

KAYSVILLE CITY COUNCIL  
June 19, 2025

Minutes of a regular Kaysville City Council meeting held on June 19, 2025, at 7:00 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah.

Council Members Present: Mayor Tamara Tran, Council Member John Swan Adams (via video conference), Council Member Mike Blackham, Council Member Abbigayle Hunt, and Council Member Nate Jackson

Excused: Council Member Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, Finance Director Dean Storey, City Recorder Annemarie Plaizier, Deputy Finance Director Maryn Nelson, Deputy Finance Director Parker Godwin, Parks and Recreation Director Cole Stephens, Public Works Director Josh Belnap, City Engineer Dexter Fisher, Information Systems Manager Ryan Judd, Recreation Coordinator Bryan White, Val Starkey, Laurene Starkey, Axel Hawker, Zane Hawker, Levi Hawker, Tom Kerr, Cindy Kerr, Jill Dredge, Zachery Crandall, Noah Crandall, Redd Crandall, Beau Crandall, Josh McBride, Tate Badger, Austin Spencer, Merrick Strong

**OPENING**

Mayor Tran called the meeting to order at 7:00 p.m. and welcomed those in attendance. She noted the absence of Council Member Perry Oaks, who was excused due to being out of the country. Council Member John Swan Adams joined the meeting remotely via video conference.

The meeting opened with a moment of silence in honor of Sergeant Jared Jensen, a seven-year veteran of the Kaysville Police Department who had recently passed away.

Following the moment of silence, the Crandall family, representing a lone scout troop, was invited to offer the opening prayer and lead the Pledge of Allegiance. Beau Crandall offered the prayer, and his brother led the pledge. Mayor Tran expressed appreciation for their participation.

**CALL TO THE PUBLIC**

Val Starkey addressed the Council regarding the proposed gymnasium project in partnership with the Davis School District. He expressed initial concern over the proposed city gymnasium project in light of declining student populations statewide, citing a Deseret News article highlighting school closures in Salt Lake County. However, he shared that after speaking with city representatives, he felt reassured by the District's continued commitment to the project and by the fact that Kaysville City would be responsible for only half of the cost. He encouraged continued caution as the project moves forward, especially given broader statewide demographic trends.

Jill Dredge commented on public involvement in the City Center Plan, noting that while

community members appreciated the opportunity to participate, questions had been raised regarding the city's use of an outside consulting firm to facilitate public surveys and planning. Specific concerns included whether the feedback received from non-residents—reported as roughly 10% of survey respondents—should influence decisions about Kaysville's future, and whether external firms lacking local ties should be directing the planning process. Ms. Dredge also referenced a Farmington property listing as an example of high-density housing that may be overpriced and slow to sell. She concluded by emphasizing that residents were not necessarily opposed to redevelopment but sought assurance that such initiatives would be fiscally responsible and would not result in future tax increases if development projections were not met.

## **PRESENTATIONS AND AWARDS**

### **HONORING THREE AWARD WINNERS FROM THE "I CAN MAKE THE DIFFERENCE" PROGRAM FOR DEMONSTRATING OUTSTANDING SPORTSMANSHIP**

Parks and Recreation Director Cole Stephens introduced Recreation Coordinator Bryan White to present awards as part of the city's "I Can Make the Difference" program, which recognizes individuals who demonstrate exemplary sportsmanship during Kaysville's recreational sports seasons. Mr. White explained that the program is a localized adaptation of the statewide "Good Sports Utah" initiative promoted by the Utah Parks and Recreation Association. Throughout the spring season, community members were invited to nominate players, coaches, officials, and staff who made a positive impact through their actions and attitude. A total of 44 nominations were received, and three individuals were selected to be honored at the meeting.

Tate Badger was recognized for his act of kindness in the 4–5-year-old Coach Pitch T-ball league when he loaned his glove to a teammate who had arrived at his first game without one. The gesture was noted as making a significant positive impression. Austin Spencer, who participated in the Kindergarten Soccer league, was commended for her consistent enthusiasm and support of her teammates, helping to uplift others during games. Merrick Strong, who served as an umpire for the third and fourth grade softball league, was acknowledged for his fairness, patience, and willingness to help players understand the game while officiating. Each recipient was presented with a plaque, passes to Boondocks, pitching machine access, and a prize bag donated by Dick's Sporting Goods. Mayor Tran praised the recipients and thanked city staff for promoting a culture of sportsmanship and community involvement through the program.

