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|  | COMMISSION MEETING MINUTES  March 4, 2014  The Board of Davis County Commissioners met in room 303 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah on March 4, 2014. Members present were: Commissioner Louenda H. Downs - Chair, Commissioner P. Bret Millburn - excused, Commissioner John Petroff, Jr., Clerk/Auditor Chief Deputy Audit/Finance Curtis Koch, Chief Deputy Civil County Attorney Neal Geddes, and Deputy Clerk/Auditor Janet Hanson. |
| Commissioner Millburn excused | Commissioner Millburn was excused. He is attending the National Association of Counties (NACo) Legislative Conference. |
|  | Neal Geddes, Davis County Chief Deputy Civil Attorney, led the Pledge of Allegiance.  All in attendance were invited to stand and join in. |
| Agreement #2014-60 UT Dept of Workforce Services – Questar Gas reimbursement for Weatherization improvements | Lewis Garrett, Davis County Health Department Director presented the following:  Agreement #2014-60 with the Utah Department of Workforce Services for reimbursement funding in the amount up to $154,428.00 to provide natural gas appliance inspections based upon the Weatherization protocol and to make repairs or replace natural gas appliances as necessary for clients with Questar Gas Services. It is for the time period of January 1, 2014 through March 31, 2015. Commissioner Petroff made a motion to approve. Commissioner Downs seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor. |
| Agreement #2014-61 UT Dept of Workforce Services – Rocky Mountain Power reimbursement for Weatherization improvements | Agreement #2014-61 with the Utah Department of Workforce Service for reimbursement funding from Rocky Mountain Power in the amount up to $20,000.00 of approved major measures and supplemental measures and costs associated with refrigerator testing, installing furnace fans, educating electrically heated households, and placing compact fluorescent bulbs. Commissioner Petroff made a motion to approve. Commissioner Downs seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor. |
| Agreement #2014-62 Davis Park Café | Brad Stone, Davis Park Golf Course Professional, presented agreement #2014-62 with Davis Park Café LLC (Rhonda Moss) to provide food and beverage service. It is a receivable of 10% of gross receipts ($18,000.00 year minimum). It is for the time period of March 4, 2014 through December 31, 2014. Commissioner Petroff made a motion to approve. Commissioner Downs seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor. |
| New Fair Coordinator – Brooks Burr | Dave Hansen, Davis County Legacy Events Director, introduced Brooks Burr as the new Davis County Fair Coordinator replacing Allison Barnes. |
| Agreement #2014-63 Murphy’s Guitar 2014 Fair sponsor | Brooks Burr, Davis County Fair Coordinator, presented agreement #2014-63 with Murphy’s Guitar as a sponsor of the 2014 Davis County Fair. Murphy’s Guitar will provide giveaways and enlist local musicians to perform. It is a receivable in the amount of $600.00. It is for the time period of August 13 – 16, 2014. Commissioner Petroff made a motion to approve. Commissioner Downs seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor. |
| Agreement #2014-64 Morris Elephants for 2014 & 2015 Fair attraction | Dave Hansen presented agreement #2014-64 with Morris Elephants (formerly NV Events) to provide an elephant exhibit and rides at the 2014 and 2015 Davis County Fair. It is a payable in the amount of $6,400.00 per year. This exhibit was an excellent attraction and crowd favorite during the 2013 Davis County Fair. Commissioner Petroff made a motion to approve. Commissioner Downs seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor. |
| Agreement #2014-65 Moreno Wedding at LEC | Mike Moake, Davis County Legacy Events Center Marketing, presented agreement #2014-65 with Marisol Moreno for a wedding on July 5, 2014. It is a receivable in the amount of $2,350.00. Commissioner Petroff made a motion to approve. Commissioner Downs seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor. |
| Permit to Enter & Construct #2014-66 with North Salt Lake City | Tony Thompson, Davis County Planning, presented a “Permit to Enter and Construct” #2014-66 with North Salt Lake City for street improvements (curb and gutter, driveway) on parcel numbers 06-086-074 and 06-086-0085 at approximately 45 West 1100 North (unincorporated Davis County – NSL detention basin). There are no associated costs. The construction on the property will be complete by December 31, 2015. Commissioner Petroff made a motion to approve. Commissioner Downs seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor. |
| Agreement #2014-67 Utah Digital Services marketing 2014 Great Salt Lake Bird Festival | Neka Roundy, Davis County Community & Economic Development Specialist, presented agreement #2014-67 with Utah Digital Services for marketing of the 2014 Great Salt Lake Bird Festival. It is in the payable amount of $4,250.00 for the contract period of March, April and May 2014. Commissioner Petroff made a motion to approve. Commissioner Downs seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor. |
