

BOARD OF DAVIS COUNTY COMMISSIONERS MINUTES

Board of Davis County Commissioners - Work Session Minutes Tuesday, November 25, 2025

The Board of Davis County Commissioners met for a scheduled meeting at 8:45 AM on November 25, 2025, in room 306 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.

ROLL CALL

Vice Chair John Crofts	Library Deputy Director Lynette Mills [left 9:03 AM]
Commissioner Bob Stevenson	Community and Economic Development Office Tony Thompson [left 9:03 AM]
County Clerk Brian McKenzie	Mosquito Abatement District Director Gary Hatch [arrived 9:05 AM]
County Controller Scott Parke	Deputy Clerk Solana Guest
Facilities Director Lane Rose	
Library Director Josh Johnson [left 9:03 AM]	

EXCUSED FOR COUNTY BUSINESS

Chair Lorene Kamalu [Disclosed post-meeting - absence was due to a Board of Health Meeting conflict]

AGENDA ITEM

- 1 8:45 - 9:00 AM
#2025-1238. A Work Session to Discuss the EV Chargers on the Admin Campus - recommended by Lane Rose, Director, Facilities

Director Rose presented concerns regarding the electric vehicle (EV) chargers on the Administration Campus. Two primary concerns driving the need for changes were increased State tax requirements for EV chargers and higher electricity costs. To offset the costs and get the chargers back up and running, Director Rose recommended increasing the cost per kilowatt-hour (kWh) by about 30%, moving the price from 38 cents to approximately 48 cents per kWh.

Major difficulties were reported with the current company used for the chargers, Charge Point:

1. Charge Point is behind on paying revenue owed to the County since July.
2. The contract has expired. Charge Point wants the County to sign a three-year agreement for maintenance and for the cloud plan that handles credit card charging.
3. Charge Point previously refused to invoice the County, which led to the chargers being shut down.
4. The company is reported to be in financial trouble, with estimates suggesting a 50-60% chance of going bankrupt.
5. Charge Point failed to pay the required State EV charging tax, forcing the County to pay it to remain compliant, which resulted in a revenue shortfall.

[04:10] Commissioner Stevenson suggested looking into models similar to those used by Rocky Mountain Power (RMP) or Tesla, where the third party handles installation, maintenance, and operation. Director Rose noted that the administration and maintenance of the current system—which requires staff time to fix issues like people unable to unplug their cars—has been a significant headache for Facilities. The County has a 10-year land lease with RMP at the Davis Conference Center in exchange for their charging services, and it has been a significantly better experience since RMP takes care of all maintenance and issues. During construction of the project, someone came and cut all the copper wires leading to the chargers. Director Rose reported that the County didn't have to do anything with the issue; it was all resolved by RMP.

Controller Parke explained that the current system generates \$24,000.00 in revenue annually, but that does not account for staff maintenance time and electricity costs. The County is losing money and subsidizing the service. It was discussed that if RMP were in favor of a land lease agreement with the County in exchange for providing the charging service, it would be more beneficial to contract with them instead of renewing with Charge Point. This would allow citizens to use the service without using tax dollars to subsidize it. Commissioners Crofts and Stevenson decided not to renew the contract with Charge Point, and Facilities will contact RMP to see if they would assume responsibility and maintenance over the charging station located at the Administration Campus. Director Rose confirmed that the charging equipment was purchased by and is the property of Davis County.

2 9:00 - 9:15 AM

#2025-1233. A Work Session to Discuss a Potential Land Swap on the Bountiful Library Project with Bountiful City to Improve the Site with the New Development - *recommended by Lane Rose, Director, Facilities*

[05:27] Director Rose used a map [see Attachment A] of the current Bountiful Library property ownership to distinguish which areas are owned by the County and which are owned by Bountiful City. Although Bountiful City owns the park strip near the Library, it is confusing as to who mows the grass and who owns the irrigation for that specific area. The County owns the parking spots directly in front of the Senior Center, which is located on City land. The current renovation and remodel design [see Attachment B2] includes a proposed property swap with Bountiful City, since the parcels being exchanged are of the exact same square footage. Benefits of the swap include simplifying the campus operations, improving pedestrian safety, making the usage of handicapped stalls more clear, and gaining approximately 17 additional parking stalls by using a double-row design and removing an island. Gary Hill, Bountiful City Manager, supports the exchange.

