These minutes are pending approval and are subject to change until approved.

DAVIS COUNTY BUDGET COMMITTEE MINUTES

Davis County Budget Committee Minutes
Thursday, October 8, 2026

The Davis County Budget Committee met for its regularly scheduled meeting at 1:00 PM on October 8, 2026, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Required legal notice of this meeting was given.

Disclaimer: The meeting was an open dialogue. All documents from this meeting are on file in the Davis County Controller'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 Controller's Office staff.

Note: The Budget Committee is not a governing body but makes recommendations. These recommendations must then go through the Commission for formal action.

The meeting commenced at 01:03 PM.

OPENING

1. **ROLL CALL**

See department minutes for roll call.

2. **APPROVAL OF MEETING MINUTES**

AGENDA ITEMS

3. **Controller - 1:00 PM** - *recommended by Scott Parke, County Controller*

Committee Members Present	Controller Scott Parke, Commissioner Lorene Kamalu, Commissioner John Crofts
Committee Members Not Present	Excused: ; Absent: Commissioner Bob Stevenson
Other Staff Present	Juli Beesley Controller's Office, Human Resources Director Shawn Choate, Assessor Andy Hansen, Marina Brito HR, Information Systems Director Jeff Hassett
Public Attendance	Bret Millburn, Susan Lee

The Davis County Controller Budget Commission Meeting was officially called to order on Thursday, October 8, 2026, at 1:03 PM.

Controller Parke initiated the presentation by outlining the primary functional responsibilities of the Controller's Office, which include budget administration, daily financial accounting, purchasing, senior and veteran tax relief, Board of Equalization clerking, and internal audit oversight[1]. Reviewing 2026 achievements,

Controller Parke highlighted the rollout of an updated budget request gathering tool and five-year financial forecasting models. The Controller's Office remains on track to implement a financial reporting tool expected to reduce financial statement compilation time by half, saving approximately three months of staff effort. Additional ongoing projects include partnering with Information Systems to develop an online veterans program and tax abatement application tool targeted for operational launch on January 1, 2027, completing major administrative policy revisions, and standardizing official public communications and notices.

Looking forward to 2027 initiatives, Controller Parke outlined plans to finalize the online tax abatement and Board of Equalization appeal modules, fully implement project accounting within Munis County-wide, launch a new purchasing card program with Wells Fargo, deploy new financial reporting software, and continue policy updates.

Controller Parke presented a proposed hybrid staffing approach for internal audit to address a six-month position vacancy. Under this proposal, the full-time internal auditor position will remain unfilled, and an existing staff member will be cross-trained to perform routine internal control checks and micro-audits, targeting three to four smaller reviews per month. Salary savings from the vacant position will be reserved to engage external specialized experts for complex audits, such as core tax system reconciliations, while continuing to utilize artificial intelligence software to flag irregular expenditure transactions. Regarding the Controller's Office operational budget, rebidding the post-employment benefit actuarial contract achieved an $11,500 cost reduction, which absorbed cost increases in postage, valuation notice printing, and CPA license maintenance, resulting in a net return of $4,000 in savings to the County. The Commission expressed commendation for the administrative improvements and efficiency gains achieved by the Controller's Office.

Addressing office staffing, Controller Parke reported that organizational efficiency measures reduced full-time equivalent positions from 17 down to 14.5 through strategic inter-departmental transfers, with further potential staffing reductions planned following an anticipated retirement in mid-2027.

Controller Parke transitioned the presentation to County Non-Departmental accounts and revenues managed by the Controller's Office. Projected revenue increases for 2027 include nearly $2 million in sales tax growth and over $1 million in property tax growth to support general fund operations. Controller Parke reviewed the annual debt service schedule totaling $7.6 million. This scheduled debt repayment covers five outstanding obligations: the 2019A Sales Tax Flood Control Bond, the 2019B Sales Tax Library Bond, the 2020 Municipal Building Authority Campus Courthouse Bond, the 2022 Sales Tax Western Sports Park Bond, and the 2024 Sales Tax Library Bond, with maturity dates to 2044. Controller Parke noted that bond callability and refinancing opportunities are evaluated annually with financial advisers from Zions Bank, though current market interest rates make refinancing unfavorable at present.

