COMMISSIONERS' MINUTES – DAVIS COUNTY

Work Session Minutes

May 7, 2019

The Board of Davis County Commissioners met for a Work Session at 8:30 a.m. on May 7, 2019, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Notice of this meeting was given under the requirements of UCA § 52-4-202.

ATTENDEES

Davis County Commissioners in attendance were: Chairman Randy B. Elliott and Bob J Stevenson. Commissioner Kamalu joined the meeting at 8:36 a.m.

Davis County Staff in attendance were: Kent Anderson, Community and Economic Development Director; Jeff Oyler, Planning Manager; Brian Hatch, Health Administration Director; Shairise Bills, Deputy Clerk/Auditor; Curtis Koch, Clerk/Auditor; Mark Langston, Information Systems Director; Rachelle Blackham Health Environment Deputy Division Director; Jay Clark, Health Environmental Bureau Manager; Dave Spence, Health Administration Environmental; Megan Christensen, Economic Development Coordinator; and Neal Geddes, Chief Civil Deputy Attorney.

Members of the public in attendance were: Brian Slagle, Lifetime Products Chief Financial Officer.

AGENDA AS POSTED

8:30 a.m.
- Proposition 1
- Temporary Land Use Regulation in the Unicorporated County
- Clearfield Lifetime Products CRA
- Public WiFi

DISCLAIMER

The meeting was an open dialogue. Critical points in the discussion have only been briefly summarized. The reader may refer to the audio recording and the publicly distributed materials for further clarification of content. Timestamps have been noted in the minutes to aid in locating the point of discussion in the audio recording.

All documents from this meeting are on file in the Davis County (DC) Clerk/Auditor's office.

The meeting commenced at 8:30 a.m.

WORK SESSION DISCUSSION

Proposition (Prop) 1 — Presented by Kent Anderson and Jeff Oyler *(Minute 00:43)*

Kent outlined the Prop 1 law that was passed in 2016. It authorizes counties to impose 0.25% sales tax, of which 0.05% goes to Davis County, 0.10% to UTA, and 0.10% to cities, but what the money can be spent on is very broad.

Davis County has approximately $4 million in unprogrammed fund balance and commitment of $1.9 million in grant projects. The current process to apply for those grant-funded projects was explained, and a list of the current projects under contract with their respective award amounts was shown. In 2017, six projects were funded totaling $741,932, and eight projects were funded in 2018 totaling $1,241,000.

Direction from the Commissioners was needed. It is proposed to use Prop 1 monies to fund some regional projects that are a priority for the County. A list of suggested use of funds was discussed. Formalized agreements would ensure continued participation between parties after project completion so that the maintenance of some of these projects does not become, or continue to be, the full responsibility of the County. This has been problematic in the past. The importance of building a long-term maintenance plan into agreements was discussed at length. Commissioner Stevenson suggested reassessing the Grant Evaluation Committee and shoring up the current processes including how to rank and rate projects for grant applications.

See Attachments A1-A6.

Temporary Land Use — Presented by Kent Anderson and Jeff Oyler *(Minute 24:05)*

The County has an existing general plan which encourages development to take place in a municipal boundary where possible, and encourages landowners to annex whenever possible. There is high pressure to develop the northwest quadrant of the county. Development is determined by the availability of sewer, water, and other utility services; and the ability to control the provisions of such services is an essential factor in managing growth. There is a desire to develop a 40-lot subdivision in the Hooper area, but the current utilities available to the area will not support that development, and the county owns no water, sewer, or storm drain utilities.

The issues before the Commissioners today are whether the County should assess impact fees and install utilities to make development in that quadrant more accessible (this would require an amendment to the current ordinance and an extraordinary cost to the county) or encourage annexation into West Point by limiting the number of lots that can be developed. Also, the Health Department would like to do a study to determine the impact of septic systems.

The Commissioners agreed the County is not in the development business and would encourage them to incorporate with cities, to put in place the necessary infrastructure to support future development. The cities would also be encouraged to assess their impact fees on any new development.

The following items required some discussion to answer the Commissioners' questions prior to being voted on in the Commission Meeting scheduled to follow this Work Session.

Clearfield Lifetime Products CRA — Presented by Jason Burningham, Lewis Young Robertson & Burningham *(Minute 41:15)*

Jason made introductions of the group of attendees representing the Lifetime Products Expansion Community Reinvestment Area (CRA). They were as follows: Clearfield City Mayor, Mark Shepherd; Clearfield Assistant City Manager Summer Palmer; and Rob Sant of Lewis Young Robertson & Burningham.

This CRA is for the expansion of Lifetime Products. Davis County has a Community Reinvestment Area Guiding Policy and an associated matrix system used for rating, ranking, and scoring. The matrix results support the request from Clearfield Community Development and Renewal Agency for a 75% participation for 15 years.

The project area plan was reviewed and explained. It is a 37-acre piece, currently owned by the Freeport Center in Clearfield. Lifetime is one of the most significant employers in the Freeport Center, and approached the Freeport Center several years ago about the plan to expand their operations and need to acquire more land. The piece of land was part of RDA #6, but it has been amended to remove that parcel contingent upon the creation of this proposed CRA. Otherwise, it will remain in RDA #6.

The new facility will be 650,000 sq. ft. with a value of [$23,848,500] and an incremental assessed value of $30,163,695 in 15 years. The requested tax increment participation from the local taxing entities was shown. The tax increment for all taxing entities is 75% for 15 years. The tax increment components over the life of the CRA were explained and included base year taxes, pass-through increment, estimated sources, and estimated uses of that tax increment (including an affordable housing component requirement of 10%). There is a $4.2 million cap on tax increment the project can receive.

The Davis School District has given its approval and acceptance of an Interlocal Agreement. After meeting with the County, the next step will be meeting with the other smaller special districts as they are waiting to see how the County and the School District stand before making their considerations.

See Attachments C1-C12.

Public WiFi *(Minute 1:05:07)*

Mark updated the Commissioners on the status of public WiFi. The contract for the Utopia line for Valley View, Pretrial Services, and the Administration Building was submitted in January. The installation was completed for the Admin Building at the end of April. Now that the line is in, functions have been, and continue to be, added. The contract for service of the WiFi will go through Commission Meeting this morning followed by the purchase, configuration, and installation of a Firewall and some testing to verify connectivity. Within three weeks, public WiFi access will be fully operational.

MEETING ADJOURNED

The meeting was adjourned at 9:40 a.m.

The audio recording for this meeting is available based upon the County's current retention schedule.

MATERIALS PRESENTED

All publicly distributed materials associated with this meeting are noted as follows:

Attachments A1-A6	Proposition 1 Discussion Presentation
Attachment B	Moratorium Discussion
Attachments C1-C12	Clearfield Community Development and Renewal Agency Presentation
Attachments D1-D5	Public WiFi Presentation

Minutes prepared by
Shairise Bills
Deputy Clerk/Auditor

Minutes approved on 5/21/2019

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Curtis Koch
Davis County Clerk/Auditor

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Randy B. Elliott
Commission Chair

APPROVED