

# Board Meeting Minutes

Mosquito Abatement District - Davis

May 14, 2026

The Mosquito Abatement Board meeting was held at the Kaysville facility and on Zoom.

Welcome by Board Chair Mike Blackham at 6:05 pm who led the Board in the Pledge of Allegiance.

## ROLL CALL:

Present at the meeting was Greg White, Manager, Shirley Cox, Clerk with Board members including Matt Murri – Bountiful; Cheylynn Hayman – Centerville; Marie Dougherty – Clinton; John Crofts – Davis County Commission; Scott Isaacson – Farmington; Mike Blackham – Kaysville; Tyson Roberts – Layton; Brian Horrocks – North Salt Lake; Joel Dills – South Weber; Nancy Smalling – Sunset; Julie Robertson – Syracuse; Kelly Enquist -West Bountiful; Michele Swenson – West Point and Jim Grover – Woods Cross. Excused from the meeting was Mark Cottrell – Fruit Heights.

Board members Joel Dills, Jim Grover, Cheylynn Hayman, Brian Horrocks, Danielle King, Tyson Roberts, Julie Robertston, and Nancy Smalling joined the meeting by Zoom.

No conflicts of interest declared

Visitors: Marcus Keller. Crews Municipal; Garrett Gross, Gilmore and Belle; Mary Barnes, Notary for Gilmore and Belle.

## MINUTES – OF 04/09/2026:

Trustee John Crofts motioned to approve the minutes of the 09 April 2026 Board meeting. Trustee Kelly Enquist seconded the motion. All in favor. None opposed. Motion carried.

## PUBLIC COMMENT:

None

CONSIDERATION OF A RESOLUTION AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A BASE LEASE AND A LEASE PURCHASE AGREEMENT BY AND BETWEEN THE DISTRICT AND FLAGSTAR PUBLIC FUNDING CORP., AND OTHER DOCUMENTS NECESSARY FOR THE EXECUTION AND DELIVERY OF THE BASE LEASE AND LEASE PURCHASE AGREEMENT; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THE RESOLUTION; AND RELATED MATTERS.

Mr. Keller, Crews and Associates and Mr. Gross, Gilmore and Bell reviewed the important details and documents of the Base Lease and Lease Purchase Agreement between Mosquito Abatement District – Davis and Flagstar Public Funding Corp. The purpose of this agenda item is to review Resolution 2026-05-14, and with Board approval, adopt it.

The terms of the financing will be nine million level debt service at 3.7% interest rate. The approval today makes it possible for the Lease to go forward, with the financing scheduled to close on Tuesday, 19 May 2026. This will allow the District financing for construction of a new pesticide building, and new laboratory, as well as for renovations in the current facility which will allow for current and future growth of operations in the district.

Mr. Gross, Gilmore and Bell reviewed particulars of what it means to finance a project with a Real Property Lease and invited Board members to ask questions about the Lease Purchase Agreement between Flagstar and Mosquito Abatement District Davis. Gilmore and Bell were brought on by Flagstar as Bond Council for the Lease Purchase Agreement.

If the Board approves the Resolution this evening, signatures will be needed. Mary Barnes, Gilmore and Bell, will notarize each signature.

Trustee Scott Isaacson had a concern that the Resolution refers to the Lease Purchase Agreement and the Base Lease as exhibits the Board has reviewed and authorized, however, they were not attached and the Board has not reviewed them.

Mr. Keller stated that was done by design as the documents continue to be changed and updated for technicalities and changes are a possibility up until closing. He stated that typically the signed documents will be held in escrow by Gilmore and Bell and those documents will be sent out once they are finalized. If on review any changes need to be made, signatures can be added. The exhibits are currently being worked on and continue to have edits to them.

Trustee Scott Isaacson suggested the Resolution could be reworded to more accurately state that the Board authorizes the District to negotiate and determine the final terms.

Mr. Keller suggested that the Resolution can say authorized representatives, including the District Manager, Board Chair and the Board Vice-Chair. This would mean the Board would be voting today to give permission to authorized representatives. He stated that if the documents can be signed tonight, Gilmore and Bell will hold the documents in escrow and then there will be a final review by the District before they are released on the day of closing.

