Minutes of the
Davis County Property Committee (Davis County Code §2.42.050) meeting at the Davis County Administration Building, 61 South Main Street – Conference Room 304B in Farmington, Utah commencing at 1:05 pm on Tuesday, August 14, 2018

Members present: Curtis Koch, Davis County Clerk/Auditor, Purchasing agent; Max Elliott, Davis County Surveyor; Barry Burton, CED Director; Adam Wright, Davis County Public Works Director.
Staff: Dax Teuscher, Purchasing Manager; Kyle Corbridge Deputy Surveyor; Jeff Oyler, Planning Manager; Michael Kendall, Deputy Attorney; Tony Thompson, Property Manager.
Excused: Bret Millburn, Commissioner
Public: none

Informational Items:

On July 10, 2018, the Davis County Legislative Body amended Title 2, Chapter 2.42, Section 2.42.050 of the Davis County Code regarding the disposal of Davis County property (the "Amendment"). The Amendment created a five-member Davis County Property Committee consisting of the Davis County Clerk/Auditor, one member of the Davis County Commission, the Davis County Surveyor, the Davis County Community and Economic Director, and the Davis County Public Works Director (the "Property Committee"). The Property Committee is charged with determining what items of real or personal property of Davis County are surplus property, and the manner in which Davis County shall dispose of such surplus property.

In connection with a recent contract between Davis County and Rocky Mountain Power (Contract No. 2018-315), an *Underground Right of Way Easement* was prepared, executed and recorded in favor of Rocky Mountain Power (Entry No. 3108248), which encumbers the real property identified as Tax ID 08-075-0074.

Business/Action Items:

Discuss and consider adoption of rules and procedures for conducting the Property Committee meetings. *The Committee was in favor of creating rules and procedures for conducting meeting and these will come in the future, in the interim the property manager will conduct the meetings.*

Property Located in and/or near Layton City:

Review and determine whether to declare a parcel of real property known as Tax ID 09-060-0015 as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property. *A discussion was held on this property and the following motion was made: Max Elliott made a motion to declare the portion identified as the exchange piece to UDOT as surplus and make ready to exchange, Barry Burton seconded the motion and the vote was unanimous.*

Review and determine whether to declare a parcel of real property known as Tax ID 09-052-0046 and/or "BAFCO ROAD" as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property. *This property was struck to the county for $1,266.49 in delinquent property taxes in 1989. After a lengthy discussion*

was held on this property, the following motion was made: Barry Burton made a motion to declare the property as surplus and offer through an open bid auction to the abutting property owners, and recommend to the County Commission a minimum price of $1,780 the Assessed Value, Max Elliott seconded the motion and before the vote was called for Barry Burton amended his motion as follows: to declare the property as surplus and recommend to the County Commission a minimum bid price of $1,266.49 the Taxes owed at time of Tax Sale and associated costs and fees of sale, Adam Wright seconded the motion and the vote was unanimous.

At 2:41 pm after a discussion on Davis County Code §2.42.030C in conjunction with Tax ID 05-001-0167 and Tax ID 05-001-0165 on this agenda Barry Burton made a motion to rescind the above previous approved motion on BAFCO Road Tax ID 09-052-0046, Max Elliott seconded the motion and the vote was unanimous.

Barry Burton made a motion to declare the property BAFCO Road Tax ID 09-052-0046 as surplus and recommend to the County Commission under Davis County Code §2.42.030C a minimum bid of $1,266.49 the Taxes owed at time of Tax Sale and associated costs and fees of sale and hold a preferential auction to the abutting property owners with frontage on BAFCO Road, Max Elliott seconded the motion and the vote was unanimous.

