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 2:13 pm on Monday, July 6, 2020

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

Staff: Randy Elliott, Commissioner; Michael Kendall, Deputy Attorney; Tony Thompson, Property Manager; Kyle Corbridge, Surveyors office; Brad Stone, Davis Park Golf Course.

Public: Mike Brown, UDOT; Michael Romero, UDOT; Brandon Jones, Jones and Associates Fruit Heights City Engineer; Russell Smith, Oakhills Constructors/UDOT.

Informational Items:

Russell Smith along with others made a presentation on the redesign of Pond G for the Highway 89 project and discussion of the impacts to the Davis Park Golf Course. (Tax ID 07-080-0129).

The following parcels were struck to Davis County at the June 26, 2020 Tax Sale: 03-248-0005 and 12-050-0083.

Business/Action Items:

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 were given to staff to meet on site with the property owners and discuss the areas of impact.*

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. *Forwarded to a future meeting.*

Property Located in and/or near Farmington City

Review a request from Rock Hotel Rental, LLC, to purchase a parcel of real property known as Tax ID 07-031-0032. *A discussion was held on this property. After the discussion instructions were given to staff to explore the potential sale price and meet with the commissioners and determine the county's interest to acquire this property and at what price.*

Review Contract No. 2013-118 and make a recommendation for the renewal of a Reciprocal Easement and Agreement with Rock Hotel Rental, LLC. *A discussion was included with the previous item and those instructions given need to be completed before taking any action on this renewal.*

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) *Forward to a future meeting and bring back values from the Assessors office.*

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. *A discussion was held on this property as a tax sale parcel struck to Davis County in 1992 for $92.71 and UDOT is requesting to purchase this property. After the discussion the following motion was made: Curtis Koch made a motion to declare as surplus and sell this property to UDOT for the cost of the Tax sale, Adam Wright seconded the motion and the vote was unanimous.*

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. *A discussion was held on this property about the need for some form of consideration for an easement. Check with Syracuse City for a form of consideration.*

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. *A discussion was held on this property as a tax sale parcel struck to Davis County in 2015 and UDOT had purchased this property; however due to a question in the Recorders Office title was not passed which resulted in the tax sale on this property. After the discussion the following motion was made: Curtis Koch made a motion to have the County execute clean-up Quitclaim Deeds to UDOT and Syracuse City and delivery deeds to each, Max Elliott seconded the motion and the vote was unanimous.*

Property Located in and/or near Sunset City

Review and determine whether to declare a parcel of real property known as Tax ID 13-077-0020 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 1954 for $9.03 and Henry Devarona with Falcon Hill Development LLC is requesting to purchase this property. After the discussion the following motion was made: Curtis Koch made a motion to declare as surplus and sell this property to Falcon Hill Development LLC for the cost of taxes of $9.03 plus administration fee of $200.00 for a total of $209.03, Adam Wright seconded the motion and the vote was unanimous.

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. *A discussion was held on this property as a tax sale parcel struck to Davis County in 1960 for $7.21 and an abutting property owner is requesting to purchase this property. After the discussion the following motion was made: Curtis Koch made a motion to declare as surplus and offer this property for sale to the abutting property owners for the cost of taxes of $7.21 plus administration fee of $200.00 for a total of $207.21, Max Elliott seconded the motion and the vote was unanimous.*

Miscellaneous Items: None

Consent Items:

Consider approval of May 6, 2019, September 16, 2019 and June 17, 2020 meeting minutes. *Forwarded to a future meeting*

Public Comments: None

Closed Session

Motion to adjourn to a closed session for reasons permitted under UCA 52-4-205. *Curtis Koch made a motion to move to a closed session at 4:20 pm, Max Elliott seconded the motion and the vote was unanimous.*

Action taken, if any, regarding matters discussed in closed session.
No action recommended from closed session.

Adjourn: 4:45 pm, *Motion by Curtis Koch, Max Elliott seconded the motion and the vote was unanimous.*