, County Controller, Tax Administration

The Property Tax Register for 08/04/2026 is maintained by the Davis County Controller as the Clerk of the Board of Equalization.

VOTING:

Motion to Approve Item 17: Bob Stevenson. Second: John Crofts. All present voted aye.

VOTING:

Motion to Reconvene Commission Meeting: Lorene Kamalu. Second: John Crofts. All present voted aye.

CLOSING REMARKS

Commissioner Kamalu spoke at length about the Antelope by Moonlight bike ride, which took place on Friday night. She noted that the event has been running for thirty-two years and is so popular that organizers had to cap attendance. Commissioner Kamalu and Commissioner Crofts served as two of the four judges for the event, which featured a disco theme. Commissioner Kamalu shared that she was the only judge who danced because she "just can't help myself." She commended and congratulated Director Kent Andersen and the Tourism Department within Community and Economic Development, noting that when events run smoothly and look easy, it is because of a massive amount of hard work behind the scenes. Commissioner Kamalu also discussed her visit to the Great Salt Lake, describing it as sobering to see the severe reduction in the water level in just one year. She pointed out that there is no water anywhere near the boat slips, and the area is now more of a peninsula. She expressed hope for a very wet winter season, emphasizing that the Great Salt Lake desperately needs it.

MEETING ADJOURNED

The meeting adjourned at 10:41 AM.

Minutes Prepared by:

Solana Guest
Deputy Clerk

Minutes Approved on:

08/25/2026



Brian McKenzie (Aug 27, 2026 16:39:30 MDT)

Brian McKenzie
Davis County Clerk



Lorene Kamalu (Aug 26, 2026 20:01:03 MDT)

Bob J Stevenson
Commission Chair

