

BOARD OF DAVIS COUNTY COMMISSIONERS MINUTES

Board of Davis County Commissioners - Regular Meeting Minutes Tuesday, December 9, 2025

The Board of Davis County Commissioners met for their regularly scheduled meeting at 10:00 AM on December 9, 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.

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

PLEDGE OF ALLEGIANCE

The meeting convened at 10:02 AM and Andy Hansen, the County Assessor, led the Pledge of Allegiance.

PUBLIC COMMENTS

Mindy Adams - Farmington - A 34-year County resident and 25-year employee, Mindy has worked alongside 13 different Commissioners, sometimes agreeing and sometimes disagreeing with decisions that have been made, and attributes that to a "healthy" government. Regarding the Public Hearing held last week, Mindy said, "I was grateful that we live in a country where our voices can be heard and we can speak. I was disheartened, however, by the incivility, the disrespect, and the misinformation shared by some." She urged citizens to educate themselves on County government operations using official resources rather than social media hearsay, pointing people to the County's website, where "accurate and complete information can be found." She emphasized that the County is a separate organization from the School District.

Cathy Cahoon - Kaysville - Kathy expressed concern over tax inequities between Title 1 schools and wealthier communities, saying she feels that children are "penalized... by what their parents' income is." Commissioner Stevenson explained that growth and newer construction often lead to differences in school facilities, while Commissioner Kamalu clarified that the County is separate from the School District and advised Kathy to bring the matter to the School Board. Kathy acknowledged that the County has no control over the School District, but expressed her opinion that there must be a better way to distribute taxes, and wanted to bring the issue to the Commissioners' awareness.

APPROVAL OF MEETING MINUTES

- 1 **#2025-1268. Approval of the Work Session Meeting Minutes for November 18, 2025** - *recommended by Lorene Kamalu, Davis County Commission Chair, Commissioners' Office*
- 2 **#2025-1269. Approval of the Regular Commission Meeting Minutes for November 18, 2025** - *recommended by Lorene Kamalu, Davis County Commission Chair, Commissioners' Office*
- 3 **#2025-1273. Approval of the Work Session Meeting Minutes for November 25, 2025** - *recommended by Lorene Kamalu, Davis County Commission Chair, Commissioners' Office*
- 4 **#2025-1274. Approval of the Regular Commission Meeting Minutes for November 25, 2025** - *recommended by Lorene Kamalu, Davis County Commission Chair, Commissioners' Office*

VOTING:

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

BUSINESS/ACTION

ASSESSOR'S OFFICE

5 **#2025-1261. Ratification of an Expert Witness Retention Contract for Lagoon State Hearing - recommended by Andy Hansen, County Assessor, Assessor's Office**

| | |
|--|--|
| Financial Information: | Terms: |
| <ul style="list-style-type: none">• Type: Payable• Amount: \$5,000.00 | <ul style="list-style-type: none">• Beginning Date: 01/01/2026• Ending Date: 12/31/2026 |

The contract is with Jorgensen Appraisal Inc. and is billed at an hourly rate. The County will utilize these services for the upcoming hearing scheduled in February. Though it cannot be predicted, Assessor Hansen said the goal is to settle the issue this year.

VOTING:
Motion to Approve Item 5: John Crofts. Second: Lorene Kamalu. All present voted aye.

COMMUNITY & ECONOMIC DEVELOPMENT

6 **#2025-1235. Approval of an Agreement with League One Volleyball (LOVB) for Salt Lake Pre-Season Event - recommended by Kent Andersen, Director, Community & Economic Development - Western Sports Park**

| | |
|---|--|
| Financial Information: | Terms: |
| <ul style="list-style-type: none">• Type: Receivable• Amount: \$1,000.00 | <ul style="list-style-type: none">• Beginning Date: 12/05/2025• Ending Date: 12/05/2025 |

Director Andersen expressed his opinion that Women's Volleyball is one of the greatest opportunities for the Western Sports Park (WSP), and is excited to start developing a relationship with LOVB.

