

COMMISSION MEETING MINUTES  
May 17, 2016

The Board of Davis County Commissioners met in room 303 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah on May 17, 2016 at 10 am. Members present were Commissioner John Petroff, Jr.- Chair, Commissioner Jim Smith, Clerk/Auditor Curtis Koch, Chief Deputy Civil County Attorney Neal Geddes and Deputy Clerk/Auditor Shauna Brady.

Meeting Agenda as posted:

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PUBLIC NOTICE is hereby given that the Board of Davis County Commissioners, Farmington, Utah, will hold a Commission Meeting at the Davis County Administration Building, 61 South Main Street, Room 303, Farmington, Utah, commencing at **10:00 a.m. on May 17, 2016.**

**OPENING**

Pledge of Allegiance – By Invitation

**RECOGNITIONS, PRESENTATIONS AND INFORMATIONAL ITEMS**

- Opening of sealed bid No. 11-2016 received for purchase of Surplus Tax Sale Property located at 2460 S 3500 W in Syracuse (Tax ID 12-096-0118)
- Public Notice of Special Meeting – Commissioners will attend Farmington City Council Meeting tonight, May 17, 2016 (6:30 PM work session, and 7 PM Council Meeting)
- Davis County Delinquent Tax Sale scheduled for May 18, 2016 (begins at 10 AM with pre-registration at 9 AM)

**BUSINESS/ACTION**

***Tony Thompson, Davis County Property Manager, presenting:***

- Assignment of sealed bid No. 10-2016 to Kenneth Jensen for Surplus Tax Sale Property located at 150 W 2675 N in Sunset (Tax ID 13-057-0038)
- Finalize sale and Quitclaim Deed to Brian Winn for Surplus Tax Sale Property of sealed bid No. 1-2016 located at 635 S 280 E in Centerville (Tax ID 03-002-0138) (receivable)
- Finalize sale and Quitclaim Deed to Summit Leasing for Surplus Tax Sale Property of sealed bid No. 7-2016 located at 368 N Redwood Road in North Salt Lake (Tax ID 01-083-0053) (receivable)
- Finalize sale and Quitclaim Deed to Cristina S. Numbers for Surplus Tax Sale Property of sealed bid No. 8-2016 located at 1823 S Bountiful Boulevard in Bountiful (receivable)

***Barry Burton, Davis County Community & Economic Development Director, presenting:***

- Amendment with T-Mobile West LLC – site lease of communications tower at Davis County Justice Center in Farmington (receivable)

***Brooks Burr, Davis County Fair Coordinator, presenting:***

- Agreement with RAM Rodeo – sponsorship of 2016 Fair Rodeo (receivable)
- Agreement with Valpak LLC – mailing advertisements for the 2016 Fair (payable)
- Agreement with Valpak LLC – digital marketing campaign to promote the 2016 Fair (in-trade)
- Agreement Mountain View Pediatric Dentistry of Farmington P.C. – sponsorship of 2016 Fair (receivable)

***Chief Deputy Kevin Fielding, Davis County Sheriff's Office, presenting:***

- Agreement with Trinity Services Group, Inc. – operate the inmate/staff food service, the inmate commissary services and senior meals (payable)
- Plan to Utah Commission on Criminal & Juvenile Justice (UCCJ) – Use of Beer Tax Funds - Utah State FY2017 (receivable)

***Brian Hatch, Davis County Health Department Director, presenting:***

- Request for reappointment of Ann Benson to the Davis County Board of Health
- Agreement with The James Madison Group, Inc. – employee leadership training (payable)

**BOARD OF EQUALIZATION**

Request approval of the Property Tax Register

**CONSENT ITEMS**

Meeting Minutes: April 26, 2016 & May 3, 2016  
Personnel Register  
Check Registers

**COMMISSIONER COMMENTS**

**PUBLIC COMMENTS** (3 Minutes per Person)

Pledge of Allegiance  
Commissioner John Petroff led the Pledge of Allegiance. All in attendance were invited to stand and join in.