Reviewing Non-Departmental expenditures, Controller Parke summarized institutional memberships and administrative fees, encompassing the Wasatch Front Regional Council, Utah Association of Counties, UAC Centrally Assessed Program, National Association of Counties, Legislative Consultant, and External Audit services. Indigent burial services are budgeted at $15,000 annually, covering contracted mortuary costs of $600 per burial under Controller's Office administration. Additional Non-Departmental budget requests presented by Controller Parke include $145,000 to restore the contingency fund balance to $300,000, a shift of capital project maintenance allocations to statutory Non-Departmental accounts, funds to engage a consultant for a comprehensive Space Utilization Study across County facilities, and $5,000 for Real Estate Position operational project fees. The Commission voiced agreement regarding the necessity of assessing space utilization across County properties.

Controller Parke presented statutory considerations regarding the Farmland Assessment Act, noting that 100% of rollback taxes collected from land removed from agricultural green belt status must be deposited into a dedicated fund for open space preservation and conservation easements. Assessor Hansen detailed that rollback taxes calculate the difference between agricultural assessment values and market land values over a five-year period. Controller Parke reported a current fund balance of $2.6 million, emphasizing that State law requires funds to be expended within ten years of collection or forfeited to the State, while noting that shrinking County green belt acreage (~7,000 acres remaining) will cause this annual revenue stream to eventually diminish.

Next, Controller Parke reviewed the Termination Pool, which is funded by a 1.5% gross payroll charge generating approximately $1.5 million annually to cover employee separation leave payouts. Controller Parke recommended maintaining the 1.5% rate while Human Resources evaluate whether minor catastrophic leave payouts can be absorbed into the pool. Finally, Controller Parke recommended maintaining the approved multi-year Opioid Settlement funding allocation plan through 2028 before re-evaluating during the 2029 budget cycle, which received unanimous support from Commissioner Kamalu and Commissioner Crofts.

The meeting concluded at 1:36 PM.

4. **Assessor - 1:30 PM** - *recommended by Andy Hansen, County Assessor*

Committee Members Present	Controller Scott Parke, Commissioner Lorene Kamalu, Commissioner John Crofts
Committee Members Not Present	Excused: ; Absent: Commissioner Bob Stevenson
Other Staff Present	Juli Beesley Controller's Office, Assessor Andy Hansen, Marina Brito HR, Information Systems Director Jeff Hassett, Human Resources Director Shawn Choate
Public Attendance	Bret Millburn, Susan Lee

The budget committee meeting for the Assessor's Office commenced at 1:38 PM.

Assessor Hansen presented the official mission of the Assessor's Office to value all real and personal property within the County at fair market value, comply with state statutes, maintain high assessment standards, and ensure equity for taxpayers. Assessor Hansen referenced Article 13, Section 2 of the state Constitution, which governs property taxation, to guarantee that property is assessed at a uniform and equal rate proportional to fair market value. It was noted that property taxation provides a stable funding foundation for the County and local municipalities because revenues remain flat without surging or plunging during real estate market fluctuations, allowing local governments to plan balanced budgets. Broader tax policy principles were highlighted, noting that property taxation is structured to maintain proportionality relative to property occupancy and community infrastructure costs.

The Assessor's Office maintains six vehicles and is staffed by 34.4 full-time equivalent employees. In the preceding year, the office processed 646 real property appeals, down from 1,120 appeals in the prior year when large institutional investors, such as American Homes for Rent, submitted appeals on every residential property owned in the County. For the first time in twelve years, the office successfully revalued all commercial property across the County utilizing a statistical model rather than factoring, ensuring consistent assessment values. Additionally, the office completed a software conversion to Stats (formerly Puma), saving the County over $65,000 annually in maintenance fees previously paid for Realware. Regarding contested

valuations, the tax appeal involving Lagoon—pending since 2017—reached a state hearing before a judge, where a decision is currently awaited following new judicial appointments by the Tax Commission. Assessor Hansen noted that Lagoon's legal counsel expects the matter may proceed to district court, though Lagoon continues to pay property taxes during the ongoing proceedings.

