

COMMISSION MEETING WORK SESSION MINUTES

October 2, 2018

The Board of Davis County Commissioners met for a work session meeting on Tuesday, October 2, 2018, at 8:30 a.m. in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Notice of this meeting was given in accordance with the requirements of UCA § 52-4-202.

Present were: Commissioner Randy B. Elliott, Chair; Commissioner P. Bret Millburn, Vice-Chair; Commissioner James E. Smith; Curtis Koch, Davis County Clerk/Auditor; Neal Geddes, Chief Civil Deputy County Attorney; Heidi Voordeckers, Chief Deputy Audit/Finance; Mack McDonald, Davis County Facilities Director; and Shairise Bills, Deputy Clerk/Auditor. Lorene Kamalu was also in attendance as a public observer.

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

OPENING The meeting convened at 8:33 a.m.

AGENDA Davis County Existing Facilities and Improvements

CONTINUED DISCUSSION OF MEMORIAL COURTHOUSE REMODEL Mack led this discussion which is a continuation of the work session that was held September 25, 2018. Early renderings of the first remodel of the Davis County Memorial Courthouse were shown and discussed. (See Attachments B1-B18.) There was discussion of the time period to which the building would be restored. The idea is to restore the exterior to the 1930's when the first remodel of the building was done. The commitment to Farmington City was to preserve the original design of the exterior. There have been numerous reiterations of the interior. There are some original aspects of the interior that must remain, but essentially those have already been encapsulated. There was an addition to the middle of the building in 1959 to include the restrooms and another addition to the back end of the Courthouse in the 1970s. With each new iteration, the exterior front of the building has changed.

The Courthouse was listed on the Utah Historic Registry in 2010-11 as part of the Historic District of Farmington. The County will be required to meet with Farmington's Historic Preservation Commission, prior to the renovation, to discuss any renovation plans. The Resolution [#2010-0192] and Ordinance [#2010-10] passed in 2010 [as it relates to the designation as a historical structure and resource] was discussed at some length. The ordinance vaguely addresses interior preservation. (See Attachments C1-C20.) The plans for renovation and the configuration of interior spaces can only be determined after the seismic study is done and a discussion is had with the Historical Society.

The square footage and utilization of the current space was discussed at length. (See Attachment D.) Currently, the American Legion, Investigators, Public Defenders, and Pre-Trial Services are housed in the Courthouse and are accessible to the public. [Elections, Information Systems (IS), and Tourism are functioning administratively in the Courthouse.] Suggestions were made as to what options there are to expand the Courthouse to the East or the South. The Commissioners agreed the most cost-effective solution is to demolish the two newer additions to the building. Commissioner Smith suggested having a [provisional] renovation plan (with possible future plans to expand the campus) to present to Farmington when the time comes to meet with them. Commissioner Millburn pointed out the renovation can only be restored to what is reasonable for the time period, as it would still need to incorporate the updated building code requirements acceptable by today's standards.

NEXT STEPS Commissioner Smith asked, "What decision do you need from us today?" Mack's response was he would like the okay to get the architect on board and begin the process of meeting with the historic committee of Farmington City. Mack also asked whether demolition should start due to the imminent HVAC issues [This would require the relocation of all the departments currently housed in the Courthouse.] There was a brief discussion of where they could be moved to. Current lease rates of possible relocations were shown. (See Attachment D.) Commissioner Millburn suggested putting out a Request for Proposal (RFP) and identifying the scope to move forward.

DMV DISCUSSION Mack asked if discussions with the state, of potential relocation of the Division of Motor Vehicles (DMV), should continue. The Tax Commission is agreeable to the relocation; however, it would need to be bonded or loaned. The Driver's License Division and Highway Patrol (Public Safety) will move to a new building and possibly the DMV would relocate to the new building as well, in order to house all those state services in one building.

The DMV currently occupies 5,687 square feet and they would like 7,200 square feet. The projected cost per square foot is \$300. The cost at the current size would be \$1.7 million, and the increased square footage would cost \$ 2.1 million (possibly as high as \$3 million due to volatile construction costs). There was a question about going to the state legislature to ask for the money. Mack indicated they could, but they were trying to short-cut the process.

\$1.3 million was expended by the County with the idea that the County would recoup it in lease payments for the current DMV building through 2027. (See Attachment E.) Curtis said, "If they want to cut us a check for the \$1.3 million, we are in good shape." Mack also suggested the State could give the County a discount of \$1.3 million on one of the adjacent properties to make it a contiguous ownership of land for

The Utah Department of Transportation (UDOT) owns the property where the Highway Patrol is currently stationed in Farmington. They are waiting for a Deed of Trust to transfer the property over to Public Safety. The map of the property was shown. (See Attachments F1-F2.) The next step will be to continue to explore the County's options for this land. There was some discussion of the future site of the DMV and the [study's evaluation of the Overall/Phasing Plan to update the existing Legacy Center]future possibilities at Legacy Events Center to create rugby facilities.(See Attachments G1-G3.)

Commissioner Millburn instructed Mack to continue to have discussions with the state. In the meantime, Commissioner Millburn said he was working on the Legislative piece of it. Mack said there are no commitments being made to the state. He also said [Facilities] are not putting any money into DMV. They have made some [Americans with Disabilities Act] (ADA) and landscaping requests. The building is not deteriorating, just being maintained in its current state with a Band-Aid approach.

MEETING ADJOURNED The meeting was adjourned at 9:36 a.m.

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

- A. Agenda
- B1- B18. Davis County Memorial Courthouse Architectural Renderings
- C1- C20. Resolution #2010-0192 and Ordinance #2010-10
- D. Memorial Courthouse Usage and Square Feet
- E. DMV Analysis
- F1-F2. Davis County Property Map
- G1-G3. Overall Phasing Plan

APPROVED

Minutes prepared by:
Shairise Bills
Deputy Clerk/Auditor

Minutes approved on: November 6, 2018

Curtis Koch
Davis County Clerk/Auditor

Randy B. Elliott
Commission Chair