## **PROCLAMATION DECLARING JULY AS PARKS AND RECREATION MONTH**

Mayor Tran read a formal proclamation declaring July 2025 as Parks and Recreation Month in Kaysville. The proclamation emphasized the important role that parks and recreation play in promoting physical and mental health, fostering youth development, and strengthening community ties. It also acknowledged Kaysville's 12 parks, open spaces, and trail systems, and expressed appreciation for the city staff and volunteers who maintain these amenities. The proclamation aligns with the national designation of Parks and Recreation Month established by the U.S. House of Representatives.

## **DECLARATION OF ANY CONFLICTS OF INTEREST**

There were no conflicts of interest declared by members of the City Council.

## **CONSENT ITEMS**

Council Member Jackson made a motion to approve the following Consent Items:

- a) Approval of minutes from the April 25, 2025 Council work session.
- b) Approval of minutes from the May 1, 2025 Council meeting.

Council Member Blackham seconded the motion.

The vote on the motion was as follows:

Council Member Hunt, Yea

Council Member Jackson, Yea

Council Member Blackham, Yea

Council Member Adams, Yea

The motion passed unanimously.

## **ACTION ITEMS**

### **AN ORDINANCE AMENDING SECTIONS OF TITLES 8, 9, 18 AND 19; THE CITY'S TECHNICAL SPECIFICATIONS AND DEVELOPMENT STANDARDS; AMENDING THE CITY'S EXCAVATION PERMIT; AND ADOPTING A DRAINAGE EVALUATION AND DESIGN MANUAL AND CROSSWALK POLICY**

Public Works Director Josh Belnap introduced the item, explaining that the comprehensive set of revisions was the result of more than two years of work. The updates were informed by recent infrastructure projects, feedback from developers, modifications to state law, and evolving best practices within the industry. The changes had been thoroughly reviewed internally and vetted by the city attorney.

Mr. Belnap noted that the only addition since the draft was last reviewed by the City Council in a prior work session was an amendment to the City's excavation permit. This permit governs work conducted within the public right-of-way and is intended to protect public infrastructure and adjacent private property. He gave examples such as the need to restore park strips and driveway approaches following utility work or curb modifications.

Council Member Hunt inquired about specific language in the ordinance related to concrete curing restrictions. She referenced provisions that prohibit certain methods or additives aimed at accelerating curing. Mr. Belnap clarified that the City follows standards outlined by the Utah Chapter of the American Public Works Association (APWA), which do allow for certain additives, including high-early concrete, under specific conditions. He shared a recent example involving the

use of such concrete for a manhole installation on the 200 North bridge project, which successfully reduced the curing time from the standard seven days to approximately 36 hours.

No public comments were submitted regarding the proposed ordinance. Council Member Hunt made a motion to approve the ordinance as presented. Council Member Jackson seconded the motion.

The vote on the motion was as follows:

Council Member Jackson, Yea  
Council Member Blackham, Yea  
Council Member Adams, Yea  
Council Member Hunt, Yea

The motion passed unanimously.

#### A RESOLUTION AMENDING THE KAYSVILLE CITY BUDGETS FOR FISCAL YEAR 2025

City Manager Jaysen Christensen introduced the item, noting that the proposed adjustments were necessary to finalize financial activities before the fiscal year concluded on June 30. He explained that while the Council would adopt the FY25 amended budget at this meeting—as well as the budgets for the Redevelopment Agency and the Municipal Building Authority—the final adoption of the FY26 budget would occur after the scheduled Truth in Taxation hearing on August 7.

Mr. Christensen outlined three main adjustments in the FY25 budget amendment. The first involved a \$106,000 expense related to 911 service fees owed to Bountiful Dispatch, with whom the city contracts for emergency call services. He clarified that although Davis County is responsible for collecting 911 revenues and remitting the appropriate portion to Bountiful Dispatch on behalf of Kaysville City, a delay in reimbursement necessitated the city to front the payment directly to ensure continued service. He stated that city staff were actively working with the Utah Tax Commission and Utah Communications Authority to clarify the revenue-sharing formula and resolve the issue.