The Assessor's Office conducts real property appraisals using market sales, lease rates, and construction costs, while also managing self-reported business personal property filings from major County taxpayers including Lagoon, local oil refineries, and Northrop Grumman. All real property modeling was completed, and the assessment roll closed ahead of the May 22 deadline, assisting downstream entities such as Controller Parke's office with truth-in-taxation workflows and budget forecasting. Assessor Hansen highlighted prior internal cost reductions, including the elimination of one full-time appraiser position and one part-time data collector. The discussion transitioned to House Bill 46, which mandates a signed residential exemption application beginning January 1, 2027. The Assessor's Office is collaborating with the Information Systems Department to create an online application system alongside the veteran's portal. Attendees expressed concern that property owners who transfer paid-off homes into trusts or purchase new residences may unknowingly lose their residential exemption and face higher tax bills past statutory appeal deadlines. Assessor Hansen outlined proactive mitigation measures, including mailing colored insert notices with valuation statements and conducting outreach to title companies and real estate brokerages.

Assessor Hansen presented several budget requests and personnel strategies for the upcoming fiscal cycle. To reduce reliance on external contract modeling services—currently costing $95,000 annually—the office is preparing internal data analysts to assume residential modeling responsibilities, transitioning external services to an as-needed consulting arrangement. To support this transition, an $1,800 increase in training funds was requested for specialized commercial and modeling coursework alongside mandatory federal USPAP licensure training. To prepare for the anticipated retirement of a senior commercial data collector, Assessor Hansen requested a temporary overlap position of 998 hours annually at $18.27 per hour, which will be vacated upon the senior staff member's retirement. A budget allocation of $6,000 was requested for expert witness preparation and testimony regarding the Lagoon appeal, along with an annual supply budget increase of $7,400 to manage printed materials and mailings required under House Bill 46. With no further business or questions brought before the committee, the meeting adjourned at 2:00 PM.

5. **Public Works/ Fleet - 2:00 PM** - *recommended by Adam Wright, Director*

Committee Members Present	Controller Scott Parke, Commissioner Lorene Kamalu, Commissioner John Crofts
Committee Members Not Present	Excused: ; Absent: Commissioner Bob Stevenson
Other Staff Present	Juli Beesley Controller's Office, Human Resources Director Shawn Choate, Chief Deputy Controller Andrew Driggs, Dave Herre Public Works, Jason Fielding Public Works, Public Works Director Adam Wright, Brandon Hunt Public Works, Tony Findlay Vehicle Maintenance, Kori Moyer Public Works, Dawn Tolson HR, Marina Brito HR, Surveyor Jeremiah Cunningham, Jordan Tilley Controller's Office, Information Systems Director Jeff Hassett
Public Attendance	Bret Millburn, Susan Lee

The Public Works Budget Committee Meeting was called to order at 2:01 PM.

Public Works Director Wright introduced the Public Works leadership team and presented the department's core mission, operational organization, and scope of responsibilities. The Public Works Department manages flood control, road maintenance, noxious weed control, vehicle maintenance, trails, and interdepartmental support services across Davis County. Operational capacity currently includes 27 full-time employees, 78 pieces of equipment, 27 designated channels spanning 187 miles, 25 miles of County roads, 17 active flood control permits (on track to exceed 40), and maintenance responsibilities for over 400 County vehicles.

Core department functions encompass maintaining public safety through development oversight within 100 feet of designated flood channels, cleaning channels and culverts, infrastructure maintenance and upgrades, flood plain mapping in coordination with municipal and state partners, asphalt and shoulder maintenance, traffic control, striping, snow removal, protecting livestock and native vegetation through weed eradication, and providing fleet, fuel, and engineering support across all County operations.