7 **#2025-1259. Approval of an Incentive Agreement with USA Wrestling to host Seven Events in Davis County in 2025 and 2026 - recommended by Kent Andersen, Director, Community & Economic Development - Tourism**

| | |
|---|--|
| Financial Information: | Terms: |
| <ul style="list-style-type: none">• Type: Payable• Amount: \$14,000.00 | <ul style="list-style-type: none">• Beginning Date: 12/01/2025• Ending Date: 06/30/2026 |

8 **#2025-1262. Approval of an Incentive Agreement with Davis Conference Center for the 2026 Rocky Mountain Association of Fairs Annual Convention - recommended by Kent Andersen, Director, Community & Economic Development - Tourism**

| | |
|---|--|
| Financial Information: | Terms: |
| <ul style="list-style-type: none">• Type: Payable• Amount: \$12,000.00 | <ul style="list-style-type: none">• Beginning Date: 12/09/2025• Ending Date: 11/15/2026 |

Director Andersen said they applied in 2021 for this opportunity, and the event will require a minimum of 250 hotel beds.

9 **#2025-1281. Approve the Disposition and Retirement of Tax ID 10-087-0003, a Real Property Parcel Struck to Davis County for Delinquent Property Taxes in 2005, and Execute Quitclaims Deeds to Abutting Properties - recommended by Kent Andersen, Director, Community & Economic Development - Planning**

| | |
|-----------------------------------|--|
| Financial Information: N/A | Terms: |
| | <ul style="list-style-type: none">• Beginning Date: One-Time Sale• Ending Date: One-Time Sale |

Director Andersen recognized Tony Thompson for his efforts in coordinating this with the 11 abutting property owners who will now take ownership of the different parcels, handling any long-term maintenance and contributing property taxes for the land.

10 **#2025-1282. Approval of a Lease Agreement with the State of Utah, Division of Facilities Construction and Management, for the Placement of an Air Monitoring Station on Tax ID 12-100-0054 - recommended by Kent Andersen, Director, Community & Economic Development - Planning**

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|-----------------------------------|--|
| Financial Information: N/A | Terms: <ul style="list-style-type: none">• Beginning Date: 12/01/2025• Ending Date: 11/30/2030 |
|-----------------------------------|--|

This will provide live updates instead of the previous once daily, and will be placed at the entrance to the causeway on Antelope Island.

11 **#2025-1283. Acceptance of a Grant of Easement for Access from West Point City on Tax ID 12-039-0052 - recommended by Kent Andersen, Director, Community & Economic Development - Planning**

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|-----------------------------------|--|
| Financial Information: N/A | Terms: <ul style="list-style-type: none">• Beginning Date: 12/02/2025• Ending Date: Runs With The Land |
|-----------------------------------|--|

The easement is necessary to access a drain, located on the Immigrant Trail, and will be impacted by the West Davis Corridor project.

12 **#2025-1284. Approval to Authorize Notice of Sale of Davis County Surplus Real Property Known as Tax ID 06-168-0020 and 03-036-0067 - recommended by Kent Andersen, Director, Community & Economic Development - Planning**

| | |
|--|--|
| Financial Information: <ul style="list-style-type: none">• Type: Payable• Amount: \$200.00 | Terms: <ul style="list-style-type: none">• Beginning Date: 12/15/2025• Ending Date: 12/15/2025 |
|--|--|

The first property is needed to build a new drain, helping to relieve pressure on an already-existing drain. The second property is a parcel exchange with Bountiful City, needed for the parking lot project at the Bountiful Library.

Commissioner Kamalu corrected an inaccurate rumor, stated several times during the Truth in Taxation Hearing held on December 2, by explaining that the Western Sports Park (WSP) is funded by tourism funds, not the General Fund. Director Andersen noted that the WSP pays a \$1.8 million lease back to the General Fund.

VOTING:
Motion to Approve Items 6-12: Bob Stevenson. Second: John Crofts. All present voted aye.