The second amendment addressed an overage on the purchase of a gang mower, which exceeded the original budget allocation and required a budget correction. The third adjustment pertained to the closeout of Kaysville’s remaining American Rescue Plan Act (ARPA) funds. These federal relief funds, received during the COVID-19 pandemic, had to be fully obligated and spent by the end of the fiscal year. The remaining balance was allocated to the 200 North waterline infrastructure project.

Council Member Hunt sought clarification on the timing of the reimbursement. Mr. Christensen responded noting that if the reimbursement were received after the end of the fiscal year, it would be deposited into the general fund balance rather than applied retroactively.

With no public comment submitted and no further discussion from the council, Council Member Blackham made a motion to approve the resolution amending the FY25 budget. The motion was

seconded by Council Member Jackson.

The vote on the motion was as follows:

Council Member Blackham, Yea

Council Member Adams, Yea

Council Member Hunt, Yea

Council Member Jackson, Yea

The motion passed unanimously.

**A RESOLUTION ADOPTING THE KAYSVILLE CITY MODIFIED TENTATIVE BUDGETS FOR FISCAL YEAR 2026**

City Manager Jaysen Christensen presented the modified tentative budget for fiscal year 2026, outlining major capital projects, operational cost pressures, and proposed increases to property taxes and utility rates. The largest capital project included in the tentative budget is a planned joint gymnasium with the Davis School District, currently estimated at \$10.5 million. The final cost will be determined following the completion of design and bidding, which is expected to begin in October. Additional capital priorities include continued work on 200 North and Mutton Hollow utility and street upgrades, major improvements to the Burton power substation, \$630,000 in West Davis Corridor trail enhancements funded by UDOT, and the development of a cremation garden in the city cemetery.

Mr. Christensen explained that inflationary pressures were contributing to proposed increases in both taxes and utility rates. The budget proposes a 31.72% increase in Kaysville's portion of the property tax rate, which would move the city from the third lowest to the ninth lowest among Davis County cities. This increase would translate to an estimated \$14.61 per month for an average household with a home valued at \$690,000. Mr. Christensen noted that Kaysville's municipal portion makes up roughly 16% of the total property tax bill, with the majority allocated to the school district

For utilities, Mr. Christensen emphasized the city's aging infrastructure, particularly in the water system. He cited a high number of water line breaks—around 250 last year, with similar numbers projected for the current year—including one break involving a 15-year-old pipe and a series of leaks on Kings Court and Bishops Street. Waterworth software modeling indicated that while current water revenues cover daily operations, they are insufficient to meet long-term capital needs. To address this, the budget includes a proposed 15% increase in water rates.

The electric utility fund showed a similar pattern. Revenues are sufficient for operating costs and energy purchases but not for capital reinvestment. A 10% increase in electric rates is proposed. Mr. Christensen explained that both the water and electric utility models should be reviewed annually to ensure adjustments are made as needed to support infrastructure requirements.

The budget also reflects increased passthrough costs for sewer and garbage services, tied to external providers—Central Davis Sewer District and Robinson Waste. Collectively, the proposed

utility rate adjustments and property tax increase would raise the average household's monthly bill by approximately \$24.54.

Council Member Blackham questioned the accuracy of the estimated power rate impacts and noted that the figures presented appeared to reflect only base charges. Mr. Christensen confirmed that the estimates did not include actual usage, meaning that actual household impacts could be higher.

No public comments were submitted, and the meeting proceeded with further council discussion.

Council Member Hunt described the FY26 budget process as particularly difficult. She cited an initial \$3.8 million deficit that required cuts, deferrals, and reclassifications across departments. She outlined specific adjustments, including reclassifying a power department position, eliminating a public works locator role, deferring \$98,000 in police vehicle purchases, funding only one of two requested police sergeant positions, reducing sidewalk repair funding from \$100,000 to \$30,000, and postponing a \$200,000 code update in Community Development. Fertilizer reductions in the Parks and Recreation budget were also maintained. She noted significant capital cost increases—up to 400% in some areas—and argued that delaying infrastructure and staffing investments may lead to higher emergency costs. Council Member Hunt supported the proposed gymnasium and staffing additions, including the assistant city attorney and sergeant positions. She described the shared gymnasium as a rare opportunity to partner with the school district at a far lower cost than building an independent recreation center, estimating the savings at tens of millions of dollars.