Public Works Director Wright reviewed the projected operational outcomes and accomplishments for the current year across each division. In flood control, despite a light runoff season, crews actively cleared channel blockages and minor erosion, completed debris removal throughout all channels and culverts, dredging, erosion prevention and repair, and finished the Dual Creek box installation. Public Works is contracted for enclosing Holmes Creek and the Mosquito Abatement. Coordinated construction plans are underway with UDOT for the widening of I-15, UTA double track, and Phase II & III of the West Davis Corridor. Major piping construction on Dual Creek will continue through next year.

Road maintenance achievements included slurry sealing all County roads in Mutton Hollow, shouldering rural County roads, roadside drainage maintenance, crack sealing, restriping, completing a road base study for future projects, coordinating road and drainage planning with West Point City amid rapid annexation, and providing timely winter snow removal. The noxious weed control division mapped and mowed weeds on County properties, channel banks, detention basins, and jurisdictional trails. Crews released thousands of insects to eat various noxious weeds, assisted state weed control efforts on Antelope Island and Fremont Island by spraying weeds, and supported forest services with noxious weed awareness and prevention.

The vehicle maintenance and fleet management division serviced over 400 vehicles and equipment, increased resales for vehicles at auctions, established a dedicated vehicle replacement fund, improved average fleet fuel efficiency by 2.3 miles per gallon, and realized over $50,000 in annual fuel savings. Additionally, fleet staff resolved a significant vehicle backlog by processing 50 vehicles over the past year, including final upfits for Sheriff's Office vehicles.

The trails division, led by one full-time employee with assistance from Public Works staff, maintained over 90 miles of cooperative trails, executing mowing, weed management, graffiti removal, snow removal, fence and bridge repair, sign maintenance, trash cleanup, and asphalt maintenance. Interdepartmental support included installing light poles, dredging ponds, donating rock for landscaping, spraying weeds, providing sandbags, and supporting capital projects at Valley View Golf Course, Davis Park Golf Course, and the County shooting range.

Public Works Director Wright detailed the proposed budget requests and capital items across departmental funds. In Fund 24 (Flood Control), the department requested $600,000 ($200,000 per project) to reconstruct three aging spillways in Bountiful (D&RG and Shephard Creek) as requested by Dam Safety, rolled over funding for Dual Creek phase two and the Sugar Factory Drain project, replaced two fleet trucks under the buyback rotation program, and requested no new heavy equipment. Under Fund 21 (B & C Roads), requests included constructing the 3000 West Public Works driveway near Animal Control to convert it into a County

road, continuing joint project funding with Syracuse City for 2700 South, continuing a cooperative road and drainage study with West Point City anticipating future urban drainage needs, and maintaining standard operating supply budgets without requesting equipment or vehicles. Under Fund 25 (Weeds, Facilities, and Vehicle Maintenance), budget requests included $95,000 to replace a 2003 road sweeper, $61,000 to replace a high-mileage 3/4-ton truck, $15,000 for a facility remodel of the weed shop restroom, $23,000 for a heavy tire machine, and an increase in technical training funds from $1,800 to $6,000 to train mechanics on hybrid and electric vehicle safety and maintenance. Additional budget requests included Bluebeam software licenses for UDOT digital plan reviews, ongoing digital radio upgrades, professional civil engineering fees for upcoming studies, replacement loader tires, jack compaction equipment, and continuing a two-year buyback rotation for three supervisor trucks to leverage government pricing and trade-in valuations.

Controller Parke and Public Works Director Wright reviewed the administrative and financial structure of the Fleet Internal Service Fund. While vehicle purchasing and leasing function as an internal service fund, the vehicle maintenance shop currently operates within the General Fund, projecting a $200,000 deficit. Controller Parke recommended delaying the integration of the vehicle maintenance shop into the Internal Service Fund for at least one year while holding County departments harmless on allocations. This extension allows the department to gather comprehensive operational data, validate maintenance billing models, and establish accurate per-mile rates before converting the shop into a self-sustaining internal service operation.

