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 306 in Farmington, Utah commencing at 10:05 am on Wednesday, June 17, 2020

Members present: Bob Stevenson, Commissioner; Curtis Koch, Davis County Clerk/Auditor, Purchasing agent; Max Elliott, Davis County Surveyor; Adam Wright, Davis County Public Works Director; Kent Andersen, Davis County Community and Economic Development Director.

Staff: Michael Kendall, Deputy Attorney; Jeff Oyler, Planning Manager; Tony Thompson, Property Manager; Kyle Corbridge, Surveyors office; Lane Rose, Facilities Manager.

Public: Chad Monroe, Davis County Sheriff's Office Emergency Management

Informational Items:

Chad Monroe, Davis County Sheriff's Office Emergency Management made a presentation on the need of housing for the homeless population of Davis County recovering from the COVID-19 pandemic. He suggested that Davis County may want to look at the possibility of purchasing housing property rather than pay rental or hotel space.

Business/Action Items:

Property Located in and/or near Bountiful City

Review and determine whether to declare a parcel of real property known as Tax ID 01-016-0002 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. After the discussion the following motion was made: Kent Andersen made a motion with instructions to staff to check with Bountiful City and forward to future meeting to discuss the uses of the property, Bob Stevenson seconded the motion and the vote was unanimous.*

Review and determine whether to enter into an access easement for benefit the real property known as Tax ID 01-018-0018 over a flood control parcel of real property known as Tax ID 01-018-0009. *A discussion was held on this property. After the discussion the following motion was made: Adam Wright made a motion not to allow access into the 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 declare a parcel of real property known as Tax ID 06-031-0003 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 1991 for $156.18 and a potential purchaser of abutting property is requesting to purchase this property. After the discussion the following motion was made: Bob Stevenson made a motion to declare as surplus and sell this property to the abutting property owner of 1405 W 1200 N for the cost of taxes of $156.18 plus administration fee of $200.00 for a total of $356.18, Adam Wright seconded the motion and the vote was unanimous.*

Property Located in and/or near Centerville City

Review a request to create a landscape buffer and/or determine whether to declare a parcel of real property known as Tax ID 02-007-0023 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. After the discussion instructions to staff were given to have the property surveyed to establish if there is any property that may be surplus and return with information and forward to future meeting to discuss the property.*

Curtis Koch has joined the meeting.

Deuel Creek Place request for estimates for the sewer and electrical improvements are required to be returned by June 30, 2020. Review and determine the manner of sale for these 3 lots known as Tax ID 02-248-0001, 0002, 0003. *A discussion was held on this property. After the discussion instructions to staff were given to gather the request for estimates for improvements due June 30, 2020 and return with that information in a future meeting to discuss the sale process of the property.*

Property Located in and/or near Farmington City

Kent Andersen left the meeting at 11:30 am.

Review and determine whether to declare a parcel of real property known as Tax ID 07-014-0023 (90 West) 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. After the discussion the following motion was made: Max Elliott made a motion to declare the portion of the property needed for the development for a public street as surplus and Quit Claim it to the developer and retaining an easement in favor of Davis County for access for flood control, Bob Stevenson seconded the motion and the vote was tied with Max Elliot and Bob Stevenson voting aye and Curtis Koch and Adam Wright voting nay. Motion died with no vote for a tie break.*

After the above motion: Curtis Koch made a substitute motion to declare the portion of the property needed for the development for a public street as surplus and Quit Claim it to the Farmington City and retaining an easement in favor of Davis County for access for flood control, Max Elliott seconded the motion and the vote was unanimous.

Review a request from Rock Hotel Rental, LLC, to purchase a parcel of real property known as Tax ID 07-031-0032. *Forwarded to a future meeting.*

Review Contract No. 2013-118 and make a recommendation for the renewal of a Reciprocal Easement and Agreement with Rock Hotel Rental, LLC. *Forwarded to a future meeting.*

Review and determine the price of a surplus declared a parcel of real property known as Tax ID 08-042-0083 and determine the manner of sale of this parcel of real property. (Contract No. 2016-244) *Forwarded to a future meeting.*

Property Located in and/or near Fruit Heights City

Review and determine whether to enter into an agreement with Oak Hills Constructors on a parcel of real property known as Tax ID 11-117-0030, for the locating of a temporary GPS station in connection with the US HWY 89 project. *A discussion was held on this property. After the discussion instructions to staff were given to assemble an access agreement with Oak Hills Constructors for the duration of the US HWY 89 project and present item to a Commission meeting agenda.*

Utah Department of Transportation has made a request for a virtual meeting ASAP to make a presentation on the revised Pond G for the Highway 89 project and discussion of the impacts to the Davis Park Golf Course. (Tax ID 07-080-0129) information was presented and will be on a future meeting agenda.

Property Located in and/or near Layton City

Review and determine whether to enter into an agreement and/or easements with Utopia to utilize space on the Valley View Golf Course tower located on a parcel of real property known as Tax ID 11-019-0011, to set up a fire watch camera. *A discussion was held on this property. After the discussion the following motion was made: Curtis Koch made a motion to proceed with an access agreement with Utopia for the duration of the one year and work out a long term agreement during this first year, Bob Stevenson seconded the motion and the vote was unanimous.*

Property Located in and/or near Clearfield City

Review and determine whether to enter into an easement relocation and abandonment with CenturyLink on the Clearfield Library (North Branch) property located on a parcel of real property known as Tax ID 12-930-0003. *A discussion was held on this property. After the discussion instructions to staff were given to proceed with the relocation of the easement and abandonment of the existing easement of record.*

Property Located in and/or near Syracuse City

Review and determine whether to declare a parcel of real property known as Tax ID 12-091-0001 as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property. *Forwarded to a future meeting.*

Review and determine whether to grant to Syracuse City a non-exclusive pipeline easement located on a parcels of real property known as Tax ID 12-105-0036, 0037, 0096, 0097, 0112. *Forwarded to a future meeting.*

Review and determine whether to declare a parcel of real property known as Tax ID 12-135-0007 as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property and the request by Syracuse City for the grant of a Quit Claim Deed. *Forwarded to a future meeting.*

Property Located in and/or near Clinton City

Review and determine whether to declare a parcel of real property known as Tax ID 14-053-0002 as surplus property and, if declared surplus property, determine the manner of sale of this parcel of real property. *Forwarded to a future meeting.*

Miscellaneous Items:

None

Consent Items:

Consider approval of September 16, 2019 meeting minutes. *Postponed to a future meeting.*

Public Comments: None

Closed Session: None

Adjourn: 12:16 pm, *Motion by Adam Wright, Bob Stevenson seconded the motion and the vote was unanimous.*