Council Member Jackson acknowledged the difficulty of the process and said he initially opposed the \$10 million gymnasium but changed his position after considering past missed partnerships with the school district and the city's recreation needs. He noted that the cost to residents would be minimal and called the partnership a good value. He emphasized the need to address long-term infrastructure to avoid future problems and proposed reducing the employee merit increase from 3% to 2%—saving around \$50,000—to retain the proposed second sergeant position without increasing overall costs. He supported keeping the COLA at 2.5% and expressed flexibility on timing if other members preferred to delay a vote if they wanted additional time or input from absent members.

Council Member Blackham expressed strong support for the gymnasium but opposed the overall level of tax and utility increases proposed, including the adjustments by Central Davis Sewer District and Robinson Waste, estimating the total annual household impact could reach \$500 in a single year. He questioned usage assumptions in rate calculations and noted modest population growth did not justify new staffing. He cautioned against expanding the workforce during uncertain economic conditions and emphasized the need to limit financial strain on residents. While he acknowledged the importance of investing in city services and employees, he ultimately felt the proposed budget placed too much strain on families already burdened by rising costs.

Council Member Adams supported the budget as presented. He disagreed with reducing the merit increase and emphasized the importance of funding both the assistant city attorney and sergeant positions. He stated these needs had been clearly identified by the city manager and department heads that these positions have become needed to address growing crime and administrative

burdens. Council Member stressed the importance of backing up staff when they identify critical needs. Council Member Adams believed the increases were necessary to maintain service levels and that Kaysville would remain among the lower-taxed cities even with the adjustments, as other municipalities face similar pressures. Council Member Adams said that the investments outlined in the budget would allow the city to be more proactive and avoid falling further behind in maintaining services and infrastructure.

Jaysen Christensen clarified that the 3% merit increase helps employees progress within their pay ranges in a performance-based system. He explained that the system replaced automatic 5% step increases and helps the city stay competitive in recruiting and retaining employees amid labor market pressure.

Mayor Tran delivered a detailed and personal statement in support of the proposed FY26 modified tentative budget. She recounted a period from her early years as a Kaysville resident when she and her husband faced financial hardship and received a shutoff notice. This experience, she said, made her particularly sensitive to how tax and utility increases affect residents. She emphasized that council members take their fiscal responsibilities seriously and are mindful of the personal impact their decisions have on the community.

The mayor acknowledged that the proposed 31% increase in the city's portion of the property tax rate was substantial. She advocated for more consistent use of the Truth in Taxation process to apply modest, inflation-aligned increases annually, potentially avoiding larger spikes in future years. She noted that although Kaysville's population growth is relatively flat, demand for services has intensified, particularly in police and fire departments, with increasingly complex and time-consuming calls involving civil cases, medical services, domestic violence, and financial crimes.

Mayor Tran spoke about Kaysville's identity as a residential-focused community with limited commercial development and a reluctance toward high-density housing or retail expansion. While this contributes to the city's appeal, it also limits the commercial tax base and puts a heavier funding burden on residents. She referenced the public's prior opposition to a Community Reinvestment Area as an example of how redevelopment efforts have been curtailed, leaving the city with fewer options to diversify revenue sources.

She emphasized the importance of relying on department head recommendations for staffing and infrastructure needs, noting that prolonged efforts to maintain lean operations—such as hiring freezes—have delayed necessary investments. Mayor Tran warned against postponing critical improvements until crises arise, arguing that such deferrals often lead to higher costs and erosion of public trust. She stressed that the city had worked hard to reduce or defer requests wherever possible and that the proposed increases were necessary to maintain essential services.

The mayor concluded her remarks by calling for proactive planning and greater financial transparency. She stated that although she would only vote in the event of a tie, she strongly encouraged the council to approve the budget as a responsible step toward long-term city stability. She urged them to balance residents' concerns with the need to address foundational infrastructure and service demands.

Council Member Jackson reiterated concern about the financial burden on residents. While recognizing the reductions already made, he again proposed to lower the employee merit increase from 3% to 2%, to lessen the immediate financial impact. He formally moved to adopt the FY26 modified tentative budget with that single modification.

City Attorney Nic Mills confirmed the motion's intent—to approve the budget with the merit increase reduced by 1%.

The motion failed due to the absence of a second.

