COMMISSIONERS' MINUTES – DAVIS COUNTY

WORK SESSION MINUTES

May 2, 2022

The Board of Davis County Commissioners met for a Work Session at 3:30 p.m. on May 2, 2022, 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.

AGENDA AS POSTED

Roll Call

1. **Discussion of Proposed Lease Agreement Between Davis County and Rock Hotel, LLC and Related Issues**

2. **CLOSED SESSION if necessary for reasons permitted under Utah Code Annotated 52-5-205(1)(c) reasons to discuss pending or reasonably imminent litigation, and /or (1)(d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares**

Adjournment

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 the content. Timestamps have been noted in the minutes to aid in locating points of discussion in the audio record. The audio recording is available based upon the County's current retention schedule.

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

ROLL CALL

Davis County Commissioners in attendance: Randy B. Elliott, Chair; and Lorene Miner Kamalu, Vice-Chair. Bob J Stevenson joined the meeting at 3:40 p.m..

Davis County Staff in attendance: Shairise Bills, Deputy Clerk/Auditor; Neal Geddes, Chief Civil Deputy Attorney; Curtis Koch, Clerk/Auditor; Mike Kendall, Sr. Civil Counsel; Jeff Oyler, Planning Manager; Lane Rose, Facilities Director; and Kent Andersen, Community & Economic Development Director.

Members of the public in attendance: Scott W. Corry, DDS., Rock Hotel Dental.

The meeting commenced at 3:35 p.m.

WORK SESSION DISCUSSION

Discussion of Proposed Lease Agreement Between Davis County and Rock Hotel Dental, LLC and Related Issues (Minute 01:00)

Dr. Corry said he was here on behalf of the dentists at Rock Hotel Dental. The County has had a parking agreement in place with Rock Hotel Dental since its building occupation. The most recent contract with Rock Hotel Dental leased 23 parking spaces to them but has since expired, and the County has not accepted payment for the last two years. It was conveyed to the County that the Dentists would be moving to another location. The County is under increased pressure to have sufficient parking available to its employees and understood there would be a sunset on the parking agreement to take back those parking stalls for their employees to utilize. With this understanding in mind, the County drew up a new lease that would expire on December 31, 2026 (including the optional two-year extension), after which there would be no more parking options for them. Rock Hotel Dental has still not signed the new lease since the County sent it several months ago.

Dr. Corry clarified that several dentists are planning on opening a second location. However, they are not relocating the business and would still need parking beyond the end of the contract. The County said it is not feasible to continue offering its parking stalls to them.

Dr. Corry understands that the contract needs to be signed, first and foremost. Then they need to figure out how to acquire the parking they need to conduct their business, and that the County can't make any guarantee that they can offer any spaces once the contract expires. From now on, Dr. Corry agreed to be the spokesperson for the dentists.

CLOSED SESSION—Commissioner Kamalu moved to a closed session for reasons permitted under UTA §52-4-205(1)(c)reasons to discuss pending or reasonably imminent litigation, and/or (1)(d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares. Commissioner Stevenson seconded the motion, and all voted aye.

ADJOURNMENT

The meeting reconvened and adjourned at 4:57 p.m.

MATERIALS PRESENTED

There were no publicly distributed materials associated with this meeting.

Minutes prepared by:
Shairise Bills
Deputy Clerk/Auditor

Minutes approved on: 5/24/2022

/s/ Curtis Koch
Curtis Koch
Davis County Clerk/Auditor

/s/ Randy B. Elliott
Randy B. Elliott
Commission Chair