Review and determine whether to declare a parcel of real property known as Tax ID 10-087-0003 as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property. *This property was struck to the county for $856.08 in delinquent property taxes in 2005. A discussion was held on this property and the following motion was made: Curtis Koch made a motion to declare this property surplus and offer it for sale and notify all of the abutting property owners, via courtesy letter, of the sale, and recommend a minimum bid of $856.08 the Taxes owed at time of Tax Sale and associated costs and fees of sale, Barry Burton seconded the motion and the vote was unanimous.*

Property Located in and/or near Bountiful City:

Review and determine whether to declare a parcel of real property known as Tax ID 05-001-0167 as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property. *This property was struck to the county for $694.01 in delinquent property taxes in 2015 and Tax ID 05-001-0165 was struck to the county for $515.08 in delinquent property taxes in 2012. These two parcels overlap on one another and would be best sold as one. A discussion was held on these properties and a review of Davis County Code §2.42.030C and the exemption of tax sale properties was discussed and the following motion was made: Curtis Koch made a motion to declare these properties surplus and recommend to the County Commission to offer for preferential sale under Davis County Code §2.42.030C, as similar public policy is on the books and in the best interest to the county to get it back on the tax roll and recommend a minimum bid of $1,209.09 the Taxes owed at time of Tax Sale and associated costs and fees of sale, Barry Burton seconded the motion and the vote was unanimous.*

Property Located in and/or near North Salt Lake City:

Review and determine whether to declare a parcel of real property known as Tax ID 06-168-0020 as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property. *This is property that is no longer need for a storm drain or flood control and Davis County Public Works has reviewed this property and have determined they have no interest or use for this property. A discussion was held on this property and the following motion was made: Barry Burton made a motion to*

declare this property as surplus and recommend to the County Commission a minimum price of $14,000.00, Adam Wright seconded the motion and the vote was unanimous.

Property Located in and/or near Farmington City:

Review and make a decision regarding a request from Farmington City for a utility easement on Tax ID 08-076-0122. *This property is known as The Legacy Event Center and Farmington City is requesting an easement to locate an electrical junction vault behind the reader board now located at the Southeast corner of Clark Lane and 1100 West. This power will be connected to a landscape feature in the round-a-bout. A discussion was held and instructions were given to provide information to Farmington City and request that the easement be reduced and for the city to provide information about the equipment that will be located in the easement.*

Property Located in and/or near Syracuse City:

Review and determine whether to declare parcels of real property known as Tax ID 12-047-0151 and 12-047-0172 as surplus properties and, if declared surplus properties, determine the manner of sale of these parcels of real property. *This property is located at approximately 875 South 4000 West in Syracuse City. Property Tax ID 12-047-0151 was struck to the County for $2,231.50 in delinquent property tax in 2009. Property Tax ID 12-047-0172 was struck to the County for $605.95 in delinquent property tax in 2010. The Davis County Surveyor and Recorder both question if these legal descriptions are valid and exist on the land. A discussion was held on this property and the following motion was made: Barry Burton made a motion to declare this property as surplus and recommend the County Commission execute and issue a Corrective Quitclaim deed to cleanup erroneous legal descriptions, Max Elliott seconded the motion and the vote was unanimous.*

Property Located in and/or near Woods Cross/West Bountiful:

Review a request to transfer the A-1 drain from the Bureau of Reclamation to Davis County and make a determination regarding this request. *Adam Wright presented information on the request and a discussion was held and the decision was to have developments/developers dedicate a new easement to Davis County as development accrues. In the future if need, Davis County may proceed to acquire easements on the remaining properties to connect the alignment of the A-1.*

Review a request to tie in to the DSB trail just east of 1100 West. Tax ID 06-011-0027 and make a determination regarding this request. *Adam Wright presented information on the request and a discussion was held and the decision was to amend the agreement with West Bountiful City to provide for an additional access point to the trail.*

Miscellaneous Items:

Update regarding Deuel Creek Place properties; *a request was sent out to four State approved providers for Geotechnical services and Gordon Geotechnical Engineering, Inc. was the low bid and will be taken to a County Commission meeting to execute a contract with them.*

Consent Items: Meeting Minutes January 17, 2018, February 9, 2018 and July 2, 2018
Minutes approval was table to next meeting.

Public Comments: *none*

Adjourn: 3:27 pm *Motion by Barry Burton, Max Elliott seconded the motion and the vote was unanimous.*