

KAYSVILLE CITY COUNCIL
October 2, 2025

Minutes of the regular Kaysville City Council meeting held on October 2, 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, Council Member Mike Blackham, Council Member Abbigayle Hunt, Council Member Nate Jackson, and Council Member Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, Deputy City Recorder Chelsie Fromeyer, Information Systems Assistant Ardi Harsano, Linda Francis, Susan Erhart, David Erhart, Stella Edgar, Camilla Bruse, Kate Layton, Grace Layton, Ali Schimmer, Bode Schimmer, Lucie Ellis, Bevan Haycock, Jed Jacobsmeyer, McKay Clemends, Kindy Kerr, Tom Kerr, Bryce Chapman, Jason Knighton, Keri Jacobsmeyer, Jacob Jacobsmeyer, Gary McBride, Erin Cazier, Sylvie Cazier, Baylee Jenkins, Beckham Dickson, Darren Dickson, Misty Dickson, Robyn Dickson, Nate Dickson, Londyn Ehlers, Reese Peck, Kate Knighton, Tanner Knighton, Jill Dredge, Megan Haycock, Tiffany Williams, Colby Williams, Barry Jenks, Clara Jenks

OPENING

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

Council Member Hunt offered the opening remarks, sharing insights from her early law school experience and reflecting on the importance of upholding the rule of law during challenging times. She expressed gratitude for civic involvement and highlighted the participation of the Youth City Council and their families. Council Member Hunt then led those in attendance in reciting the Pledge of Allegiance.

CALL TO THE PUBLIC

No members of the public came forward to speak.

PRESENTATIONS AND AWARDS

SWEARING IN OF 2025-2026 YOUTH CITY COUNCIL

Youth City Council Advisor Linda Francis introduced the newly selected 2025–2026 Youth City Council members and officers. She described the program as a city-sponsored service and leadership initiative that had been active in Kaysville for approximately ten years. Ms. Francis explained that the Youth City Council will participate in an annual Day at the Legislature to observe the state's legislative process and meet with elected officials. She noted that the group had previously held mock debates with both the Fruit Heights Youth City Council and the Kaysville City Council and regularly assisted with city-sponsored community events. She reported that the

group had recently completed a scarecrow for the Scarecrow Walk and would soon help with the Fable Forest food-donation event and Kaysville Gives service program. Ms. Francis clarified that the Youth City Council was separate from the Youth Court program and primarily focused on civic involvement and community service.

Mayor Tran recognized Council Member John Adams as the City Council liaison for the Youth City Council. She then administered the oath of office to the Youth City Council members, invited them to join for a group photograph, and announced that several of the Youth City Council members would assist with the upcoming Meet the Candidates Night scheduled for the following Monday.

PROCLAMATION HONORING BECKHAM DICKSON

Bryce Chapman, representing the Davis Technical College plumbing program, addressed the Council and explained that SkillsUSA is a national organization dedicated to promoting excellence in skilled trades and leadership development. He stated that the program includes competitions across numerous trades, allowing students to demonstrate technical proficiency and professional skills. Mr. Chapman noted that Kaysville resident Beckham Dickson, a Davis Tech plumbing student who began in the high school pre-apprenticeship class as a junior, represented Utah at the National SkillsUSA Championships held in Atlanta, Georgia. Competing among participants from forty-three states, Mr. Dickson earned the gold medal and the title of National Champion in Plumbing, marking Davis Technical College's fifth national championship. Mr. Chapman added that Mr. Dickson planned to compete again the following year.

Mayor Tran congratulated Mr. Dickson on his accomplishment and invited him to speak. Mr. Dickson expressed gratitude to his instructors, Bryce Chapman and Craig Randall, for their guidance and support.

Council Member John Adams, who serves on the Davis Technical College Foundation Board, noted that the board had provided financial assistance for students' travel to the competition. He asked Mr. Dickson to describe his experience at the national event. Mr. Dickson explained that the competition took place in a large conference center featuring multiple trades. The plumbing contest was a 12-hour practical test, during which participants constructed full cast-iron and PVC plumbing systems, including installations for sinks, toilets, and laundry drains, following provided specifications. Winners were selected based on their accuracy and adherence to the plans. He shared that he received a medal, a medallion presented to Davis Technical College, a set of tools, and monetary awards.