13 **#RES 2025-35. Approval of a Resolution Supporting America250 Utah and Recognizing and Approving of the Utah250 Community Committee - recommended by Lorene Kamalu, Davis County Commission Chair, Commissioners' Office**

| | |
|-----------------------------------|-------------------|
| Financial Information: N/A | Terms: N/A |
|-----------------------------------|-------------------|

Jessica Merrill, Deputy Director of CED, said that there is a nationwide effort to celebrate the Country's 250th birthday, and each state is participating. Each county in Utah has been encouraged to pass Resolutions and host events in support of America250 Utah. Davis County plans to partner with the "Warriors Over the Wasatch" air show on June 26-27, 2026, as its official celebration.

14 **#2025-1289. Approval of America250 Utah Community Licensing Agreement - recommended by Lorene Kamalu, Davis County Commission Chair, Commissioners' Office**

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|-----------------------------------|-------------------|
| Financial Information: N/A | Terms: N/A |
|-----------------------------------|-------------------|

Deputy Director Merrill clarified that this is the County's agreement to abide by the logo guidelines.

VOTING:
Motion to Approve Items 13-14: Bob Stevenson. Second: John Crofts. All present voted aye.

PUBLIC HEARING: CONTROLLER'S OFFICE

15 **#2025-1250. Public Hearing Regarding Compensation Increases for Executive County Officers as Part of**
the Proposed 2026 Budget - recommended by Scott Parke, County Controller, Controller's Office

Financial Information: N/A

Terms: N/A

County Controller Scott Parke presented the proposed 2026 compensation increases for executive officers:

1. **Non-Elected Officers:** County department heads, deputy directors, chief deputies, chief assistants, and so on will receive up to a 4.5% increase (a 2% COLA and up to 2.5% merit), mirroring other County employees. They will also see a 2% base pay increase offset by a 2% reduction in their 401(k) match by the County.
2. **Elected Officials:** Elected officials will see the 2% 401(k)-to-salary swap, and an average base pay adjustment of 1.7% to standardize pay bands across similar offices, with no merit-based increase.

VOTING:

Motion to Open a Public Hearing: Bob Stevenson. Second: John Crofts. All present voted aye.

No public comments were offered.

VOTING:

Motion to Close a Public Hearing: Lorene Kamalu. Second: John Crofts. All present voted aye.

VOTING:

Motion to Approve Item 15: John Crofts. Second: Lorene Kamalu. All present voted aye.

Commissioner Stevenson questioned Commissioner Crofts on his opposition to the tax increase while accepting a pay raise. Commissioner Crofts defended his position, stating that County officials are compensated significantly less than those in other Class 2 counties, and argued that his vote is in support of other elected officials and directors. While he is uncomfortable with raising his own salary, he does not feel it is "overly generous." Commissioner Crofts expressed his opinion that Commissioner Stevenson is "insincere," due to his lack of action over the past seven years, along with his past voting record.

Commissioner Stevenson explained that while most elected officials are expected to have a relevant background in their field and are well-trained, they are generally paid less than the County's hired department heads. While it is uncomfortable to ask for a salary increase during a tax raise, it is important to have quality people in elected positions. He said he asked Commissioner Crofts for an explanation because Commissioner Crofts has "basically never been able to answer" any questions concerning dealing with tax dollars.

CONTROLLER'S OFFICE

16 **#RES 2025-32. Approval of a Resolution to Adopt the 2026 Operating and Capital Budgets of Davis County** - *recommended by Scott Parke, County Controller, Controller's Office*

Financial Information: N/A

Terms: N/A

Controller Parke noted that even with the tax increase, the General Fund remains \$6.5 million short, requiring the County to spend down savings. The shortage will be addressed over the next few months as a refined effort to cut targeted areas rather than a sweeping cut. Commissioner Crofts asked Controller Parke if the majority of Commissioners recommended cuts or to drive down the fund balance, to which Controller Parke explained that no specific areas were identified, but that the intent was to take the next several months to carefully identify possible areas, saying the goal is to take a scalpel to the budget instead of a sledgehammer. He explained that to responsibly reconstruct a new budget would take longer than the week in between the Truth in Taxation public hearing and now.