[14:22] Lynette explained that Bountiful City is requesting that the current one-way entrance [see Attachment B1] be closed off to enhance safety and reduce accidents. The book drop location will be moved to account for this change. Safe pedestrian access is being discussed, with an effort being made to slow cars down within the parking lot, and the possibility of adding a sidewalk.

[15:45] Tony outlined the process needed to get this parcel exchange properly approved. The property must be declared surplus, advertised for 30 days for public comment, and then an interlocal exchange agreement will be executed with Bountiful City. Since the exchange can be finalized before construction starts, Director Rose can continue planning the project.

3 9:15 - 9:45 AM

#2025-1210. A Work Session to Discuss the Davis County Mosquito Abatement Tax Increase with Gary Hatch, Director, Mosquito Abatement District - *recommended by John Crofts, Davis County Commission Vice Chair, Commissioners' Office*

[18:30] Gary Hatch, Director of the Mosquito Abatement Board, presented a proposal for a tax increase [see Attachment C]. The Mosquito Abatement District is proposing to increase its budget by \$1 million.

The funding is needed for various functions:

1. New pesticide storage facility and vehicle storage building: The current facility (built in 1998) is inadequate for modern operations as products now arrive in large pallets and 275-gallon totes, which require containment that the old structure was not designed for.
2. New lab facility: This will expand lab capacities and the surveillance program. The District runs extensive surveillance, conducting all in-house testing for West Nile virus, Western Encephalitis, and St. Louis Encephalitis. The District tested close to 700,000 mosquitoes and over 4,000 mosquito pools last year, more than any other entity in Utah. West Nile has been detected every year since 2006. This year, there were seven human cases and three deaths in Davis County, the highest number of deaths ever recorded in the County.
3. Remodeling the office: This includes converting the old lab into a larger women's locker room and laundry facility to accommodate the increase in female employees.
4. New adulticide product: Approximately \$155,000.00 will go toward a new and effective product, bringing the cost from about \$50.00/gallon to \$295.00/gallon. This requires increasing the chemical budget by about \$550,000.00 to allow the desired amount of spraying throughout the County.

[25:55] Director Hatch explained why non-aggressive mosquitoes are noticeable during the fall. Around September 15th, adult mosquitoes enter hibernation mode, seeking warm, humid places like homes and bathrooms. They are no longer seeking blood meals for egg development; they are building up fat and glycerin to survive the winter, making them non-aggressive.

[29:00] Director Hatch described that West Nile cases are difficult to track because symptoms can be similar to COVID, leading to potential underreporting until the patient is severely ill. He explained that West Nile is a cyclic bird disease, and human cases increase when bird susceptibility is high. Currently, Utah and surrounding states are seeing an increase in cases.

[31:08] Regarding the West Nile virus, Director Hatch noted that elderly people (over 80–85), and those with serious pre-existing conditions, are the most susceptible to severe outcomes and hospitalization. A healthy adult would typically experience severe flu-like symptoms (headache, joint pain) for a few days to a couple of weeks, but would likely recover without hospitalization.

[33:30] Director Hatch said that if abatement stopped, the mosquito population would be dramatically higher. In 1953, a single light trap collected over 25,000 mosquitoes in one night and was at capacity. Today, using a CO2-baited trap in the same location, the maximum is about 5,000 on a heavy night, demonstrating a significant impact. According to the Abatement Board's calculations, spraying achieves a 50-75% reduction in adults and an 85-95% reduction in larvae. Director Hatch noted that a rise in the Great Salt Lake would be beneficial, as salt water is too salty for mosquitoes to breed.

MEETING ADJOURNED

The meeting adjourned at 09:25 AM.

