

COMMISSIONERS' MINUTES – DAVIS COUNTY

WORK SESSION MEETING MINUTES Tuesday, May 9, 2023

The Board of Davis County Commissioners met for their regularly scheduled meeting at 8:45 AM on Tuesday, May 9, 2023, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Required legal notice of this meeting was given.

All documents from this meeting are on file in the Davis County Clerk's Office. The agenda for this meeting is incorporated into the minutes as item headers.

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.

ROLL CALL

Chair Lorene Miner Kamalu
Vice Chair Bob J Stevenson
Commissioner Randy B. Elliott
County Clerk Brian McKenzie
County Auditor Curtis Koch
Human Resources and Risk Director Christopher Bone

Facilities Director Lane Rose
Davis County Civil Attorney Robert Tripp
Animal Care Director Ashleigh Young
Animal Care Deputy Director Sydney Larrabee
Clerk's Office Jessica Turner

OPENING

The meeting convened at 8:45 AM.

AGENDA ITEMS

#371/2023. Discussion on new Animal Care Facility — presented by Ashleigh Young, Director

Ashleigh commented that there have been multiple meetings held regarding the new Animal Care facility. She clarified that today's meeting is to get direction from the Commission on how they recommend funding the building or if it needs to be revisited at a later date.

Curtis stated if the building is paid by increasing taxes, then the Truth in Taxation process needs to be followed.

Commissioner Stevenson said he would recommend increasing the sales tax because he's concerned the action would not pass if put on the ballot and a new building is truly needed. He also said it would be a good idea to see what the bond would look like using today's rates. Commissioner Stevenson continued by saying the issue of location needs to be resolved. He has received some ideas from a Kaysville city official of parcels of Utah Department of Transportation (UDOT) land that might be open for negotiation.

There was further discussion regarding whether a new location is needed and different entities that can be contacted for searching assistance and/or possible locations.

Commissioner Elliott agreed it would be better to "bite the bullet" rather than risk the bond not getting enough votes but then still building a new facility anyway.

Commissioner Kamalu asked about the timeline involved with raising the sales tax.

Curtis explained there are a couple different options that may have better rates. He also explained the current fiscal goal is to wean the County off using State & Local Fiscal Recovery Funds (SLFRF) for helping with payroll. Increasing the sales tax now will make it harder to raise taxes in the future and will delay the weaning process. The deadline for the information to be placed on the property tax notices is September 1. Curtis then showed an example of the property tax mailer and explained what sections are dictated by State code; any additional information would have to be provided in a separate document.

Commissioner Kamalu received feedback from city officials following the May 5 meeting. Those she spoke to are supportive and understand that animal services are required by law and that the proposed building is not going beyond the basic needs. She also stated she is open to doing a General Obligation (GO) Bond or raising sales taxes. She did express concerns about the

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timeline to get a GO Bond ready for the ballot and the amount of work only the Commissioners would legally be able to do to promote the bond. Choosing to utilize a sales tax would allow for others to help educate citizens.

Commissioners Stevenson and Elliott both stated it would be best to continue to look for other pieces of land because the current property does not allow for further expansions, if needed, in the future. It was clarified that the goal would be do to the sales tax increase this year.

Curtis Koch expressed concerns about the cost of the building. He is not discounting the need for a new building, but he is worried about securing sustainable funding for it. He strongly recommended the project not move forward until everything is finalized on the building layout and design. He also noted that while the Commissioners make the final decision, it will be other County officials who will take the heat.

Commissioner Kamalu said other animal care facilities have been toured to see existing options. She also encouraged Ashleigh and others to review the plans again and fine tune them so the building will not need to be redone in twenty years.

Ashleigh asked how to do a request for proposals (RFP) to bring another architect on board considering that is not currently budgeted for. She also said that she'll ask the current architect if they have time to design the building with a \$12-15 million dollar budget.

Curtis requested time to put together a financial plan. In the meantime he recommended the items identified from the study be labeled as a need, nicey, or "wow;" this list can then be presented to local architects to get a second design and financial opinion. Furthermore, this would allow the County a chance to identify a more local company who can see the project through from start to finish.

Facilities Director Lane Rose added that, due to the steps involved with an RFP, the applicable invoices may not be paid until next year so they would be in next year's budget, not this year's.

The Commissioners asked to get the process rolling, and stated that Ashleigh will look into the land and the design and that Curtis will look into the money, and reminded that endowment funds and public donations should be factored in as well.

MEETING ADJOURNED

Meeting was adjourned at 9:47 AM.

Minutes Prepared by:

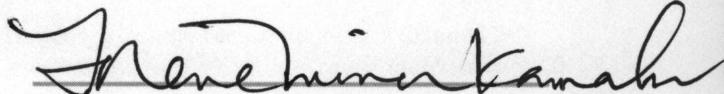
Jessy Turner
Deputy Clerk



Brian McKenzie
Davis County Clerk

Minutes Approved on:

06/06/2023



Lorene Miner Kamalu
Commission Chair