Opening of sealed bid  
Tony Thompson, Davis County Property Manager, indicated letters were sent out to property owners

#11-2016 for  
tax property in  
Syracuse

of abutting surplus property (Tax ID 12-096-0118) located at 2460 South 3500 West in Syracuse for sealed bid No. 11-2016. Commissioner Millburn asked to see a photo of the property noting it is a sizable plot of land in an open area. Tony explained it is a .29 acre piece that abuts with the Hamblin farm property. The Hamblin's spoke with Tony because they thought they already owned their property. After Tony reviewed their deeds, the developer was surprised to find out this parcel was not included in the original land purchase. Curtis Koch, Davis County Clerk/Auditor, opened the only bid received:

**Surplus Tax Sale Property located at 2460 S 3500 W, Syracuse**  
**TAX ID 12-096-0118**  
May 17, 2016

	BIDDER	AMOUNT
1.	Ronald F. Hamblin	\$4,000.00

Tony will present a recommendation before the Commission at a future meeting.

Public Notice  
of Special Mtg  
at Farmington  
City Council  
Mtg

Public Notice has been issued announcing the attendance of the Davis County Commissioners at the Farmington City Council Meeting scheduled for today, May 17 at 7 p.m. (work meeting at 6:30 p.m.) to receive information from citizens and to provide a question and answer forum for Davis County matters. The meeting will take place at the Farmington City offices.

Annual  
Delinquent Tax  
Sale Notice

Commissioner Smith announced the annual Davis County Delinquent Tax Sale scheduled for tomorrow, May 18 at 10 a.m. with pre-registration at 9 a.m. He commented that originally there were 32 homes, 45 parcels of land and 14 commercial properties that were eligible for the tax sale. At this point, there are 0 homes, 11 parcels of land and 0 commercial properties. He expressed appreciation for the Tax Administration staff for working so hard to help people get their properties cleared and their taxes current.

Curtis read the following Davis County Delinquent Tax Sale Notice:

Tomorrow, May 18, 2016 @ 10 a.m. we will be holding the 2016 Delinquent Property Tax Sale. It is held every year by our Clerk/Auditor Curtis Koch at the Davis County Administration Building in room 131. This Tax Sale is where parcels of property that are delinquent in taxes for 5 years will be auctioned. Just to give you some background on the delinquent parcels for this year:

When we first received the list we started with 91 parcels, of those 91 parcels we had  
32 Homes  
45 parcels of land  
14 Commercial properties

I gave you a list of the Parcels that were advertised. As you can see, all the ones in red have been redeemed. This year on the advertisement it shows "Preferred Sales." The definition of Preferred Sales is: Some properties may be identified as preferential sales. These are parcels that have been determined by the county to be sold without competitive bidding. These parcels are generally small and preference is given to the owner of the adjacent and abutting property. In many cases, the parcel is already being used by the adjoining property owner. The adjoining property owner is given a preference to purchase the property. However, if the adjoining property owner does not purchase the parcel it will be offered at the sale with the competitive bidding.

Note: some properties may have been withdrawn from the sale. The reasons for withdrawal may be that the proper notice has not been given or erroneous legal descriptions, duplicate assessments, litigation, bankruptcy, have been discovered or deferrals or settlements have been granted by the Davis County Commission.

As of this morning we have:  
0 Homes (still on the Sale)  
11 parcels of land  
0 Commercial property

We will proceed with the traditional bidding process and parcels will be sold as a whole and not broken down into smaller pieces.

Tony Thompson, Davis County Property Manager, presented the following:

Assignment of  
sealed bid  
#2016-185

Assignment #2016-185 of sealed bid #10-2016 for surplus tax property (Tax ID 13-057-0038) located at 150 West 2675 North in Sunset. The highest bid was received from Kenneth Jensen (name was pronounced as Johnson) of Sunset for the amount of \$500.00 on May 10, 2016. Tony recommended this bid be accepted and to move forward to finalize the sale.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Quit Claim Deed #2016-86A finalizing sale of surplus property Tax ID #03-002-0138

Quit Claim Deed #2016-86A to Brian Winn to finalize the sale of surplus property (Tax ID #03-002-0138) on bid #01-2016. The property is located at 635 South 280 East in Centerville. Mr. Winn's \$50.00 bid was accepted and funds have been secured, including \$12.00 to record the Quit Claim Deed. Tony recommended finalization of the sale and execution of the Quit Claim Deed. Period of contract is one time.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Quit Claim Deed #2016-143A finalizing sale of surplus property Tax ID #01-083-0053

Quit Claim Deed #2016-143A to Summit Leasing to finalize the sale of surplus property (Tax ID #01-083-0053) on bid #07-2016. The property is located at 368 N. Redwood Road. Summit Leasing's bid of \$200.00 bid was accepted and funds have been secured, including \$12.00 to record the Quit Claim Deed. Tony recommended finalization of the sale and execution of the Quit Claim Deed. Period of contract is one time.