ATTACHMENTS

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

- A. Bountiful Library Land Swap Exhibit
- B. Library - Existing and New Siteplans
- C. Notice of Proposed Tax Increase - Mosquito Abatement

Minutes Prepared by:

Solana Guest
Deputy Clerk

Minutes Approved on:

12/09/2025



Brian McKenzie (Dec 9, 2025 16:22:02 MST)

Brian McKenzie
Davis County Clerk

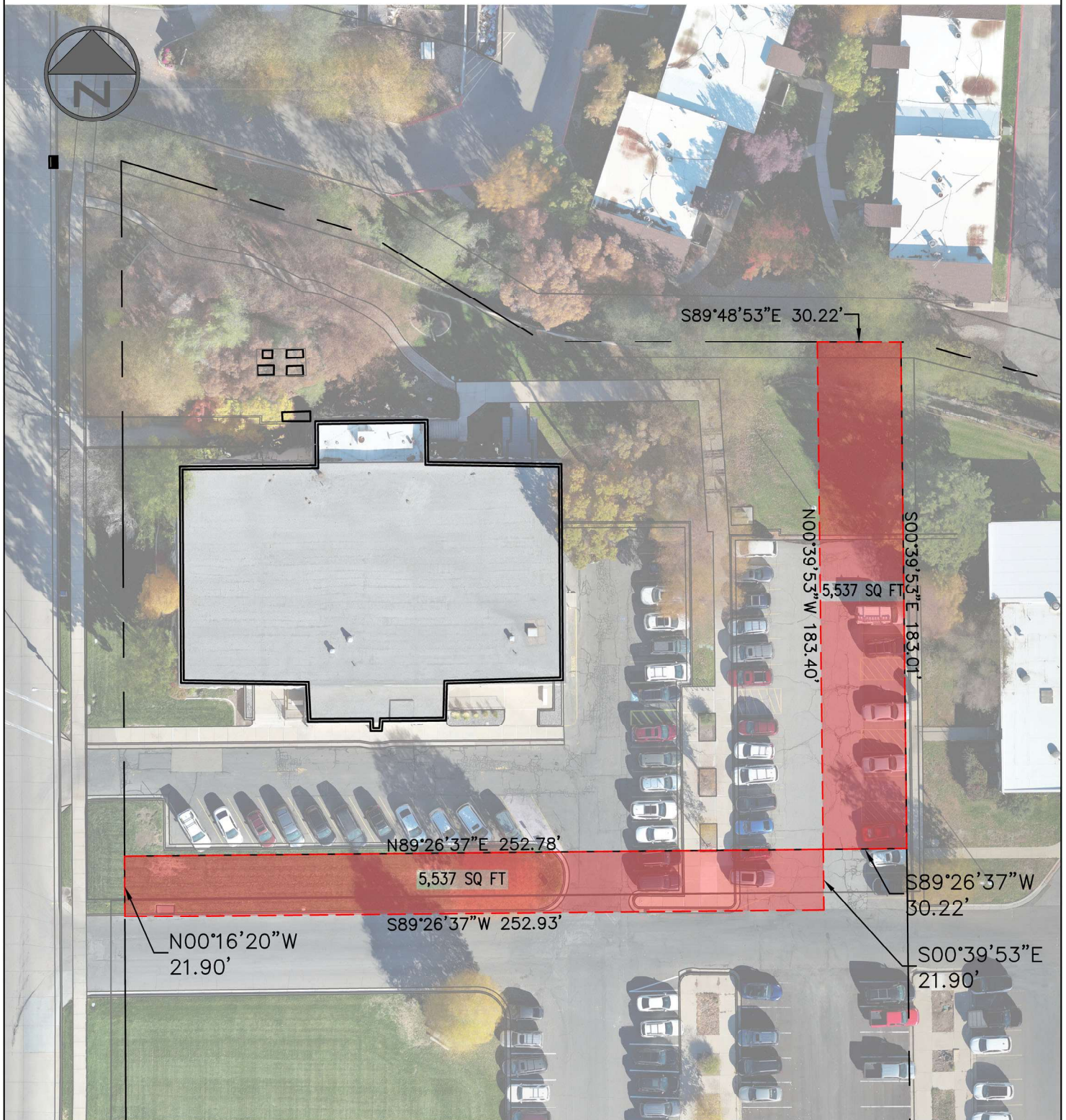


Lorene Miner Kamalu (Dec 9, 2025 15:55:45 MST)

Lorene Miner Kamalu
Commission Chair



BOUNTIFUL LIBRARY LAND SWAP EXHIBIT





WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

GENERAL NOTES

IT IS THE REQUIREMENT OF THE CONTRACTOR AND SUBCONTRACTORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS AND ANTICIPATE THE COORDINATION BETWEEN TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT HIS WORK IS IN A CONFLICT OF CONTRACTIBILITY. EXISTING REFERENCE MUST BE MADE TO THE INTENT OF THE DRAWINGS WITH CLARIFICATION SOUGHT FROM THE ARCHITECT.