Commissioner Kamalu addressed the belief that the tax increase was a set-up intended for the public to be happy about a 14.9% increase instead of 30%. She said that a good policy analysis always considers a "do-nothing scenario" and likely two other options. Controller Parke did exactly that, after months of hard work and discussions between elected officials and department heads, all of which is public information. All requests that are not required by state law were already told no. Commissioner Kamalu said that she does not favor "top-down" government, which makes it difficult for local government that have to rely on property taxes to fund all services. She recommended that people get involved in the legislative session every year, which makes decisions that impact local property owners. She commended the County's leadership and staff, saying it was "painful to hear the attacks on the good work of this County."

VOTING:
Motion to Approve Item 16: Bob Stevenson. Second: Lorene Kamalu. Aye: Lorene Kamalu, Bob Stevenson. No: John Crofts. Motion Passed.

FACILITIES

17 **#2025-1264. Approval of an Agreement with Jardine Malaska Construction Services, LLC for Construction Upgrades of the Parking Lot, Landscaping, and Pro Shop Entrance** - *recommended by Lane Rose, Director, Facilities*

Financial Information:

- Type: Payable
- Amount: \$998,723.40

Terms:

- Beginning Date: 12/09/2025
- Ending Date: 07/31/2026

18 **#2025-1265. Approval of an Amendment to Contract #2024-1073 with Modern Out West, PLLC for a Guaranteed Maximum Design Price on the Bountiful Branch Library Restoration Project** - *recommended by Lane Rose, Director, Facilities*

Financial Information:

- Type: Payable
- Amount: \$547,279.50

Terms:

- Beginning Date: 12/09/2025
- Ending Date: 12/31/2027

19 **#2025-1266. Approval of an Agreement with Automated Mechanical for Heating, Ventilation, and Air Conditioning (HVAC) Efficiencies Upgrades on the Administration Building with Rocky Mountain Power (RMP) and Enbridge Rebates** - *recommended by Lane Rose, Director, Facilities*

Financial Information:

- Type: Payable
- Amount: \$4,521.00

Terms:

- Beginning Date: 12/09/2025
- Ending Date: 07/31/2026

This expense is part of roughly \$20,000.00 upgrades to the Administration Building, though about \$15,000.00 will be returned through rebates.

20 **#2025-1267. Approval of an Agreement with Salmon Mechanical, LLC for Installation of Sound Attenuators on the HVAC Equipment at the Western Sports Park** - *recommended by Lane Rose, Director, Facilities*

| Financial Information: | Terms: |
|--|--|
| <ul style="list-style-type: none">• Type: Payable• Amount: \$236,073.00 | <ul style="list-style-type: none">• Beginning Date: 12/09/2025• Ending Date: 04/30/2026 |

The attenuators are needed due to the vibration and noise from the HVAC system outside of Arena 2 in the WSP. Commissioner Stevenson asked if this was from an error during construction, to which Director Rose said no, it could not have been anticipated. The money will come from the construction budget for the WSP.

Commissioner Kamalu thanked Director Rose and his staff, noting that they continually take care of issues while hardly ever adding any staff.

VOTING:
Motion to Approve Items 17-20: Bob Stevenson. Second: Lorene Kamalu. All present voted aye.

LIBRARY

21 **#2025-1260. Agreement with Boncom for Marketing Services for the Davis County Library** - *recommended by Joshua Johnson, Director, Library*

| Financial Information: | Terms: |
|---|--|
| <ul style="list-style-type: none">• Type: Payable• Amount: \$50,600.00 | <ul style="list-style-type: none">• Beginning Date: 12/09/2025• Ending Date: 12/01/2026 |

The marketing services will better promote existing library collections and resources, and will ultimately save the County money by contracting this service out and ensuring all resources are benefiting the community. Commissioner Kamalu reminded the public that the library system is not a part of the General Fund.

VOTING:
Motion to Approve Item 21: John Crofts. Second: Lorene Kamalu. All present voted aye.

