

# COMMISSIONERS' MINUTES – DAVIS COUNTY

**WORK SESSION MINUTES**  
April 25, 2023

The Board of Davis County Commissioners met for a Work Session at 8:30 a.m. on <sup>April 25</sup>~~October 19~~, 2023, 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**

**9:00 a.m. Discussion on the new Animal Care Facility**

**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 for this meeting is available based upon the County's current retention schedule.

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

**ROLL CALL**

Davis County Commissioners in attendance: Lorene Miner Kamalu, Chair; Randy B. Elliott, Vice-Chair; and Bob J Stevenson.

Davis County Staff in attendance: Rian-Paige Santoro, Deputy Clerk; Patrick Black, Deputy Clerk; Brian McKenzie, Clerk; Neal Geddes, Chief Civil Deputy Attorney; Curtis Koch, Auditor; Cynda Melville, Commission Office; Lane Rose, Facilities Director; Chris Bone, Human Resource Director; Ashleigh Young, Animal Care Director; and Sydney Larabee, Animal Care Deputy Director.

The meeting commenced at 9:00 a.m.

**WORK SESSION  
DISCUSSION**

**Discussion on the new Animal Care Facility (Minute 1:48)**

On April 12, 2023, Animal Care Director Ashleigh Young attended the Council of Governments (COG) and presented to city officials and mayors. Ashleigh reported receiving good feedback on the project after that presentation. Commissioner Kamalu said that the majority of the mayors did comment on the presentation; however, with the few comments that were made, the Commissioner felt as if they had not received all of the information on the new facility and felt those comments were not representative of all of the Davis County cities. She suggested that more education is needed.

On April 17, 2023, the Animal Care Services Focus Group met regarding the new facility. Ashleigh Young advised that the decision was made to bring this back to a Work Session for further discussion on the cost of the project, as well as the funding mechanisms for it.

The Auditor explained that the decision needs to be made whether this will move forward as a General Obligation (GO) Bond or Sales Tax Revenue. It was his opinion that the mayors were shocked by the \$19 million number, and he suspects that will be the public's initial response as well. He noted that if it is

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decided to move forward with GO Bond, there is a tight timeline for the election process as formal action and direction need to be given.

The Auditor said that the cities' tax rate shift will happen in July, and collections will begin in October/November. He detailed that if it is decided to go with a tax increase, that process needs to start now for next year. It was explained that as of right now, there is no revenue for polling, and this would result in a negative fund balance, which he cautioned the Commissioners against.

The advantages of a GO Bond were discussed, emphasizing community buy-in and putting the decision to the people.

The Auditor detailed the advantages of a Sales Tax Revenue Bond, similar to what was done with the Library, noting a tax rate does not expire. On the contrary, a GO Bond expires after 20 years. The Auditor stated that GO Bonds are, generally, more secure due to full faith and credit. Davis County's finances have been run in a way that the County has a higher bond rating on Sales Tax Revenue.

In comparing the two, he advised that a GO Bond would result in a better interest rate. Curtis ran hypothetical numbers for those in attendance to gain a better understanding of the revenue costs and detailed the timeline for a tax increase. Truth in Taxation notices was also discussed.

It is estimated that if the County decides to go with a GO Bond, the cost would be \$10.00 - \$11.00 per household, annually. Commissioner Stevenson expressed that it is his opinion that the cost per household should be how the County presents the increase to the public. He suggested that this should be on the ballot during a non-presidential year as he feels it would make campaigning easier, to which Commissioner Kamalu agreed.

Ashleigh Young discussed the cities' involvement in the Animal Care Feasibility Study, stating every city manager was asked to interview with Citygate, and 11 out of 15 of the cities participated. City Officials were also invited to a mid-way check-in, as well as the final project, which several City Managers attended. It was stated that Citygate was chosen out of the Request for Proposal (RFP) process. The RFP Committee was made up of select city managers, Facilities employees, and Animal Care employees. Citygate specializes in animal care services.

Lane Rose commented that this Animal Care Feasibility Study was the most in-depth study he has been a part of during his career. It was said that this new building will last at least 40 years, through the build-out of Davis County.

The amount of work done on the feasibility study by Davis County employees was discussed. Data, specific to Davis County, was gathered and provided to Citygate by Deputy Director Sydney Larabee. Animal care facilities in the surrounding area were contacted in order to gather data as well.

The cost of other new facilities, such as the Clearfield Library, was compared to the cost of the new Animal Care Facility. It was noted the facility will be an institutional and technical building, comparable to a jail, which costs more.

Commissioner Kamalu reminisced on her first tour of the current Davis County Animal Care Facility and her feeling of shock over what our County has to work with and the conditions the County employees have to work in.

Commissioner Elliott discussed the tours he went on at the Pocatello and Houston Animal Care facilities; stating Davis County's current Animal Care Facility is inadequate and the County should move forward with the new facility. His opinion differs from the other two Commissioners in that he believes it would be best to wait and do this during a presidential election year as more people will turn out to vote.

The demographic of voters and those who own animals was discussed, and the statistic of 70% of households owning pets, nationwide, was provided. It was noted that 70% of Animal Care's population are strays. It was decided that education on animal care services is necessary for people to understand the need for this new facility.

The Animal Care Director was asked if Davis County has the staff to operate the new facility. Ashleigh explained that it is estimated that four more positions will be needed to efficiently operate the new

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facility.

The upcoming tour of the Humane Society in Salt Lake City was mentioned, as well as the Council of Mayors. Commissioner Kamalu stated she has extended the invitation to the Council to hold their meeting at the Davis County Animal Care Facility. May 5th, 2023, is the breakfast with the City Officials, where a second presentation of the new facility will be given; this breakfast is open to the public.

### ADJOURNMENT

Meeting adjourned at 9:58 a.m.

Minutes prepared by:  
Rian-Paige Santoro  
Deputy Clerk



Minutes approved on: 5/23/23

A handwritten signature in black ink, appearing to read "Brian McKenzie", written over a horizontal line.

Brian McKenzie  
Davis County Clerk

A handwritten signature in black ink, appearing to read "Lorene Miner Kamalu", written over a horizontal line.

Lorene Miner Kamalu  
Commission Chair