FIELD WORK ALTHOUGH EXISTING CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK CONTACT ARCHITECT FOR ANY CLARIFICATION REQUIRED. INCLUDING POSSIBLE DISCREPANCIES ON THE DRAWINGS OR BETWEEN EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPANCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

PLAN NOTES

DESIGN TEAM HAS MADE REASONABLE AND PROFESSIONAL EFFORTS TO ENSURE ACCURACY IN DRAWINGS, ANY AND ALL DISCREPANCY BETWEEN DRAWN DIMENSIONS AND FIELD DIMENSIONS IS NOT INTENTIONAL AND SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.

FINISH NOTES

[illegible]

ELEVATION NOTES

[illegible]

DOOR NOTES

[illegible]

ALL DOOR LOCKSETS SHALL BE ADA COMPLIANT LEVER TYPE. ALL DOOR THRESHOLDS SHALL BE OPERATED WITH ONE HAND, WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THRESHOLDS ARE LIMITED TO 1/2" MAXIMUM HEIGHT. CAULK HEAD, JAMBS, AND SILLS OF ALL DOORS, STOREFRONT, AND WINDOWS WITH SEALANT CONTINUOUSLY APPLIED TO BOTH SIDES OF THE FRAMES. COLOR OF PAINT SHALL MATCH EXISTING COLOR OF THE FRAME. MATCHING

FURNITURE NOTES

CONTRACTOR TO PROVIDE ELECTRICAL BOX COORDINATION MEETING PRIOR TO INSTALLATION OF ELECTRICAL CONDUIT TO ENSURE PROPER LOCATIONS AND COORDINATION WITH FURNITURE DURING CONSTRUCTION ROUGH IN.