SHERIFF'S OFFICE

22 **#2025-1276. Approval of Cooperative Wildfire System 2026 Participation Commitment Fees** - *recommended by Arnold Butcher, Chief Deputy, Sheriff's Office*

| Financial Information: | Terms: |
|---|--|
| <ul style="list-style-type: none">• Type: Match• Amount: \$14,909.00 | <ul style="list-style-type: none">• Beginning Date: 01/01/2026• Ending Date: 12/31/2026 |

The amount, \$2,000.00 less than the County fees were last year, is decided by taking a parcel of land and determining how much money was used for fire mitigation during previous years. The fees are a match, and all the work that Adam Wright, Director of Public Works, and his team are doing for weed mitigation count towards this. Until we stop doing the work, money does not need to change hands.

VOTING:
Motion to Approve Item 22: John Crofts. Second: Lorene Kamalu. All present voted aye.

CONSENT ITEMS

23 **#2025-1222. Approval of an Agreement with Dr. Cecilia Burnside to Extend the Standard Service Provider Contract (2024-0870) for an Additional Six Months** - *recommended by Michelle Hicks, Director, Animal Care*

| Financial Information: | Terms: |
|--|--|
| <ul style="list-style-type: none">• Type: Payable• Amount: \$95.00/Hour | <ul style="list-style-type: none">• Beginning Date: 12/10/2025• Ending Date: 06/10/2026 |

24 **#2025-1256. Approval of an Incentive Agreement with Mountain Valley Mayhem to Host Their Event in Davis County** - *recommended by Kent Andersen, Director, Community & Economic Development - Tourism*

Financial Information:

- Type: Payable
- Amount: \$500.00

Terms:

- Beginning Date: 11/01/2025
- Ending Date: 11/20/2025

25 **#2025-1270. Approval of an Agreement with Connect America.com, LLC, for In-Home Services for Elderly or Disabled Adults 18 Years or Older** - *recommended by Brian Hatch, Director, Health - Senior Services*

Financial Information:

- Type: Payable
- Amount: Varies, See Rate & Service Table

Terms:

- Beginning Date: 07/01/2025
- Ending Date: 06/30/2027

26 **#2025-1275. Approval of a Memorandum of Understanding (MOU) with Davis County, Senior Services, Retired and Senior Volunteer Program to Provide Volunteers to Help With Services at the Bountiful Community Food Pantry** - *recommended by Brian Hatch, Director, Health - Senior Services*

Financial Information: N/A

Terms:

- Beginning Date: 09/01/2025
- Ending Date: 09/01/2028

27 **#2025-1285. Ratification of an Agreement with Piece of Mind to Rent Bay #4 of the Davis Shooting Range for a One-Time Pistol and Rifle Training Event** - *recommended by Arnold Butcher, Chief Deputy, Sheriff's Office*

Financial Information:

- Type: Receivable
- Amount: \$200.00

Terms:

- Beginning Date: 12/05/2025
- Ending Date: 12/06/2025

28 **#2025-1278. Approval of a Sponsorship Agreement with CAL Ranch, LLC. to Sponsor a Shelter on Bay #5 at the Davis Shooting Range** - *recommended by Arnold Butcher, Chief Deputy, Sheriff's Office*

Financial Information:

- Type: Receivable
- Amount: \$2,000.00

Terms:

- Beginning Date: Upon Final Signature
- Ending Date: Five Years From the Date of Final Signature

29 **#2025-1286. Approval of a Sponsorship Agreement with Piece of Mind to Sponsor a Shelter on Bay #8 at the Davis Shooting Range** - *recommended by Arnold Butcher, Chief Deputy, Sheriff's Office*

Financial Information:

- Type: Receivable
- Amount: \$2,000.00

Terms:

- Beginning Date: Upon Final Signature
- Ending Date: 5 Years From the Date of Final Signature

30 **#2025-1280. Approval of an Agreement with LRPA HEATHEN PRECISION 22 LR for Annual Use of Bay #4 at the Davis Shooting Range** - *recommended by Arnold Butcher, Chief Deputy, Sheriff's Office*

