

BOARD OF DAVIS COUNTY COMMISSIONERS MINUTES

Board of Davis County Commissioners - Regular Meeting Minutes Tuesday, June 2, 2026

The Board of Davis County Commissioners met for their regularly scheduled meeting at 10:00 AM on June 2, 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 John Crofts
Davis County Commission Vice Chair Bob Stevenson
Davis County Commissioner Lorene Kamalu
Clerk Brian McKenzie

PLEDGE OF ALLEGIANCE

The meeting convened at 10:00 AM and Bret Millburn, a former Davis County Commissioner, led the Pledge of Allegiance.

PUBLIC COMMENTS

Commissioner Crofts invited public comments; no comments were made.

MEETING MINUTES

- 1 **#2026-572. Approval of the Work Session Meeting Minutes for May 19, 2026** - *recommended by John Crofts, Davis County Commission Chair, Commissioners' Office*
- 2 **#2026-573. Approval of the Regular Commission Meeting Minutes for May 19, 2026** - *recommended by John Crofts, Davis County Commission Chair, Commissioners' Office*
- 3 **#2026-574. Approval of the Regular Commission Meeting Minutes for May 26, 2026** - *recommended by John Crofts, Davis County Commission Chair, Commissioners' Office*

VOTING:

Motion to Approve Items 1-3: John Crofts. Second: Bob Stevenson. All present voted aye.

BUSINESS/ACTION

ATTORNEY'S OFFICE

4 **RES #2026-0020. Consideration of a Resolution Approving the Financing by the County of a Manufacturing Facility and Related Improvements for Kihomac, Inc. (The “Borrower”) in order to Promote the General Welfare of the Residents of the State of Utah; Authorizing the Issuance by the County of Its Not To Exceed \$10,000,000.00 Industrial Development Revenue Bonds, Series 2026, which will be Payable Solely from the Revenues Arising from the Pledge of a Loan Agreement (The “Loan Agreement”), Among the County, the Borrower, and Kansas City Financial Corporation, a Subsidiary of UMB Bank, n.a.; Authorizing the Execution and Delivery of Said Loan Agreement and Related Documents; Confirming the Sale of Said Bonds; Establishing Conditions Which Must Be Met at or Prior to the Issuance of the Bonds; Providing for the Publication of a Notice Public Hearing and Bonds to be Issued; and Related Matters - recommended by Neal Geddes, Chief Deputy, Attorney's Office**

Financial Information:

- Type: Facilitating A Loan For Industrial Building
- Amount: Up to \$10,000,000.00

Terms:

- Beginning Date: 06/01/2026
- Ending Date: Ten-Year Term

Chief Deputy Geddes introduced Economic Development Director Alex Leonardi and bond attorney Garrett Gross from Gilmore Bell to discuss the industrial revenue bond resolution and draft loan agreement.

Alex explained that following a Work Session on April 7, 2026, the Commission directed support for Kihomac, Inc.'s application for a private activity bond. He defined a private activity bond as one issued by a local government to finance a private project offering public benefits. He also stressed that while the County serves as a conduit issuer, the private business is entirely responsible for repayment, meaning the County assumes no legal or financial risk, and all fees are covered by the borrower. Kihomac, Inc., an aerospace and defense manufacturing company at Eastgate Business Park in Layton, received a \$10 million bond nearly a decade ago, which created 120 local jobs and was repaid in full in 2021. They are now applying for another \$10 million bond to construct an additional manufacturing facility with capital expenditures estimated at over \$14 million. This expansion will create around 50 new jobs with an anticipated annual median salary of \$79,000.00, which is 26.5% above the County's current median income. The project will focus on military aviation, naval missiles, and commercial drone manufacturing, with all drones sourced entirely within the United States.

Garrett added that the County's role provides a tax-exempt interest rate subsidy to the borrower for projects that the federal government views as a public benefit. The private activity board has already approved the project. He proposed that the Commissioners adopt the resolution approving the bonds and delegating authority to negotiate final terms with Kihomac and UMB Bank. Garrett confirmed that as bond counsel, his firm ensures the County is fully indemnified and protected from any legal or financial risks. Commissioner Stevenson remarked on Kihomac's impressive growth at Eastgate Business Park, noting they started with about 20 employees and now have over 100, necessitating this expansion. Commissioner Kamalu expressed gratitude that the federal government offers these programs, emphasizing the benefit of the County acting as a conduit to aid local businesses without assuming liability.