Commissioner Crofts commended Public Works Director Wright and department staff for outstanding service, citing national and state recognition from FEMA for local mitigation projects and praise from the Great Salt Lake Commission for invasive species management. Commissioner Kamalu noted that proactive hazard mitigation delivers substantial fiscal returns, pointing out that one dollar spent on mitigation saves seven dollars in emergency cleanup. Commissioner Crofts and Commissioner Kamalu praised the department's fleet organization, operational efficiency, and ongoing interdepartmental support. There being no further business, the meeting adjourned at 2:35 PM.

6. **Facilities - 2:30 PM** - *recommended by Lane Rose, Director*

Committee Members Present	Controller Scott Parke, Commissioner Lorene Kamalu, Commissioner John Crofts
Committee Members Not Present	Excused: ; Absent: Commissioner Bob Stevenson
Other Staff Present	Juli Beesley Controller's Office, Human Resources Director Shawn Choate, Chief Deputy Controller Andrew Driggs, Facilities Director Lane Rose, Tony Summers HR, Animal Care Director Michelle Hicks, Surveyor Jeremiah Cunningham, Jordan Tilley Controller's Office, Information Systems Director Jeff Hassett, Public Works Director Adam Wright
Public Attendance	Bret Millburn, Susan Lee

The Davis County Facilities Budget Committee Meeting was officially called to order at 2:37 PM.

Facilities Director Rose presented the department overview for Facilities, Construction, and Real Estate, explaining that the department functions as an internal service entity dedicated to supporting all Davis County departments. Director Rose stated that the department's mission focuses on providing professional, quality, and dependable services, alongside effective facility management, to benefit employees and citizens while promoting wise stewardship of sustainable Davis County assets. Facilities Director Rose outlined that the department maintains approximately 22 buildings throughout Davis County with a workforce of 22

employees, covering seven libraries, two golf courses, two event centers, three senior centers, and several health facilities, including recent additions such as the South Annex. Core services delivered by the department encompass facility management, construction project management, mail services, and real estate asset management led by Real Estate Manager Carrigan. Additionally, Director Rose highlighted the hybrid custodial service model, which utilizes three full-time custodians for deep cleaning alongside contract management for daily maintenance, and noted the location of the main department shop in Kaysville off 200 North. Facilities Director Rose emphasized the importance of standardized building names—such as distinguishing the Annex, South Annex, and Western Sports Park—to ensure precise billing, invoicing, and asset tracking across Davis County.

Facilities Director Rose summarized major capital projects and maintenance accomplishments undertaken during the current year. Director Rose reported that the Guaranteed Maximum Price (GMP) for the Bountiful Library was approved by the Commission two weeks prior, with interior demolition actively underway and grand opening anticipated in approximately one year. Demolition was completed to accommodate construction of the new Emission Training Building, with equipment currently staged in the Annex parking lot. At Valley View Golf Course, Director Rose highlighted completed parking lot reconfigurations, site landscaping, a new ball processing facility, and ongoing in-house construction of a starter shack following a minor lawnmower fire that caused minimal non-structural charring to a metal building crossmember. Additional completed and ongoing projects include lighting equipment upgrades converting the Davis Commerce Center to LED lighting supported by grant funding exceeding $500,000, office remodels providing dedicated space for real estate management and a shared conference room, fireplace repairs at the Kaysville Branch Library, west entrance bollard lighting purchases, and historic artwork curation at the Memorial Courthouse, including the prominent display of the 45-star flag.

Looking ahead to upcoming projects, Facilities Director Rose outlined anticipated requests, including bathroom, flooring, and lighting improvements at Davis Park Golf Course, alongside an interior and exterior feasibility study for the way the Layton Library functions and hopes to transition toward water-conserving landscaping. Director Rose also listed planned HVAC control updates, Health Department drainage fixes, LED upgrades at the North Davis Senior Center, and main shop renovations at Public Works to add a waiting area and updated restroom facilities.