| Information regarding tax increment financing & results of past CDAs | Marlin Eldred, Davis County Community & Economic Development, introduced Kent Sulser, Davis County Community & Economic Development Director, to provide information regarding tax increment financing the County has received in the past and the results of past CDAs and why it is so important to economic development. Commissioner Downs indicated CDA’s have been a better option than RDA’s because the County determines the time frame and amount. Kent agreed. He indicated the CDA process is public/open, and negotiated with each taxing district to approve or disapprove. There is a limited timeframe that they will “sunset”. Kent referred to a handout “Economic Value Creation of Redevelopment Project Areas to Davis county Taxing Entities” (below) compiled by Lewis Young Robertson & Burningham, comparing the annual growth rate of values outside the project areas compared to the project area.    The tax generation is more than triple in the project areas compared to the average annual growth rate outside of the project area. Outside of the project, based upon the past 10 years (using 2012 assessed valuations) the annual growth rate is approximately 6% for properties outside the project area. Inside the project area the average growth rate is 38%, nearly 7 times the value. The reason being, legislatively, these project areas give an economic tool to put infrastructure in and helps all taxing districts participate by deferring some of the taxes for a period of time. This helps get the land ready by putting in the needed infrastructure, whereby the land can be developed at a price the developers are willing to develop it. Using the North Salt Lake Eaglewood Village CDA as an example, the base tax year was $3,013.00. It is now bringing $9,142.00 which will grow to over $20,452.00. Undeveloped it would still be a gravel pit; dusty, dirty, and a bookended eye sore into Davis County. Commissioner Downs expressed that what a CDA offers is the ability “get on their feet.” At some point the CDA will expire and the full tax increment will be realized. Had a CDA not been provided for infrastructure these projects may not have happened. Commissioner Downs noted the ultimate reason for CDA’s is for job creation. Kent confirmed that job creation weighs more heavily in the County’s participation with CDA’s. |
| Interlocal resolution #2014-68 Kaysville City Redevelopment Agency to enter into an agreement for a CDA | Marlin Eldred presented the following:  Interlocal resolution #2014-68 with Kaysville City Redevelopment Agency to allow the agency to enter into an agreement that would allow them to draw down new tax dollars for the purpose of generating economic development on the corner property of 200 North and Flint Street. It is a 16 acres owned by Kaysville City and the Flint family. The proposed development is a Smith’s Market Place and other retail, a needed resource in west Kaysville. It was noted Randy Sant (contract by Kaysville City) did a tax leakage study last year. It showed there was $38 million annual leaving the community going elsewhere. It is estimated a grocery store will reap about $1 million per month in revenue. This project will help bring some of the taxes back into Kaysville as well as job creation. Also applicable as noted by Commissioner Petroff, is this property will come out of greenbelt and become commercial which is taxed at 100%. Noting 50% of something is more than 50% of nothing. What he likes about this project is that it is ready to go and will be built out within 2 to 3 years. Commissioner Petroff made a motion to approve. Commissioner Downs seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.  Mayor Hiatt, Kaysville City, appreciated the County’s consideration of this project and agreement. It is something the city has been looking at for some time. Kaysville City does not have a lot of real estate opportunities available. He reiterated the tax leakage issue. They feel this project is an opportunity to capture some of the lost revenue. They feel this project fits the gap they are currently lacking providing services to those on the west side. Less travel will aid in air quality and there will be integration with the trail providing a bike repair station. He complimented Kent and Marlin for their collaboration and professionalism. |
| Information regarding use of funds for proposed CDA | Marlin referred to the following handout regarding use of funds for the proposed CDA:    This hand-out answers Commissioner Millburn questions with regards as to use of funds for infrastructure. The diverted taxes for this will be going towards infrastructure improvements to the site; i.e. signalization, geo technical and some on-site and off-site water line replacements. The funding will be $1.8 million which has been capped in the agreement. The fifteen year time frame will either be reached and/or $1.8 will be reached, whichever comes first. Then the contract is considered complete and the taxes start flowing 100% into the taxing entities. |
| Interlocal agreement #2014-69 Kaysville City Redevelopment Agency for new CDA 200 N & Flint Street (Smith’s Market Place) | Interlocal agreement #2014-69 with Kaysville City Redevelopment Agency which allows the agency to take advantage of the new taxes generated in the development area. The development area is located on the corner of 200 North and Flint Street. The agency will receive 50% for 15 years of the new taxes to be used to spur economic development. Taxes will be used for infrastructure improvements (i.e. water, sewer, gas electric upgrades, sidewalk, curb and gutter, traffic signalization and Geo technical). The request is keeping with the City’s general plan and is needed for the residents of west Kaysville. Current taxes generated are $2,891.00. Upon completion of the area it will generate $251,000.00 in taxes. Employment opportunities for 100-120 individuals are anticipated. Commissioner Petroff made a motion to approve. Commissioner Downs seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor. |
| Grant application #2014-70 to EDCUtah aerospace & composite site consultants | Grant application #2014-70 to Economic Development Corporation of Utah (EDCUtah) to bring in site consultants to tour and educate on aerospace and composite manufacturing with the ultimate goal of bringing business to Davis County. It is a joint application between Box Elder County, Weber County and Davis County requesting a match grant of $15,000.00. Upon approval this would require a $5,000.00 match funding from each county. Commissioner Petroff made a motion to approve. Commissioner Downs seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor. |
