COMMISSIONERS' MINUTES – DAVIS COUNTY

WORK SESSION MINUTES

May 3, 2022

The Board of Davis County Commissioners met for a Work Session at 8:30 a.m. on May 3, 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

8:30 a.m. Legacy Events Center Remodel Update with Method Studios— Presented by Kent Andersen, Community & Economic Development Director

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; Lorene Miner Kamalu, Vice-Chair; and Bob J Stevenson.

Davis County Staff in attendance: Shairise Bills, Deputy Clerk/Auditor; Curtis Koch, Clerk/Auditor; Chris Bone, Human Resources Director; Lane Rose, Facilities Director; Kent Andersen, Community & Economic Development (CED); and Megan Christensen, Economic Development Coordinator.

Members of the public in attendance: Joshua Green, Principal, Method Studios; Chris Jenkins, Project Architect, Method Studios; and Scott Smith, Project Manager, Method Studios.

The meeting commenced at 8:30 a.m.

WORK SESSION DISCUSSION

Legacy Events Center Remodel Update with Method Studios—*Presented by Kent Andersen, CED Director; and Method Studios (Minute 00:39)*

Kent gave some background on tourism in the county and explained why they had selected the level of investment they did for the Legacy Events Center (LEC) and its marketing strategy. Davis County Tourism created the "Discover Davis Utah's Amusement Capital" as a destination brand. It ranked fifth statewide in total visitor spending and tourism-related tax, which is exceptional considering there are no ski resorts or national parks in the county. Three primary revenue drivers are 4.25% for hotel tax, 3% for County and 4% statewide distribution for car rental tax, and 1% for restaurant tax. Hotel tax provides the most significant opportunity for revenue because it can drive both restaurant and car rental sales. As recent as 2019, the most accurate data shows the average hotel occupancy of 83% from May through October and 61% from November through February. Indoor Youth Sports can help drive growth and creates the opportunity to increase that occupancy from November through February, and this is how they have determined the level of investment in the site.

They have a vision for the LEC to be the region's top Youth Multi-sport/Multi-Activity Complex built to maximize economic impact throughout Davis County. Kent expects to exceed $100 million (possibly doubling that) in annual economic impact to the county. They primarily focus on marketing to Sporting Event Organizers and event participants, parents, and families.

The project includes a new building, site infrastructure, a remodel of the existing LEC, the addition of a championship field, and three new grass fields. The Sports Park will be funded by a $52 million Sales Tax Bond, with $7.2 million in softs costs. They will also plan to keep a Capital Reserve fund balance of $4 million to provide a buffer of one year to pay off debt service. The project construction would begin in the fall of 2022 and be completed in late 2024.
(See Attachments A1-A11.)

Joshua Green and Chris Jenkins presented the update of the architect plans for the Legacy Events Center Project that Kent introduced. Chris went into more detail about the project timeline and the design overview. Since last year, they have been working on the project and are currently in the middle of the design development phase, which will wrap up in June.

Chris showed the refined master site plan that included a new building to the north, most of the parking to the east and north, and a reconfiguration of the current fields. They have tried to retain some of the existing structures and layout to save on costs. The entrance will have a stoplight control and has been realigned to the Station Park exit, and there is a central plaza, round-about, for a pedestrian plaza. The existing parking will be employee and back-of-house parking and a total of 2000 parking stalls for patrons. Station Park is willing to accommodate additional parking for larger events like graduations. The grandstand seating will remain and be alongside the championship field, and there will be a total of eight tournament fields. Farmington City's Recreation Center is adjacent to the property and has offered the County to use their fields as an expansion. There will be a spot for food trucks to park and provide food and some areas inside for concessions. They are looking for opportunities to mitigate the stormwater detention needs. He showed the floor plans for the new building and how it flows with the existing building.

Layton Construction is coming on board on May 4th, and on May 5th, the Design Consultant Engineers will have a coordination meeting with Davis County Facilities Personnel. They are working on a Site Plan submittal for Farmington City Zoning. They will be meeting with stakeholders to present this plan.
(See Attachments B1-B22 and C1-C2.)

ADJOURNMENT

The meeting adjourned at 9:49 a.m.

MATERIALS PRESENTED

All publicly distributed materials associated with this meeting are noted as the following attachments:

A1-A11	Legacy Events Center Expansion & Remodel Presentation
B1-B22	Legacy Events Refined Master Plan Update Presentation
C1-C2	LEC Flyer

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

APPROVED