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 2:06 pm on Monday, December 17, 2018

Members present: Bret Millburn, Commissioner; Max Elliott, Davis County Surveyor; Adam Wright, Davis County Public Works Director.
Staff: Richard Maughan, Recorder; Chris Stanford, Library Director; Mack McDonald, Facilities Director; Kyle Corbridge Deputy Surveyor; Jeff Oyler, Planning Manager; Michael Kendall, Deputy Attorney; Tony Thompson, Property Manager; Dax Teuscher, Purchasing Manager.
Excused: Curtis Koch, Davis County Clerk/Auditor, Purchasing agent.

Public: none

Business/Action Items:

Property Located in and/or near Centerville City:

Review and determine whether to enter into an agreement with Centerville Deuel Creek Irrigation Company to exchange part of Tax ID 02-051-0003 for a share of water for Deuel Creek Place Subdivision. Tax ID 02-104-0109. *A discussion was held on this property including a proposal from Robert W. Byrnes, President of Centerville Deuel Creek Irrigation Company to exchange property around the structures of the Centerville Deuel Creek Irrigation Company in exchange for one water share of Centerville Deuel Creek Irrigation Company. After the discussion the following motion was made: Adam Wright made a motion to have Centerville Deuel Creek Irrigation Company provide a legal description for the property they are interested in acquiring and draft an exchange document and return information to the committee, Bret Millburn seconded the motion and the vote was unanimous.*

Property Located in and/or near Clinton City:

Discussion of the possibility with Rocky Mountain Power Company of entering into an agreement to exchange Tax ID 14-308-0010 for electrical service for Deuel Creek Place Subdivision. Tax ID 02-104-0109. *A discussion was held on this property with the idea of negotiating the exchange of this property to Rocky Mountain Power for the costs of installation of power apparatuses and service to Deuel Creek Place Subdivision. Bret Millburn instructed staff to approach Rocky Mountain Power and present this possibility.*

Property Located in and/or near Layton City:

Review and determine whether to enter into an agreement with Duncan Barlow to exchange part of Tax ID 11-019-0011 Valley View Golf Course (6F Recreation Grant Funds) for an access point to Valley View Golf Course from the north. *A discussion was held on this property on how the 6F regulations run with the land. The proposed exchange was identified as affecting the Northeast area of Valley View Golf Course and an access from the Adams Pond property on the west into the Golf course. After the discussion it was identified that there would be no long term benefits to Davis County. Bret Millburn instructed staff to respond to the request with the information: Davis County is not interested in the proposed exchange and it is too much of a risk to lose that buffer area to Valley View Golf Course.*

Property Located in and/or near Bountiful City

Review and determine whether to declare a parcel of real property known as Tax ID 01-151-0063 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 as a tax sale parcel struck to Davis County in 2010 for $375.12 and the abutting property owner is requesting to purchase this property. After the discussion the following motion was made: Bret Millburn made a motion to declare as surplus and sell this property to the abutting property owner (01-151-0062) for the cost of the Tax sale and add the $200.00 administration fee, Adam Wright seconded the motion and the vote was unanimous.*

Property Located in and/or near Clearfield City (Davis County Library Board)

Review and determine whether to declare a parcel of real property known as Tax ID 12-004-0153 as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property.

Review and determine whether to enter into a Purchase Agreement for a parcel of real property known as Tax ID 12-930-0003.

A discussion was held on these properties and it was determined that these transactions are related to the Davis County Library Board (UCA 9-7-504 and DCC 2.52.040) and does not fall under the authority of the Davis County Property Committee. No action is required from the Davis County Property Committee.

Property Located in and/or near Syracuse City

Review and determine whether to grant an easement on a parcel of real property known as Tax ID 12-105-0036, 0037. *A discussion was held on this property from a request from Syracuse City for a Land Drain Easement agreement over this property known as the Syracuse Drain. Part of the discussion was on the value of the consideration for the easement, which is still to be negotiated. After the discussion the following motion was made: Bret Millburn made a motion to entering into discussion and negotiations for an easement on this property, Max Elliott seconded the motion and the vote was unanimous.*

Property Located in and/or near West Bountiful City

Review and determine whether to grant an easement on a parcel of real property known as Tax ID 06-034-0071. *A discussion was held on this property from a request from Highgate Investments for a Holly Refinery Waste Water Drain Easement agreement over this property. Brett Millburn gave instructions to staff to gather more information and establish a value before proceeding.*

Miscellaneous Items:

Discussion on Legacy Event Center and Legacy Development Group, LLC. from Commission meeting December 11, 2018. *Information was presented on this property by Bret Millburn and Mack McDonald on the details and business plan of Legacy Development Group, LLC.*

Consent Items: Meeting Minutes of January 17, 2018, February 9, 2018, July 2, 2018, August 14, 2018 and October 15, 2018, *Bret Millburn made a motion to approve the Minutes as presented, Adam Wright seconded the motion and the vote was unanimous.*

Public Comments: *none*

Closed Session

Motion to adjourn to a closed session for reason permitted under UCA 52-4-205 *was made by Bret Millburn, Max Elliott seconded the motion and the vote was unanimous at 3:33 pm.*

Action taken, if any, regarding matters discussed in closed session.

Returned back to open meeting at 3:58 pm: Bret Millburn made a motion related to Tax ID 09-060-0046 as follows; the County sell this property (amended to limit the sale to adjoining property owners with an current easement interest on the property) for the taxes due at time of striking to the County in the amount of $560.69 plus the $200 administration fee, Adam Wright seconded the motion and the vote was unanimous.

Adjourn: 4:00 pm, *Motion by Bret Millburn, Adam Wright seconded the motion and the vote was unanimous.*