Turning to specific departmental budget requests, Facilities Director Rose submitted two major equipment items. The primary request entails a $220,000 boom truck with a 50-foot reach, requested in coordination with Fleet Management to serve Countywide operational needs such as parking lot lighting repair, tree trimming, cleaning, and high-structure maintenance across various departments. Director Rose noted that while rental costs are minimal, possessing in-house equipment substantially increases operational utility and safety, similar to the department's existing scissor lift. Controller Parke and Facilities Director Rose discussed whether funding should derive from Fleet Management allocations or the Facilities Department fund balance. The second request involves an air compressor to facilitate winterizing and blowing out irrigation lines across County golf courses, facilities, and the Western Sports Park. Facilities Director Rose explained that severe statewide equipment rental shortages during October risk catastrophic freeze damage incurring costly repairs if sprinkler lines are not thoroughly cleared before freezing temperatures occur.

Facilities Director Rose presented updated budget projections for the proposed Animal Care facility following construction estimates received from Layton Construction. Director Rose reported hard construction costs of $19.88 million for the building, with site improvements and through-road construction adding $1.7 million to be funded separately through B roads funds. Accounting for architectural design, engineering, permits, asbestos remediation, utility connections, and furnishings, total General Fund capital requirements equal

$22.5 million ($24 million all-in including road construction). Facilities Director Rose noted that connecting the facility to Fruit Heights water infrastructure increases water pressure from 30 psi to 65 psi, improving fire protection and creating future utility integration opportunities for Public Works.

Controller Parke analyzed the financial strategy, reporting that the Capital Projects fund balance is projected at $22 million at year-end 2026, with $16.5 million currently designated for Animal Care and $5 million reserved for baseline Facilities capital projects. To address the resulting $6 million budget deficit, Controller Parke outlined four theoretical approaches:

- Option 1 involves abandoning new construction to remodel the existing building for $16.5 million.
- Option 2 utilizes the full $6 million from Capital Projects, leaving the Facilities Department severely underfunded.
- Option 3 requires Animal Care to absorb $740,000 in annual debt service over 10 years, necessitating a tax increase.
- Option 4 splits the deficit by taking $3 million from Capital Projects reserves and issuing a 10-year internal loan of $3 million to Animal Care, requiring approximately $370,000 annually from operating funds.

Controller Parke recommended Options 1 and 4 as the only financially viable choices, emphasizing alongside Director Rose that new construction must adhere strictly to proper scale and engineering specifications rather than compromising quality.

During discussion regarding alternative funding mechanisms, suggestions were raised regarding fifth-fifth tax revenues. Controller Parke explained that diverting fifth-fifth funds would create a corresponding funding deficit for the planned Attorney's building project. Commissioner Crofts expressed firm opposition to utilizing fifth-fifth tax revenues for Animal Care budget deficits, emphasizing that those funds must remain strictly guarded for constitutionally mandated facilities such as the Attorney's building. Controller Parke clarified that no immediate formal action was requested during the session, and further discussions would be scheduled with the full Commission. With no further business presented, the meeting adjourned at 3:07 PM.

7. **Community & Economic Development - 3:00 PM** - *recommended by Kent Andersen, Director*

Committee Members Present	Controller Scott Parke, Commissioner Bob Stevenson, Commissioner Lorene Kamalu, Commissioner John Crofts
Committee Members Not Present	Excused: ; Absent:
Other Staff Present	CED Director Kent Andersen, CED Deputy Director Alex Leonardi, Ryan Steinbeigle Community Services Manager, Tourism Deputy Director Jessica Merrill, Human Resources Director Shawn Choate, Chief Deputy Controller Andrew Driggs, Western Sports Park Director Dave Hansen, Jeff Oyler Planning Manager, Mike Moake WSP Events Operations Manager, Chris Westover WSP Campus Operations Manager, Marina Brito HR, Public Works Director Adam Wright, Information Systems Director Jeff Hassett, Surveyor Jeremiah Cunningham, WSP Sales Manager Kimberly Osborne, Megan Christensen CED Tourism Marketing Manager.