Council Member Hunt responded positively to Council Member Jackson's proposed amendment and expressed appreciation for the continued dialogue around challenging budget decisions. However, she explained her opposition to reducing the merit increase from 3% to 2%, highlighting the city's ongoing difficulty with employee retention. Council Member Hunt emphasized that Kaysville does not offer the highest salaries in the region and that many city employees receive frequent recruitment inquiries from neighboring cities. She argued that maintaining a competitive and supportive work environment, including opportunities for merit-based advancement, is vital to keeping skilled staff. She pointed to the detailed ordinance updates presented earlier in the meeting as a demonstration of the professionalism and commitment of city personnel and warned that losing experienced employees could result in costly disruptions to service delivery and morale.

Council Member Hunt then made a motion to approve the FY26 Modified Tentative Budgets as presented, without any amendments. The motion was seconded by Council Member Adams.

The vote on the motion was as follows:

Council Member Adams, Yea  
Council Member Hunt, Yea  
Council Member Jackson, Nay  
Council Member Blackham, Nay

With a two–two tie, Mayor Tran cast the deciding vote in favor of the motion.

The motion passed with a final vote of three to two.

A RESOLUTION ADOPTING A SCHEDULE OF FISCAL YEAR 2026 COUNCIL APPROVED POSITIONS AND COMPENSATION SCHEDULES FOR CITY OFFICIALS AND EMPLOYEES

City Manager Jaysen Christensen presented a resolution for adoption of the Fiscal Year 2026 schedule of council-approved positions and compensation schedules for city officials and employees. The resolution included a 3% merit increase and a 2.5% cost-of-living adjustment (COLA) for all city employees, along with the addition of two new positions: a police sergeant and an assistant city attorney.

Mayor Tran announced that no members of the public had signed up to comment on this item and

invited discussion from the council. Council Member Jackson reiterated his previous stance—supporting the creation of the new positions but opposing the 3% merit increase. He noted this was consistent with his earlier proposal to reduce the merit increase to 2% as a cost-saving measure.

Council Member Hunt made a motion to approve the resolution as presented. The motion was seconded by Council Member Adams.

The vote on the motion was as follows:

Council Member Hunt, Yea

Council Member Jackson, Nay

Council Member Blackham, Nay

Council Member Adams, Yea

With the vote tied at two–two, Mayor Tran cast the tie-breaking vote in favor of the motion.

The motion passed with a final vote of three to two.

#### A RESOLUTION ADOPTING CHANGES TO THE KAYSVILLE CITY CONSOLIDATED FEE SCHEDULE FOR FISCAL YEAR 2026

City Manager Jaysen Christensen presented the resolution adopting changes to the City's Consolidated Fee Schedule for Fiscal Year 2026. He noted that no modifications have been made since the schedule was last reviewed by the council.

With no public comments or further council discussion, Council Member Jackson moved to approve the resolution. Council Member Adams seconded the motion.

The vote on the motion was as follows:

Council Member Hunt, Yea

Council Member Jackson, Yea

Council Member Blackham, Nay

Council Member Adams, Yea

The motion passed with a vote of three to one.

Following the vote, Mr. Christensen provided a supplemental update on several major city projects that were not included in the FY26 budget but remain key priorities for future planning. These include a potential west side fire station, which is currently being evaluated through coordination with regional fire officials and retired chiefs, and will be part of upcoming strategic discussions.

He also discussed revised plans for a new operations center, previously estimated at \$39 million. The city is now exploring a more cost-effective approach by renovating the existing Old Mill site, constructing additions and covered storage areas, and upgrading the fuel island, security, and fencing for improved functionality and aesthetics. In response to a question from Council Member

Jackson, Mr. Christensen confirmed that replacing the existing chain-link fencing with a non-transparent alternative is under consideration.

Lastly, Mr. Christensen addressed the city-owned library building adjacent to city hall. He noted that renovation costs could total several million dollars and said the city is currently exploring public-private partnerships as a means of achieving a fiscally sustainable and community-supported use of the building.