Garrett then explained the next steps, clarifying that because the borrower is a private entity, State law does not require a public hearing. However, the IRS requires a Tax Equity and Fiscal Responsibility (TEFRA) hearing for tax exemption, so the public may comment on the issuance of tax-exempt bonds for a private entity. The County will post a notice opening public comment via email, mail, or by telephone, where Commissioners are not required to respond to the comments. Chief Deputy Geddes said the current action being requested is to approve the resolution and the form of the loan agreement. The public hearing will be scheduled for June 23.

VOTING:

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

FACILITIES

5 **#2026-584. Approval of an Amendment to Contract #2021-0080-A with Caliber Cleaning Services, LLC for Additional Cleaning Services** - *recommended by Lane Rose, Director, Facilities*

Financial Information:	Terms:
• Type: Payable • Amount: Additional \$1,600.00 Per Month	• Beginning Date: 06/02/2026 • Ending Date: 10/31/2026

Following the retirement of a 26-year County employee, contractors will take over her cleaning areas for an additional \$1,600.00 per month, a move that will save the County money in the long run. Commissioner Crofts verified that the cleaning start times, scheduled for 5:00 PM, would be flexible enough not to interfere with services that may operate past that time. Director Rose confirmed there would be no issue.

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

After the vote, Commissioner Kamalu took a moment to commend Director Rose for his foresight regarding water conservation. She noted that over a decade ago, before the current severe drought, he had researched and installed state-of-the-art smart irrigation systems with moisture sensors at most County facilities. Director Rose explained that the systems do not simply run on timers but only water when sensors detect a lack of moisture at specific root depths, saving a significant amount of water. Commissioner Kamalu praised his proactive decision, recognizing water scarcity as a major issue in the state of Utah.

HEALTH

6 **#2026-581. Approval of Amendment #1 to the Lease Agreement with Northern Utah Counseling, LLC, to Extend the Lease Entered into December 19, 2025** - *recommended by Brian Hatch, Director, Health - Admin*

Financial Information:	Terms:
• Type: Receivable • Amount: \$7,000.00	• Beginning Date: 05/31/2026 • Ending Date: 08/30/2026

Director Hatch explained that the County had purchased this building and originally allowed the counseling center to operate until the end of the school year. The center needed a brief extension to properly close its operations.

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

LIBRARY

7 **#2026-569. Approval of Commercial and Industrial Lease for North Salt Lake Temporary Location - recommended by Joshua Johnson, Director, Library**

Financial Information:

- Type: Payable
- Amount: \$64,944.00

Terms:

- Beginning Date: 06/01/2026
- Ending Date: 05/31/2028

Director Johnson presented a two-year lease for a 1,500-square-foot temporary off-site location in North Salt Lake. This new space is intended to alleviate the strain caused by the closure of the highly utilized Bountiful Branch, which is undergoing a remodel expected to finish mid-to-late next year. Director Johnson noted that a current temporary site in Bountiful, affectionately nicknamed "The Twig" by library staff, lacks meeting room space, causing the Centerville Library to reach capacity frequently. The new North Salt Lake location will offer a small conference room for about six people, alongside books and story times, to serve the southern part of Davis County. North Salt Lake City Manager Ken Leetham publicly thanked the Commission and Director Johnson for their investment, noting that residents in North Salt Lake and the several thousand residents in Woods Cross are physically further from other County library services and will greatly benefit from this facility. Director Johnson mentioned he hopes the facility will be operational by late July, depending on internet installation and facility setup. He also confirmed that the staff has fully embraced "The Twig" nickname, even featuring a nest with branches on book bags sold at the temporary location.

VOTING:

Motion to Approve Item 7: Lorene Kamalu. Second: Bob Stevenson. All present voted aye.