****These minutes are pending approval and are subject to change until approved.****

Public Attendance	Bret Millburn, Susan Lee, DCC Steven Ito, DCC Jake Webster, DCC Mele Makaui

The Davis County Budget Committee meeting was called to order on Thursday, October 8, 2026, at 3:13 PM.

Director Andersen opened the meeting by expressing appreciation to Controller Parke, Chief Deputy Controller Driggs, the Commissioners, and departmental staff for their work during the budget process. Director Andersen emphasized that the Community and Economic Development department maintains a conservative budgeting approach, requesting only necessary funds while utilizing restricted special funds to support general County operations, notably through the Western Sports Park lease payment. Director Andersen highlighted that budget projections remain dynamic and noted a recently awarded a state grant for Code Blue administration and the master lease program, which will leverage state funding to reduce reliance on the general fund. Director Andersen outlined the presentation structure, covering Planning and Transportation, Economic Development, Community Services, Tourism, the Davis Conference Center, and the Western Sports Park, before introducing each division lead.

Planning Manager Oyler and Director Andersen detailed key initiatives within the Planning and Transportation divisions. Under unincorporated Planning (Fund 25), staff completed the General Plan update and are transitioning into multi-year updates for Title 14 building codes and Title 15 zoning codes. To address historical turnover and retain key talent, a career ladder reclassification was requested for Planner I Jenny Bloemen to Planner II, reflecting a 7% total salary adjustment totaling $4,800 for 2027. For the Corridor Preservation Fund, $13.6 million of the $20 million UDOT agreement for West Davis Corridor land acquisition has been expended, leaving $6.3 million remaining to complete purchases by early 2027. Under our Third Quarter (Fund 28), the COG subcommittee recommended $31 million out of $43 million in city project requests for Commission approval, bringing total transportation investment past $100 million since 2019 despite rising road construction costs of $10 million to $12 million per mile. A replacement Chevy Trail Boss inspection vehicle was requested under the County fleet program to retire an older truck. Under Fourth Quarter/Prop 1 (Fund 22), $5.3 million was programmed across five projects, including a countywide trail wayfinding and signage system, a memorial bench program, a shipping container, and a single one-ton diesel truck for trail maintenance (correcting a duplicate budget entry). Major capital work includes constructing a five-mile segment of the Bonneville Shoreline Trail from Farmington Canyon to the Davis County Shooting Range, featuring two 80-foot steel bridges supported by $750,000 in state grant funds, alongside seal coating 12 miles of the Legacy Trail, acquiring gravel pit trail easements in South Weber, and conducting an infrastructure needs assessment for the Mutton Hollow Water Improvement District. Additionally, potential funding strategies were discussed to address an estimated $2 million road improvement near Animal Care.

Deputy Director Leonardi presented updates on economic development initiatives, focusing on strategic partnerships and municipal collaboration. Through the Northern Utah Economic Alliance (NUEA) partnership, County investments are matched by state funds to provide site selection, business recruitment, infrastructure mapping, and economic data services. Director Anderson, Deputy Director Leonardi, and Director Merrill initiated joint outreach meetings with municipal leaders across all County cities to align local and County economic development and tourism strategies, paving the way for a formalized Business Retention and Expansion (BRE) program in 2027 aimed at retaining local employers. The division promoted the Northern Utah Economic Summit scheduled for November 4th and noted an updated operating agreement with the Council of Governments through 2028, generating an additional $1,950 in annual general fund revenue. Regarding the Davis Loan Fund, established in partnership with the Utah Small Business Credit Initiative (USBCI), the fund grew 15%, issuing 16 loans that secured $25 million in small business capital and leveraged

$54 million in private investment for projects such as Crush Golf. Economic modeling demonstrated that the $6.5 million loan fund generated $32.5 million in Type 1 local economic impact (1.3 to 2x multiplier) and $75 million in Type 2 job-creation impact (3 to 4x multiplier). Due to this performance, USBCI allocated an additional $9 million to the County, $4.5 million of which will permanently expand the County revolving loan fund upon plan execution[28].