Board chair Mike Blackham asked if it was a problem that the actual lease documents connected to the Resolution were not included in the packet for the Board this evening though everything else was done correctly.

Mr. Gross stated that as this is not being done under the Bond Act, but under the District's general leasing powers, everything will be legal. If there is an issue, all previous actions can be ratified at the next Board meeting.

With no more discussion, Board chair Mike Blackham asked for a motion.

Trustee Scott Isaacson motioned to approve the execution and delivery of a Base Lease and a Lease Purchase Agreement bind between the District and Flagstar Public Funding Corp., and other documents necessary for the execution and delivery of the Base Lease and the Lease Purchase agreement, authorizing the taking of all other actions necessary, to the consummation of the transactions contemplated by the Resolution, and incorporating the Resolution, with the change in Section 1, that the District Manager, who is the authorized representative, is authorized by the Board to finalize the terms of the Lease Purchase Agreement and the Base Lease, and execute them as provided in the motion. The motion was seconded by Michele Swenson.

Board chair Mike Blackham asked if there was any more discussion before the roll call vote.

Mr. Gross will distribute a copy of the Base Lease and the Lease Purchase Agreement to the entire board for their review. He reminded the Board it is only the language of the Resolution that is being adjusted to delegate the authority to the District Manager, as the authorized representative.

Trustee Joel Dills expressed great concern that the Base Lease and Lease Purchase Agreement were not brought before the Board for review, especially due to the amount of the loan and that it one to go on public record.

Board Chair Mike Blackham agreed with his concern and confirmed with Trustee Isaacson that his motion is not authorizing the documents. Trustee Isaacson agreed and further clarified that in his motion the Board is authorizing an authorized representative to approve the final forms of the document.

Trustee Joel Dills added “as long as it matches what has been presented to the Board” to which Trustee Marie Dougherty added that this is with the understanding the documents will be sent out to all members of the Board for review.

District manager Greg White stated that the district attorney Rachel Anderson has reviewed the documents independently and her suggestions were received today. She has reached out to Mr. Gross as well, and they are updating the documents with her suggestions.

Trustee Isaacson stated that his concern was never the substance of the document but the procedure, to which Mr. Gross stated his apologies that the documents were not included in the packet. He also stated that from a legal standpoint: if adjustments are made to accurately reflect what the record says, and the document is provided for Board members to review, and delegated authority negotiates the final terms, he hopes the Board will feel comfortable in their decision today to move forward.

Board Chair Mike Blackham called for a roll call vote.

#### ROLL CALL VOTE:

Scott Isaacson -AYE

Marie Dougerthy -AYE

Michele Swenson - AYE

Matt Murri - AYE

John Crofts - AYE

Kelly Enquist - AYE

Mike Blackham - AYE

Julie Robertson - AYE

Joel Dills - AYE

Tyson Roberts - AYE

Brian Horrocks - AYE

Cheylynn Hayman -AYE

Nancy Smalling - AYE

Danielle King - AYE

All in favor. None opposed. Motion carried unanimously.

## TREASURERS REPORT:

Treasurer Scott Isaacson reviewed all the financials and reported that everything looks to be in order.

There was a motion to accept the Treasurer's Report by Trustee Michele Swenson. The motion was seconded by Trustee Marie Dougherty. All in favor. None opposed. Motion carried.

Trustee Scott Isaacson, Farmington, was excused at 6:36 pm.

## FINANCIAL STATEMENT DISCUSSION AND APPROVAL:

Manager White reviewed the Expense Detail Report and highlighted some of the expenses.

There was a motion to accept the financial statement and approve the payment of bills by Trustee Kelly Enquist. The motion was seconded by Trustee John Crofts. All in favor. None opposed. Motion carried.

## MOSQUITO REPORT:

### *West Nile Virus and Arbovirus Update*

There is not much West Nile Virus activity going on around the country. It is not expected that Utah will see WNV until July. California reports four birds have died. They have been tested and detected with West Nile Virus. There are no reports on the CDC website or for neighboring states such as Arizona.