Commissioner Smith made a motion to approve. Commissioner Millburn seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Quit Claim Deed #2016-154A finalizing sale of surplus property Tax ID #04-126-0115

Quit Claim Deed #2016-154A to Cristina S. Numbers to finalize the sale of surplus property (Tax ID #04-126-0115) on bid #08-2016. The property is located at 1823 S. Bountiful Blvd. in Bountiful. The \$5,662.00 bid from Cristina S. Numbers bid was accepted and funds have been secured, including \$12.00 to record the Quit Claim Deed. The period of contract is one time. Tony recommended finalization of the sale and execution of the Quit Claim Deed.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Amendment #1996-273B with T-Mobile West LLC for site lease as a tenant on the communication tower near the DC Justice Center

Barry Burton, Davis County Community & Economic Development Director, presented amendment #1996-273B with T-Mobile West LLC for a site lease as a tenant on the communications tower located near the Davis County Justice Center in Farmington. Barry noted the County has full use of the communications tower for its needs. The receivable contract amount is \$2,500.00 per month plus utilities. The initial contract period is from May 1, 2016 through April 30, 2021 with 5 additional optional terms of 5 years each.

Commissioner Smith made a motion to approve. Commissioner Millburn seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Brooks Burr, Davis County Fair Coordinator, presented the following:

Agreement #2016-186 with RAM Rodeo as a sponsor of the 2016 Davis County Fair

Agreement #2016-186 with RAM Rodeo to be a sponsor of the 2016 Davis County Fair. The receivable contract amount is \$3,500.00. The contract period is May through August 2016.

Commissioner Smith made a motion to approve. Commissioner Millburn seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Agreement #2016-187 with Valpak LLC to mail advertisements of 2016 DC Fair

Agreement #2016-187 with Valpak LLC to mail advertisements of the 2016 Davis County Fair. The payable contract amount is \$1,650.00. The contract period is May through August 2016.

Commissioner Smith made a motion to approve. Commissioner Millburn seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Agreement #2016-188 with Valpak LLC for digital marketing to

Agreement #2016-188 with Valpak LLC for digital marketing of the 2016 Davis County Fair. The digital marketing package will be in-trade for placing banners throughout the fairgrounds. The contract period is May through August 2016.

promote the  
2016 DC Fair

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Agreement  
#2016-189 with  
Mountain View  
Pediatric  
Dentistry as a  
sponsor of the  
2016 DC Fair

Agreement #2016-189 with Mountain View Pediatric Dentistry of Farmington to be a sponsor of the 2016 Davis County Fair. The receivable contract amount is \$3,800.00. The contract period is May through August 2016.

Commissioner Smith made a motion to approve. Commissioner Millburn seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Chief Deputy Kevin Fielding, Davis County Sheriff's Office, presented the following:

Agreement  
#2016-190 with  
Trinity  
Services Group  
for inmate/staff  
food service at  
the DC Jail

Agreement #2016-190 with Trinity Services Group, Inc. to operate the inmate/staff food service, inmate commissary services and senior meals. The payable contract amount is \$1,030,340.00/service-based. The contract period is 5 years. Commissioner Millburn asked if there are many other entities that provide this service, i.e., Compass. Chief Deputy Fielding confirmed Compass was bought out by Trinity Services Group and the only other entity in Utah is Aramark. Commissioner Smith indicated it is fiscally wise to put contracts like this out for competitive bid after 5 years; although, that discussion was held after this particular contract was initiated.

Commissioner Smith made a motion to approve. Commissioner Millburn seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Plan #2016-191  
with UCCJJ for  
FY2017 beer  
tax funds

Plan #2016-191 to the Utah Commission on Criminal & Juvenile Justice (UCCJJ) for use of Utah State FY2017 Beer Tax Funds. Chief Deputy Fielding explained this is in anticipation of what we will receive at the end of this year and how we plan to spend the money. He agreed with Commissioner Millburn that it can be confusing because in the fall we will be reporting how we spent last year's money. There is a constant overlap of documents from one year to the next. The receivable amount is \$TBD. The contract period is July 1, 2016 through June 30, 2017.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Brian Hatch, Davis County Health Director, presented the following:

Reappointment  
of Ann Benson  
to DC Board of  
Health

Request for reappointment of Ann Benson by the Davis County Board of Health. On May 10, 2016 the Davis County Board of Health nominating committee proposed re-appointment of Ann. Brian said she has been a great member of our Board for quite a few years and has represented the County very well as a member of state and national boards of health.