Manager Steinbeigle summarized activities within Community Services, covering CDBG, HOME, SSBG, and housing programs. Under the CDBG program, the County is securing a Section 108 loan to purchase 5.25 acres in Clearfield for 60 units of permanent supportive housing, backed by a 20-year CDBG loan repayment plan. The Clearfield Planning Commission unanimously recommended approval following a public hearing, with final City Council review set for November 10th and an RFQ underway for a developer-operator partner. The 5.25-acre site includes approximately one acre designated for commercial development. Community Services secured a $10 million OLDCC grant for the Falcon Hill frontage road extension connecting 200 North in Clearfield to Arsenal Drive and the Westgate, improving base access. Additionally, the division was awarded a $399,000 state grant operating from November 1, 2026, through June 30, 2027, for Code Blue administration and a master lease pilot program. Under this program, the County will lease 10 residential units while Open Doors provides case management, mental health, substance abuse, and DTC job training services to transition individuals into permanent unsubsidized housing.

Director Merrill presented the Tourism Division budget, structured around five strategic pillars established in the 2026 strategic plan. To support evolving operational demands, the division requested reclassifying the Destination Sales Representative to a Business Development and Partnership Manager (Grade 22 to 24) and creating a new Community Partnerships Coordinator (Grade 17) to oversee client experience, room blocks, and community integration. A replacement Ford Expedition was requested under the fleet program to replace an aging 2005 Sienna van to host clients. Key marketing efforts include launching the Northern Utah Temple Trail campaign in partnership with Weber, Box Elder, and Cache Counties to capture economic activity from an estimated 6 million visitors attending the Salt Lake Temple open house, expanding stay-and-play packages with Lagoon and Antelope Island, and enhancing destination impact reporting. Tourism is also collaborating with Antelope Island state park staff to expand the annual Bison Roundup in late October into a major regional arts and culture festival. Regarding the Davis Conference Center, staff are finalizing an updated management agreement with Western States incorporating performance incentives tied to both revenue and regional economic impact. Capital improvement requests for the 22-year-old, 70,000-square-foot facility focus on replacing seven of 42 HVAC units, upgrading HVAC control systems, and installing water-wise landscaping on adjacent County property. An expansion feasibility study is being conducted to evaluate long-term facility needs as growing events begin exceeding current building capacity.

Director Hansen reported strong growth at the Western Sports Park, with 2026 revenues exceeding initial projections by $400,000 to reach $2.1 million and a projected 10% line-item revenue increase for 2027. Major events draw up to 10,000 weekend campus visitors, with 54% of participants originating from out of state. Notable event contracts include 15 USA Wrestling tournaments generating over $220,000 in rental revenue, Utah Jazz Bantam and Lady Notes basketball agreements, USA Gymnastics national bookings, UHSAA cheer competitions, and the Boys State Volleyball Championship. Sponsorship revenue reached $557,000 in 2026—anchored by premier sponsor Common Spirit—with a $400,000 target established for 2027. Personnel requests for the facility include eliminating a part-time position to create a third full-time Event Coordinator, adding a Custodian II, and hosting a Marketing Intern to evaluate long-term promotional needs. Following closing comments and with no further business brought before the committee, the meeting adjourned at 4:37 PM.

These minutes are pending approval and are subject to change until approved.

CLOSED SESSION

If needed, the meeting may be closed for reasons permitted under Utah Code Annotated §52-4-205.

ADJOURNMENT

The meeting adjourned at 4:37 PM.

Minutes Prepared by:

Juli Beesley
Controller's Office

Minutes Approved on:
PENDING APPROVAL