### *Mosquito Treatments, Spray Requests, Surveillance*

The District began treatments for adult mosquitoes on 4 May 2026. Those treatments should be done Monday through Friday, weather permitting. There have been many requests for mosquito treatments.

There were 79 spray requests for the month of April. Syracuse had the highest number of spray requests. The month of March was warmer than normal and had 188 spray requests with Syracuse having the highest number of requests.

There were 61 acres of high volume aerial spray which is larvicide spray. No adult mosquito aerial spray has started yet.

Trustee Jim Grover, Woods Cross, joined the meeting online at 6:46.

## EMPLOYEES:

### *Increase District Clerk Hours*

Manager White informed the Board that the position of Clerk would be expanding with additional administrative duties, including some human resource responsibilities.

There was a Board discussion on the impact of increasing personnel cost.

Board Chair Mike Blackham stated it is within budget and he supports Manager White in this decision. He reminded Manager White to include the increase in the 2027 budget. An action item was suggested to clarify the wording of the job description and the amendment to the budget.

### *Seasonal Employees*

There are thirty day-time seasonal employees doing mosquito control plus eleven night-time sprayers. There are ten day-time seasonals still scheduled to start in the next few weeks, including six part-time mosquito counters and two bike team members.

### *UMAA Spring Workshop*

The UMAA Spring Workshop was held on 8 May 2026 at the SLCMAD facility. This workshop was for all daytime employees (full time and seasonal). Manager White was the Chair of the Workshop. There were two presentations from Davis District staff at the meeting. Melissa Dimond was the keynote speaker. She is a resident of Davis County and a West Nile Virus survivor. She gave an impactful talk that was very useful for all employees. West Nile Virus damaged her nervous system. She continues to have walking and coordination issues and has never been the same. The workshop also covered: History of Mosquito Control in Utah; What organisms are found when sampling for mosquitoes; Laws, regulations and the safe use of pesticides; Mosquito Biology Basics; Non-target impacts from mosquito control; Mosquito Abatement District Davis Education Program and Pondmon Cards.

## PESTICIDE BUILDING/FACILITY UPGRADE CONSTRUCTION ARCHITECTURE:

### *Final Construction Cost Estimate*

The final cost from City Creek Construction is \$7,998,276.

The Architect fees total \$492,818.

All final bids with subs are in.

### *Timeline*

The Demolition Permit has been approved. Temporary fences were put up last week. There will be heavy equipment on site, Demolition will start after next week. The district is hoping to get the building permit by 21 May 2026.

## **EQUIPMENT:**

### *Maintenance*

There is ongoing maintenance due to wear and tear on equipment.

### *Equipment Update*

The district needs to buy a new bike with an XL frame due to hiring a tall biker. The foggers are ready for going out this season.

## **AUDIT:**

The auditor is working hard to have everything ready for the 11 June 2026 Board meeting. Clerk Shirley Cox is working to get the auditor what she needs as quickly as possible.

## **BOARD TRAVEL AND MEETINGS:**

- a) Pac/Vec/RahpVec Joint Meeting – April 8-10, 2026 – Salt Lake City, UT
- b) UMAA Annual Meeting – Oct 26-28, 2026 – Ogden, UT

## **BOARD MEMBER LIST:**

An updated Board list was included in the packet sent to the Board prior to the meeting. This list will be public on the district website. Manager White asked the Board if they want to remove any information that is on the list. The consensus of the Board was to keep the information on the Board list as is. Manager White asked Board members to double check their information and let him know if there are any updates needed.

Board Chair Mike Blackham suggested a different policy is something to consider for Board travel to the AMCA meeting each year. The current travel policy puts new Board members at the top of the travel list. This causes long time Board members to be further down the list. He is suggesting the travel list have a regular rotation based on cities instead of Board members. The policy of 60% Board attendance to qualify for travel would remain the same.

Manager White will draft an updated policy for a future meeting and send it to the Board.

## **BOARD MEMBER REPORTS:**

None

## **ADJOURN:**

There was a motion to adjourn by Trustee John Crofts. The MAD-D Board meeting adjourned at 7:15 pm.

6/11/2026

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Scott Isaacson, Treasurer

6/11/2026

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Shirley Cox, Clerk