SHERIFF'S OFFICE

8 **#2026-566. Approval of an Interlocal Cooperation Master Agreement Regarding Regional Dispatch Services, whereby the Parties Agree to a Centralized Emergency Communications Center ("ECC"), Operated by Layton City - recommended by Arnold Butcher, Chief Deputy, Sheriff's Office**

Financial Information:

- Type: Payable
- Amount: See Contract

Terms:

- Beginning Date: Upon Execution by Both Parties
- Ending Date: Three (3) Years from Beginning Date

Chief Deputy Butcher presented a three-year master agreement to centralize emergency dispatch services into an Emergency Communications Center operated by Layton City. The payable amount is based on a formula considering call volumes, deputies dispatched, and residents served. Chief Deputy Butcher said the cost is expected to remain roughly equivalent to current expenses, but the centralization will immensely improve public safety throughout Davis County. Commissioner Kamalu noted the extensive behind-the-scenes work that led to this brief agenda item.

VOTING:

Motion to Approve Item 8: Bob Stevenson. Second: Lorene Kamalu. Aye: Bob Stevenson, Lorene Kamalu. Abstain: John Crofts. Motion Passed.

When asked later in the meeting, Commissioner Crofts explained he abstained because the feasibility study and initial decisions were made before he was a Commissioner. Additionally, he was excluded from some of the later meetings.

CONSENT ITEMS

9 **#2026-565. Approval of Davis Shooting Range Event Agreement with Frank the Tank Shooting, LLC, Wherein the County Grants the Vendor Temporary Use of and Access to Range Bays 6 and 7 from May 17–20, 2026** - recommended by Arnold Butcher, Chief Deputy, Sheriff's Office

Financial Information:	Terms:
• Type: Receivable	• Beginning Date: 05/17/2026
• Amount: \$600.00	• Ending Date: 05/20/2026

Commissioner Stevenson asked Chief Deputy Butcher to explain a little more about the Consent Item. Chief Deputy Butcher explained this retroactive approval is for an event that took place at the Shooting Range from May 17–20, 2026. He noted the Shooting Range is doing very well, and this agreement allowed an instructor to use bays six and seven over three days to teach personalized weapon safety, proper handling, and improved shooting techniques.

VOTING:
Motion to Approve Item 9: Bob Stevenson. Second: John Crofts. All present voted aye.

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

BOARD OF EQUALIZATION

10 **#2026-22. Property Tax Register 06-02-2026** - recommended by Scott Parke, County Controller, Tax Administration

The Property Tax Register for 06/02/2026 is maintained by the Davis County Controller as the Clerk of the Board of Equalization.

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

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

CLOSING REMARKS

Commissioner Kamalu invited Animal Care Director Michelle Hicks to discuss a recent press release that spotlighted the extraordinary volunteers who go the extra mile to support the County’s sheltered dogs. Commissioner Kamalu emphasized the community's profound interest in the animal shelter’s operations and the upcoming new facility, praising the exceptional programming that ensures most animals do not remain on County resources long-term but are successfully adopted out. Director Hicks explained that the shelter relies heavily on its volunteers, ranging from daily helpers to occasional participants. She specifically highlighted the Ruff Runners Run Club, a group associated with the Ogden Marathon, whose members take shelter dogs on extensive hikes. By posting photos of the dogs on their social media, the club provides crucial visibility that significantly aids in adoptions. Director Hicks humorously noted that because of volunteers and the "sniff about" program, which allows anyone to take a dog out for an hour to run errands at pet-friendly stores, the shelter dogs actually get walked more often than the staff’s own personal pets. Commissioner Kamalu expressed her deep appreciation for these programs, reflecting on how difficult shelter life can be on an animal's mental and physical health while waiting for a forever home. Director Hicks noted that last year, the shelter doubled its volunteer hours from over 4,000 to over 8,000 hours, a massive contribution equivalent to four full-time employees that the County would otherwise be unable to afford. She also mentioned that cats have their own distinct programming as well. Commissioner Kamalu concluded by reiterating how impressive it was to see the Ruff Runners Run Club spotlighted, as animal welfare remains a highly passionate topic within the community.

Commissioner Crofts offered a few brief remarks, reminding all County staff of his open-door policy and his willingness to discuss any concerns they might have. He expressed his sincere gratitude for the excellent work done by County employees and his fellow elected officials.

MEETING ADJOURNED

The meeting adjourned at 10:29 AM.

Minutes Prepared by:
Jessy Turner
Deputy Clerk

Minutes Approved on:
06/16/2026

 For

Brian McKenzie
Davis County Clerk



John V. Crofts
Commission Chair