Commissioner Smith agreed with the Board's assessment of Ann and made a motion to approve. Commissioner Millburn also agreed and seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Agreement  
#2016-192 with  
The James  
Madison Group  
to provide  
leadership  
training

Agreement #2016-192 with The James Madison Group, Inc. to provide "Making Your Leadership Style Work for You" training for Health department managers and supervisors. Commissioner Millburn asked Brian how he decided on this vendor. Brian said a few of our employees, along with Utah Department of Health employees, attended an 8-week course presented by The James Madison Group and found it very effective. He would like to see this training made available for all County employees. Commissioner Millburn agreed. The payable contract amount is \$84.00/per student with \$1,680.00 minimum/\$2,100.00 maximum. The contract period is a 4-hour class for up to 25 employees.

Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye. The document is on file in the office of the Davis County Clerk/Auditor.

Convene as BOE Commissioner Millburn made a motion to convene as the Board of Equalization. Commissioner Smith seconded the motion. All voted aye.

Property Tax Registers approved Curtis Koch presented 6 veteran abatement corrections for approval. Commissioner Millburn made a motion to approve. Commissioner Smith seconded the motion. All voted aye.

Reconvene Commission Meeting Commissioner Millburn made a motion to reconvene Commission Meeting. Commissioner Smith seconded the motion. All voted aye.

Approve Meeting Minutes Commissioner Millburn made a motion to approve Davis County Commission Meeting minutes for April 26 and May 3, 2016. Commissioner Smith seconded the motion. All voted aye.

Approve Personnel Register Commissioner Smith made a motion to approve the Personnel Register. Commissioner Millburn seconded the motion. All voted aye.

Check Registers approved Check registers as prepared by the Davis County Clerk/Auditor’s Office were approved with a motion by Commissioner Smith. Commissioner Millburn seconded the motion. All voted aye. The documents are on file in the Davis County Clerk/Auditor’s Office.

Commissioner Comments - Commissioner Smith Commissioner Smith said he attended a day-long event at the Great Salt Lake Bird Festival and was thoroughly impressed. Of the 28 people on their bus, only 3 were from Davis County. The rest were from all over the country, which is why we sponsor these types of events. The commissioners agreed that Neka Roundy (Davis County Community & Economic Development) does a great job coordinating these events.

Neal Geddes Neal Geddes speaking of the recent windstorms, said, “I lived in the Kansas City area right in tornado alley for almost 9 years, lived through 2 tornadoes and I never hated the wind until I moved here. When we get these wind storms, it just beats down on my house all night long. It’s unrelenting. Every time that starts to gust, I cringe because it brings back bad memories from just a few weeks ago.”

Curtis Koch Commissioner Millburn asked Curtis to remind us of voting dates. Curtis said ballots will go out on June 7 and need to be returned by June 27, either by mail or dropped off at a polling location. There will be press releases about the vote-by-mail process.

Curtis added that he was at the Election Center in Alabama last week meeting with election officials from across the country. He was very pleased to see how forward thinking Davis County and Utah are and how we have moved forward to eliminate barriers to elections. He encouraged each of us to research the candidates and exercise our right and privilege to vote. Commissioner Petroff asked what kinds of things states do to not make it possible to vote. Curtis said they looked at a particular case study where it took standing in line for 3 hours to vote as a result of how the election was administered. He doesn’t anticipate having lines anywhere near that long, especially if people will “walk and drop.” He said polling locations need to be managed efficiently and without political influence. He said 2 issues can drive turnout: 1) the candidates and issues; and 2) administration. This year we are wrapping up same-day registration, a pilot project which is not a common practice in Utah. Commissioner Petroff asked if he found anything he wanted to change or improve while he was in Alabama. Curtis indicated that we are in the early stages of vote-by-mail and the lieutenant governor’s office has started to explore new election equipment. Davis County elections will be sitting on that selection committee. We will see a transition to a new voting system in Utah.

Public Comments No public comments.

Meeting Adjourned.

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Clerk/Auditor

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Chair