Though not funded in the FY26 budget, Mr. Christensen emphasized that these projects remain

## **COUNCIL MEMBER REPORTS**

Mayor Tran responded to public comments made earlier in the meeting. Addressing Val Starkey's concern about declining student populations, she acknowledged the demographic trend but emphasized that the proposed gymnasium would be a multi-use facility intended for the entire community. She noted it would include flexible spaces such as classrooms, an indoor track, and open areas that could support a variety of activities for residents of all ages. In response to Jill Dredge's questions about the use of outside consultants in the City Center Small Area Plan, Mayor Tran clarified that the consultants were hired for their technical expertise and to help structure public input—not to set the city's direction. She explained that the 10% of survey respondents who were not current Kaysville residents may still have personal ties to the community, and that with over 500 completed surveys, the city is committed to ensuring the final plan reflects local priorities. Mayor Tran also provided an update on preparations for the upcoming 4th of July celebration, expressing appreciation to Heidi Christensen for volunteering again as parade chair and highlighting the patriotic themes planned for this year's festivities.

Council Member Hunt expressed enthusiasm for the Communities That Care Coalition, which recently launched a substance abuse prevention campaign in partnership with Lagoon—the park's first external collaboration of its kind. She announced a family-oriented community event to be held June 20 from 5:30 to 7:30 p.m. at Heritage Park, featuring yard games, rock painting, a National Guard helicopter, and participation from both the Davis County and Kaysville Youth City Councils.

Council Member Adams thanked city staff for enabling his virtual participation and emphasized the importance of acknowledging Council Member Oaks's prior vote on the budget. He also expressed appreciation for the collaboration among council members and noted that he would not remain for the subsequent board meetings scheduled for that evening.

Council Member Jackson reiterated comments from earlier in the meeting regarding his recent police ride-along with Sergeant Turner. He praised the department's professionalism and encouraged residents to remind children riding bikes or motorized scooters after dark to use caution, noting that he observed several near-accidents during the shift.

## **CITY MANAGER REPORT**

City Manager Jaysen Christensen began his report by expressing appreciation for the finance department's efforts during the recent budget process. He specifically acknowledged Deputy Finance Director Maryn Nelson for her significant contributions despite being near her due date, and welcomed new Deputy Finance Director Parker Godwin, noting his valuable support during the process. Mr. Christensen gave particular recognition to Finance Director Dean Storey, who was attending what could be his final city council meeting before retirement. He commended Dean for his long-standing dedication, professionalism, and integrity, stating that he is widely respected and trusted within the city.

Mayor Tran and members of the council joined in publicly thanking Mr. Storey for his years of service and expressed their gratitude for his contributions to the city. Mr. Christensen announced that a joint retirement reception would be held on Thursday, July 10, to honor Mr. Storey and other retiring city employees, including Bruce Rigby from the Power Department, Holly from Utility Billing, and Jason Taylor from the Fire Department. He stated that additional event details would be provided to the council at a later time.

Mr. Christensen concluded his report by noting potential changes to the council's upcoming meeting schedule. He stated that the regularly scheduled July 17 meeting would likely be canceled due to scheduling conflicts and a lack of agenda items. However, the city planned to proceed with a council meeting on Thursday, July 3, the evening before the city's Independence Day celebrations.

## **ADJOURNMENT**

Council Member Adams made a motion to adjourn the Kaysville City Council meeting at 8:37 p.m. The motion passed unanimously.

Following adjournment, the Kaysville Redevelopment Agency (RDA) Board convened to consider agenda items specific to redevelopment activities. The RDA Board is composed of the same members as the city council but functions as a separate governing body for redevelopment-related matters. Upon conclusion of the RDA meeting, the Kaysville Municipal Building Authority (MBA) Board convened. Like the RDA, the MBA Board is comprised of the same council members acting in a different official capacity to address items related to city-owned facilities and financing mechanisms.

**KAYSVILLE CITY  
REDEVELOPMENT AGENCY BOARD MEETING  
June 19, 2025**

Minutes of a Kaysville City Redevelopment Agency Board Meeting held on June 19, 2025, at 8:37 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah.

Board Members present: Chairperson Tamara Tran, John Swan Adams (via video conference), Mike Blackham, Abbigayle Hunt, Nate Jackson and Perry Oaks

Excused: Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, Finance Director Dean Storey, City Recorder Annemarie Plaizier, Deputy Finance Director Maryn Nelson, Deputy Finance Director Parker Godwin, Parks and Recreation Director Cole Stephens, Information Systems Manager Ryan Judd, Val Starkey, Laurene Starkey, Tom Kerr, Cindy Kerr, Jill Dredge, Josh McBride

**OPENING**

Chairperson Tran called the meeting to order and welcomed those in attendance.