|  | Commissioner Petroff made a motion to convene as the Board of Equalization. Commissioner Downs seconded the motion. All voted aye. |
| Property Tax Register approved | Dale Peterson, Davis County Tax Administration Director, presented the Property Tax Register which reflected 20 corrections and 2 requests for tax exempt status (churches). Commissioner Petroff made a motion to approve. Commissioner Downs seconded the motion. All voted aye. |
|  | Commissioner Petroff made a motion to reconvene Commission Meeting. Commissioner Downs seconded the motion. All voted aye. |
| Check registers approved | Check registers as prepared by the Davis County Clerk/Auditor’s Office were approved by a motion from Commissioner Petroff. Commissioner Downs seconded the motion. All voted aye. The documents are on file in the office of the Davis County Clerk/Auditor. |
| Commissioner comments | Commissioner comments:  Commissioner Petroff: Pleased with the Mother Nature providing much needed moisture which is trending in the right direction. As a Weber Basin Board member there has been concern about the water percentages in the reservoirs, ground water and snow pack. There is still a need to be conservative. The majority of water use (2/3) is outside the home. Utilizing sprinklers correctly and in a timely manner makes a difference. Hopefully, there will not be a need to impose water restrictions.  Commissioner Downs: The Legislature is winding down. There are a couple of weeks left. It has been a quieter year. There are issues being followed carefully; transportation etc. There is a great contingency of legislators from Davis County meeting with them frequently. Commissioner Millburn has been meeting with our national delegation this week. They are continually being a part of that process. She believes we have good people working for us as representatives.  Curtis Koch: He is grateful for the extended snow skiing season. |
| Public comments: Brian Muir to run for Commission; Information regarding Commission Seats A, B & C | Public comments:  Brian Muir, North Salt Lake City: He appreciates the County’s development efforts, specifically Eaglewood Village making the entrance of North Salt Lake City more beautiful and welcoming. He announced his intention to run as a candidate for Davis County Commission. He indicated it is a pleasure to be a resident of Davis County and to help to make a difference here.  Ann Hunsinger (no city stated): Requested residents be allowed free landfill/dumping 4 times a year (spring and fall clean-up). Commissioner Petroff provided information regarding household waste (hazardous) can be dropped off for free; and green waste in city trucks is free. The cost to the public is $5/load. He stated Wasatch Integrated Waste is not a county subsidiary, it is private. He will pass along the request to Wasatch Integrated.  Mrs. Hunsinger also asked to be educated on the commission seats; A, B & C. Commissioner Downs indicated there is an unwritten gentleman’s agreement (not in State statute) that Seat A is from the south end of the county; Seat B is from the central area of the county; and Seat C is from the north area of the county. All 3 seats represent the entire county and citizen’s votes for them all. By having a commissioner from each area they have a better knowledge of that area. If there is a particular issue in an area the commissioner from that area would be the best one to respond. Each commissioner represents Davis County as a whole. Commissioner Downs reiterated the each commissioner, regardless of their “seat,” represents the entire county.  Mrs. Hunsinger also asked if the Commissioners were over other elected officials. Commissioner Petroff explained there are other elected officials besides the commissioners; i.e. the County Attorney, the Clerk/Auditor, the Sherriff, etc. Within the commissioners portfolios they have direct supervision over certain departments; i.e. Personnel, I.S., and so forth. The commissioners work as ***liaisons*** with other elected officials. The other elected officials are in control of their own offices. The commissioners do not tell them how to run their departments. As members of a budget committee, the commissioners do work with other elected officials budgets. Another thing he wanted to clear on is even though there are 3 areas the commissioners try to cover, when an issue comes up it is nice to have a representative from that area. He clarified that citizen’s vote for all 3 commission seats. There are 7 other county elected officials up for re-election, as well as state representative, and state senators. Commissioner Petroff also explained there used to be 4 chambers of commerce in Davis County. They were combined into one to become more effective. The Davis Chamber of Commerce meets with Weber and Cache & Box Elder counties chambers. They unify to represent issues at the legislature. This has brought such benefits as a new Weber State campus in Davis County, highway projects are completed because the 4 chambers can agree on a priority list.  Steve Rawlings, North Salt Lake resident and Davis County Clerk/Auditor: Appreciates the information exchange regarding the election. He also wanted to note, last year the legislature put a new law into effect, for one time only there will be 4 elected offices that will serve a one-time 6 year term: Assessor, Recorder, Surveyor and Treasurer. This was done in order to balance the county election cycle. The past election there was only one county office on the ballot (Commissioner Petroff’s seat). Following this election there will be 5 elected offices on the ballot on each election cycle (every 2 years). |
|  | Meeting adjourned.  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Clerk/Auditor Chair |
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