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 9:34 am on Tuesday, June 22, 2021

Members present: Randy Elliott, Commissioner; Max Elliott, Davis County Surveyor; Kent Andersen, Davis County Community and Economic Development Director left at 10:54; Curtis Koch, Davis County Clerk/Auditor, Purchasing agent.
Excused: Adam Wright, Davis County Public Works Director.

Staff: Tony Thompson, Property Manager; Kyle Corbridge, Surveyors office; Michael Kendall, Deputy Attorney.

Informational Items:

There were no parcels struck off to Davis County at the May 19, 2021 Tax Sale.

Business/Action Items:

Property Located in and/or near Bountiful City

Review and determine the price of a surplus declared parcel of real property known as Tax ID 01-018-0011, 0016 and determine the manner of sale of this parcel of real property. (Contract No. 2015-455) In the last property committee meeting the instructions were given to have this property appraised, need to know how to fund these instructions. *Instructions were given to work within the department budget.*

Review and determine whether to declare a parcel of real property known as Tax ID 01-016-0028 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 2002 for $1,759.47 and a request to purchase this property has been received. After the discussion the following motion was made: Randy Elliott made a motion to declare as surplus and offer to sell this property to abutting property owners for $2,000.00, Kent Andersen seconded the motion and the vote was unanimous.*

Property Located in and/or near Centerville City

Centerville Deuel Creek Irrigation Company is willing to trade .9 of a water share (value of $9,000) for the Deuel Creek Place subdivision for an equitable value of land trade of property owned by Davis County (part of TID 02-051-0003) in the area of the lower Centerville Deuel Creek Irrigation diversion and below the access road west to Centerville Deuel Creek Irrigation Property. Review and determine the manner of sale of this request.

Minutes from December 17, 2018: *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.*

A discussion was held on this proposal. After the discussion the following motion was made: Randy Elliott made a motion to proceed with the exchange agreement, Kent Andersen seconded the motion and the vote was unanimous.

This is a carryover discussion from June 17, 2020 Property Committee meeting. Instructions were given to staff to meet with the abutting property owner and review, gather and provide information back to the committee on this request.

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 request and instructions were given to staff to secure a site plan and a landscape plan from the abutting property owner and provide information back to the committee.*

Review Contract No. 2003-358 and make a recommendation for the renewal of a Site Lease Agreement with Reagan Outdoor Advertising. (06-012-0013) *A discussion was held on this property. After the discussion the following motion was made: Kent Andersen made a motion to negotiate a renewal contract agreement, Curtis Koch seconded the motion and the vote was unanimous.*

Property Located in and/or near Farmington City

Review Contract No. 2013-118 and make a recommendation for the renewal of a Reciprocal Easement and Agreement with Rock Hotel Rental, LLC. *After the discussion the following motion was made: Curtis Koch made a motion to negotiate a renewal contract agreement through the end of the year, Randy Elliott seconded the motion and the vote was unanimous.*

Review and determine whether to grant to Dominion Energy (RMP) an easement located on a parcel of real property known as Tax ID 08-076-0127. *A discussion was held on this request. After the discussion the following motion was made: Curtis Koch made a motion to grant the easement, Randy Elliott seconded the motion and the vote was unanimous.*

Property Located in and/or near Fruit Heights City

Review and determine whether to declare a parcel of real property known as Tax ID 07-080-0027 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 1983 for $39.59 and a request to purchase this property has been received. After the discussion the following motion was made: Kent Andersen made a motion to declare as surplus and offer to sell this property to Ashmead for $2,500.00, 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 07-080-0129 (Davis Park Driving Range) 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 including the need for an interlocal agreement with Fruit Heights City. After the discussion the following motion was made: Kent Andersen made a motion to declare part of this parcel as surplus and move forward with the offer to purchase from UDOT, Curtis Koch seconded the motion and the vote was unanimous.*

Property Located in and/or near Kaysville City

This is a carryover discussion from September 16, 2019 Property Committee meeting.

Review and determine whether to enter into an agreement with Kaysville City to exchange property known as Tax ID 08-024-0041 (2.9 Acres) for a deed conveyance of Kaysville's one-third interest in the Davis County Animal Control parcel of real property known as Tax ID 11-117-0030 (16.5 Acres); and, if declared surplus property, determine the manner of sale of this parcel of real property.

> Minutes from September 16, 2019: *A discussion was held on these property discussing the impacts and the values of the exchange. After the discussion the following instructions were given to staff: work with the Assessor's office to establish a value of each property and ensure an equitable exchange happens between both parties, and bring this information back to the committee.*

A discussion was held on this property. After the discussion the following motion was made: Randy Elliott made a motion to proceed forward with an equitable exchange agreement, Curtis Koch seconded the motion and the vote was unanimous.

Review and determine whether to declare (vacate) a parcel(s) of real property known as part of Ewe Turn Street as surplus property and, if declared surplus property, determine the manner of sale of this parcel(s) of real property. Ewe Turn Street rebuild project right of way adjustments affecting Tax ID 11-039-0037 and 11-039-0130. *This was presented as information only. No motion was made.*

Property Located in and/or near Syracuse City

This item was tabled at the November 13, 2020 Property Committee Meeting.

Review and determine whether to declare a parcel of real property known as Tax ID 12-106-0060 (Syracuse Drain) 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: Randy Elliott made a motion to declare part of this parcel as surplus and move forward with the offer to purchase from UDOT, Curtis Koch seconded the motion and the vote was unanimous.*

Miscellaneous Items: None

Consent Items: None

Public Comments: None

Closed Session: None

Adjourn: 11:13 am, *Motion by Curtis Koch, Randy Elliott seconded the motion and the vote was unanimous.*