**A RESOLUTION ADOPTING A BUDGET FOR THE KAYSVILLE CITY  
REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026**

Chairperson Tran provided introductory clarification, noting that the Redevelopment Agency (RDA) discussion was related to a redevelopment area created several years ago and was not connected to the more recent Community Reinvestment Area (CRA) proposal discussed earlier in the year. She explained that this meeting focused solely on adopting a budget for the existing RDA area.

City Manager Jaysen Christensen presented the proposed Fiscal Year 2026 RDA budget. He reported that the RDA area in question was the Flint Street tax increment financing district, which is expected to generate approximately \$130,000 in tax increment revenue during the current fiscal year. In addition, the agency received \$132,500 in grant funding from the Wasatch Front Regional Council to support small area planning efforts.

Mr. Christensen stated that while \$190,000 was budgeted in expenditures for the current fiscal year, actual spending was minimal—approximately \$15,000. These costs primarily covered a local match required for the grant and some associated legal expenses. He confirmed that no major redevelopment activity occurred within the district this year.

Board Member Blackham commented on the importance of redevelopment areas as a fiscal tool

for municipalities. He emphasized that the city would not have received the \$124,000 in tax increment revenue without having established the Flint Street RDA. He explained that RDAs allow cities to reinvest new property tax growth in designated areas, supporting economic development without raising taxes citywide.

Board Member Blackham moved to approve the resolution adopting the Kaysville City Redevelopment Agency budget for Fiscal Year 2026. The motion was seconded by Board Member Jackson.

A vote on the motion was as follows:

Board Member Jackson, Yea  
Board Member Blackham, Yea  
Board Member Hunt, Yea

The motion passed unanimously.

#### **ADJOURNMENT**

Board Member Blackham made a motion to adjourn the Kaysville City Redevelopment Agency Board Meeting at 8:41 p.m. The motion passed unanimously.

**KAYSVILLE CITY  
MUNICIPAL BUILDING AUTHORITY BOARD MEETING  
June 19, 2025**

Minutes of a Kaysville City Municipal Building Authority Board Meeting held on June 19, 2025, at 8:41 p.m. in the Council Chambers of Kaysville City Hall, 23 East Center Street, Kaysville, Utah.

Board Members present: Chairperson Tamara Tran, John Swan Adams (via video conference), Mike Blackham, Abbigayle Hunt, Nate Jackson and Perry Oaks

Excused: Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, Finance Director Dean Storey, City Recorder Annemarie Plaizier, Deputy Finance Director Maryn Nelson, Deputy Finance Director Parker Godwin, Parks and Recreation Director Cole Stephens, Information Systems Manager Ryan Judd, Val Starkey, Laurene Starkey, Tom Kerr, Cindy Kerr, Jill Dredge, Josh McBride

**OPENING**

Chairperson Tran opened the meeting and welcomed those in attendance.

**A RESOLUTION ADOPTING THE KAYSVILLE CITY MUNICIPAL BUILDING AUTHORITY BUDGET FOR FISCAL YEAR 2026**

City Manager Jaysen Christensen presented the proposed FY26 budget for the Municipal Building Authority (MBA). He explained that the MBA oversees debt service for City Hall and the Kaysville Police Department. The bonds for these facilities are scheduled to be fully repaid in 2031 (Police Department) and 2033 (City Hall). The FY26 budget reflects the annual lease revenue bond payments associated with these facilities.

Board Member Hunt requested clarification on the role of the MBA and why it operates as a separate entity from the city's general budget. Finance Director Dean Storey explained that the MBA was established as a legal financing mechanism using lease revenue bonds. Under this structure, the MBA issues bonds and holds ownership of the facilities during the repayment period. The city makes annual lease payments to the MBA until the bonds are paid in full, at which time ownership transfers to the city. Storey noted that this structure is a standard municipal financing tool used to facilitate construction and borrowing for public facilities.

Board Member Hunt moved to approve the Resolution adopting the Kaysville City Municipal Building Authority Budget for Fiscal Year 2026. The motion was seconded by Board Member Jackson.

A vote on the motion was as follows:

Board Member Blackham, Yea

Board Member Hunt, Yea

Board Member Jackson, Yea

The motion passed unanimously.

**ADJOURNMENT**

Board Member Blackham made a motion to adjourn the Kaysville City Municipal Building Authority Board Meeting at 8:44 p.m. The motion passed unanimously.