SITE KEY

- ```
--SD-- EXIST, STORM DRAIN LINE
--W-- EXIST, UNDERGROUND WATER LINE
--S-- EXIST, UNDERGROUND SEWER LINE
--FO-- EXIST, UNDERGROUND FIBER OPTIC
--UGP-- EXIST, UNDERGROUND POWER LINE
--G-- EXIST, UNDERGROUND GAS LINE
--UST-- EXIST, UNDERGROUND TELCO LINE
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**modern**  
OUTWEST

[illegible]



## **NOTICE OF PROPOSED TAX INCREASE DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT**

The DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT is proposing to increase its property tax revenue.

The DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT tax on a \$600,000 residence would increase from \$30.69 to \$38.61, which is \$7.92 per year.

The DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT tax on a \$600,000 business would increase from \$55.80 to \$70.20, which is \$14.40 per year.

If the proposed budget is approved, DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT would receive an additional \$1,000,000 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT would increase its property tax budgeted revenue by 25.80% above last year's property tax budgeted revenue excluding eligible new growth.

The DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.

### **PUBLIC HEARING**

Date/Time: 12/11/2025 7:00 P.M.

Location: Mosquito Abatement District Davis Office  
85 N 600 W  
Kaysville

Virtual Meeting Link: Join Zoom Meeting  
<https://us06web.zoom.us/j/84587382645?pwd=VrjeHU>

To obtain more information regarding the tax increase, citizens may contact the DAVIS COUNTY MOSQUITO ABATEMENT DISTRICT at 801-544-3736 or visit [davismosquito.org](http://davismosquito.org)

## Tax Increase Instructions

The advertisement shall be published **for at least 14 days before** the day on which the taxing entity conducts the public hearing in the following locations:

- 1) Electronically in accordance with Section 45-1-101: on a website established by the collective efforts of Utah newspapers. **[www.utahlegals.com](http://www.utahlegals.com)**
- 2) On the Utah Public Notice Website under Section 63A-16-601  
**[www.utah.gov/pmn/](http://www.utah.gov/pmn/)**
- 3) As a Class A notice under Section 63G-30-102.
- 4) Publish the public notice on the entity's official website.

The advertisement shall state that the taxing entity will meet on a certain day, time, and place in the advertisement. The exact wording for the advertisement can be found in 59-2-919.

The scheduled hearing shall not be held less than **ten (10) days after** the mailing of the "Notice of Property Valuation and Tax Change" by the county auditor.

The scheduled meeting on the proposed tax increase may coincide with the hearing on the proposed budget.

The hearing shall begin at or after **6:00 PM**

**The public hearing must be open to the public and held at a meeting with no other items on the agenda other than discussion and action on the taxing entity's intent to levy a tax rate that exceeds the taxing entity's certified tax rate, budget, or a special districts fee implementation.**

**The public hearing needs to be available for individuals to attend or participate either in person or remotely through electronic means.**

**If another meeting is needed to finalize the tax increase, the details of the meeting (place, date, time) must be announced at the end of the public hearing.**

**Please see our website for more information.**

**<https://propertytax.utah.gov/tax-increases/>**

## NOTICE OF PROPOSED TAX INCREASE

The Mosquito Abatement District-Davis is proposing to increase its property tax revenue. The Mosquito Abatement District-Davis tax on a \$600,000.00 (average value of Davis County residence) residence would increase from \$30.69 to \$38.61, which is \$7.92 per year. The Mosquito Abatement District-Davis tax on a (average value of business) would increase from \$55.80 to \$70.20, which is \$14.40 per year. If the proposed budget is approved, Mosquito Abatement District-Davis would receive an additional \$1,000,000.00 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, Mosquito Abatement District-Davis would increase its property tax budgeted revenue by 26.18% above last year's property tax budgeted revenue excluding new growth. The Mosquito Abatement District-Davis invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.

### PUBLIC HEARING

Date/Time: Location: December 11, 2025 at 7:00. 85 North 600 West, Kaysville, UT. 84037

Virtual Meeting Link:

To obtain more information regarding the tax increase, citizens may contact the Mosquito Abatement District-Davis at 801-544-3736 or visit [davismosquito.org](http://davismosquito.org).

- Average Resident in Davis County Value at \$600,000.00
- Increase on Residence \$30.69 to \$38.61
- Residence increases \$7.92 per year \$0.66 per month
- Increase on a Business \$55.80 to \$70.20
- Business increases \$14.40 per year \$1.20 per month
- \$1,000,000.00 increase
- Percentage increase of budgeted revenue is 26.18%
- Estimated Building Project Cost – Total 9,200,000.00
- 15 Year Loan \$855,550.00 per year payment

## TAX INCREASE USAGE POINTS

- Pesticide Storage Building – The current pesticide storage building was built 27 years ago and does not accommodate the high use of palleted material or larger quantities of liquid product. We need to be able to safely handle and properly store mosquito control products. Liquid products are increasing and the containers being received have a higher capacity of product so we need to be able to properly contain those products and store larger quantities of liquid adulticide products
- Chemical Usage – Mosquito control product usage has changed a great deal. Regular occurrence of West Nile Virus, new products becoming available for use, and the growth of the county has increased the need for adult mosquito control products. The growth of subdivision in Davis County moving closer and closer to the mosquito habitat has required us to use more products and increase our equipment use to cover the increased amounts of streets and subdivisions for adult mosquito control.
- New Adulticide – A new mosquito adulticide product has become available. The mosquitoes have built some resistance to the product that has been used for many years. This new product is very effective but costly. It will also help reduce the resistance to the cheaper product to increase its use more into the future. (cost example \$75.00 per gallon for current product to \$295.00 per gallon for new product)
- Drone Usage - implementation of the use of spray drones. This has been a good beneficial addition to the control of mosquito larvae. The implementation of drone use has increased the amount of granular product coming into the facility and increased the need for safer handling and proper storage of the granular products. Our current building is not set up for easy use movement of palleted products.
- Laboratory and Mosquito Surveillance – Surveillance is a key component of our operations. In-house RT-PCR testing for mosquito borne diseases is critical to reacting to virus activity in a timely manner. Currently the surveillance and laboratory operations are being conducted out of multiple building used for operations and storage. We are increasing our lab capacity and surveillance capabilities and adding new CO2 tank traps.
- Employee Needs – The increase of personnel especially seasonal employees has exceeded capacity in our locker rooms. Expansion of locker room facilities for the employees is needed to accommodate the current employee numbers and potential growth of the future. Additional office space for full time employees is needed.