Financial Information:

- Type: Receivable
- Amount: \$780.00

Terms:

- Beginning Date: Upon Final signature
- Ending Date: One Year from the Date of Final Signature

31 **#2025-1253. Approval of a Bountiful Irrigation District Appointment of Marci L. Butterfield as Trustee** - *recommended by Lorene Kamalu, Davis County Commission Chair, Commissioners' Office*

32 **#2025-1277. Notice of Intent to Engage in Contract Negotiations for Multiple Regression Modeling Services** - *recommended by Scott Parke, County Controller, Controller's Office*

Commissioner Kamalu pointed out that Animal Care and the Health Department are not a part of the General Fund, and commended the community's volunteers for saving Davis County money. Commissioner Stevensen gave his appreciation to Chief Deputy Butcher for securing sponsorships for the County's gun range, which is revenue the County wasn't seeing before. Commissioner Kamalu admitted the complications involved with the gun range, stating that though several agencies pay for the use of it, the County is running the property. She said the Commissioners are digging deep into this issue, and it is something being discussed.

VOTING:
Motion to Approve Items 23-32: Lorene Kamalu. Second: Bob Stevenson. All present voted aye.

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

BOARD OF EQUALIZATION

33 **#2025-207. Property Tax Register 12-09-2025** - *recommended by Scott Parke, County Controller, Tax Administration*

The Property Tax Register for 12/09/2025 was presented and contained the following: Controller's Adjustments consisting of Appeals reports, Abatement reports, 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: Lorene Kamalu. 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 Crofts opened his remarks by expressing deep respect for his colleagues, specifically highlighting Commissioner Stevenson's dedication to public service and his recent Lifetime Achievement Award from the Chamber of Commerce. Despite their "pointed jabs" and strong disagreements regarding the tax increase, Commissioner Crofts emphasized that their long-term working relationship remains intact. He defended the Commission's decision to hold voluntary open houses—which were not required by State statute—as a vital way to gather feedback from a community that is currently "hurting" due to economic pressures. Commissioner Crofts shared that his "Nay" vote was rooted in his own history of financial struggle and a lesson he learned as a 12-year-old boy on Pearl Harbor Day from a neighbor named Eldon Taylor: Eldon, a farmer during World War II, taught him that the war was won through collective sacrifice, such as families pulling up rose bushes to plant vegetable gardens and going without full meals so that soldiers and allies could be fed. Commissioner Crofts argued that current County residents on fixed incomes and young parents are facing similar "scarcity" due to outrageous housing and food prices. He stated he could not in good conscience vote for the tax increase while residents are "imploring" the Commission for relief, even though he acknowledged that the 14.9% increase still necessitates further cuts. He admitted that it was a tough decision for him to make and realized it was hard for the other two Commissioners as well. He said he received pressure from other elected officials to vote unanimously with the whole Commission, but could not in good conscience do so.


Commissioner Kamalu provided a counter-perspective by highlighting the rising costs of operations. Drawing on her experience with the Davis Chamber of Commerce, she noted that in a meeting of 35 business owners, not one person could claim their cost of doing business was the same as it was in 2016. She emphasized that county government is not immune to these inflationary hits and must balance those costs with the increasing needs in social and health services. Commissioner Kamalu recounted a biblical analogy that resonated with her following the tax hearing, regarding King Solomon and two women claiming the same baby. She recalled how Solomon proposed cutting the baby in half to reveal the true mother's identity based on her reaction.

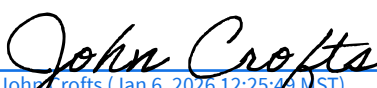
MEETING ADJOURNED

The meeting adjourned at 11:10 AM.

Minutes Prepared by:
Solana Guest
Deputy Clerk

Minutes Approved on:
01/06/2025


Brian McKenzie (Jan 6, 2026 16:04:34 MST)
Brian McKenzie
Davis County Clerk


John Crofts (Jan 6, 2026 12:25:49 MST)
John V. Crofts
Commission Chair