Mayor Tran commended Mr. Dickson for his exceptional performance and introduced City Manager Jaysen Christensen, who read a proclamation on behalf of the Mayor and City Council recognizing Mr. Dickson's outstanding achievement. The proclamation honored his dedication, skill, and representation of Kaysville City at the national level. It noted that he had previously won both the Davis Technical College and Utah State SkillsUSA competitions before earning the

national title, receiving scholarships, professional tools, and the opportunity to represent the United States at the World Championships in Germany. It further acknowledged his academic success, including being named Student of the Month twice in Davis High School's Building Trades Program, and commended his work ethic and leadership.

Mr. Christensen also recognized Tanner Knighton, Mr. Dickson's cousin, for placing 15th nationally in the 2023 SkillsUSA plumbing competition. He commended Robyn Dickson, Beckham's grandmother and an employee of the Kaysville Parks and Recreation Department, for her leadership in managing recreation programs and community events.

Mayor Tran concluded the presentation by expressing pride in Davis Technical College, highlighting her role as Chair of the Board of Trustees, and describing the institution as a valuable educational partner and community asset.

PROCLAMATION RECOGNIZING PUBLIC POWER WEEK, OCTOBER 5–11, 2025

Mayor Tran read a proclamation designating October 5–11, 2025, as Public Power Week in Kaysville City. The proclamation recognized Kaysville Power & Light as a community-owned, not-for-profit utility that provides residents and businesses with reliable, efficient, and safe electric service at cost-based rates. It emphasized the department's long-standing contributions to the community through energy efficiency, exceptional customer service, environmental stewardship, and public safety initiatives. The proclamation also acknowledged that Kaysville Power & Light, established in 1908, has served as a dependable local institution for more than a century, continually supporting the well-being of residents. Mayor Tran reaffirmed the City's commitment to providing safe, sustainable, and affordable electricity and expressed appreciation to the Power & Light employees for their ongoing dedication and service to the community.

MOSQUITO ABATEMENT DISTRICT-DAVIS PROPOSED TAX INCREASE

Council Member Mike Blackham reported that the Mosquito Abatement District–Davis had proposed a property tax increase and explained the reasons behind the request. He stated that the district's 27-year-old pesticide storage building no longer met operational or safety standards, lacking proper spill containment, sufficient space for equipment maneuvering, and the capacity to store larger chemical containers. As mosquito control practices had evolved, the district required a modern facility capable of safely handling increased quantities of pesticides while complying with current containment and environmental standards.

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He further explained that urban growth along the Wasatch Front had made it increasingly difficult to use airplanes for aerial spraying, particularly in developed areas near the Great Salt Lake. The district had therefore adopted drone-based applications to improve efficiency and precision in smaller, more populated zones. However, this change required that larger chemical inventories be stored locally within Davis County rather than at the district's Ogden hangar, reinforcing the need for expanded facilities.

Council Member Blackham also discussed the need for an on-site testing laboratory, noting that the district had previously relied on the state lab for virus testing, which caused delays of one to two weeks. The district's new lab allowed for in-house PCR testing, enabling next-day results and faster responses to virus detections. He stated that early identification allowed the district's field crews to begin treatment immediately, reducing the risk of West Nile virus spread.

He added that the district planned to expand employee facilities to meet the needs of a more diverse seasonal workforce. While crews had once been primarily male, recent years had seen a roughly even number of male and female employees. The current facility lacked sufficient locker and shower space, which was essential for safety, as staff working with pesticides were required to clean up and store contaminated clothing on site.

Council Member Blackham reviewed the financial impact, explaining that for an average Davis County residence valued at \$600,000, the annual tax would increase from \$30.69 to \$38.61, or about \$7.92 per year (approximately \$0.66 per month). For businesses, the annual amount would rise from \$55.80 to \$70.20, or roughly \$1.20 per month. The tax increase would generate about \$1 million annually, funding a \$9.2 million project financed through a 15-year bond with annual payments of approximately \$855,000, plus an additional \$150,000 to address increased costs related to chemicals and inflation.

He concluded by announcing that a public hearing on the proposed tax increase would be held on December 11, 2025, at 7:00 p.m., at 85 North 600 West in Kaysville.

Mayor Tran clarified that the proposed increase did not involve Kaysville City's budget, but rather pertained to a separate taxing entity, and that cities within the district were required by state law to include the matter on their agendas for public awareness.

Council Member Blackham confirmed that each city within the district was obligated to publicly discuss the proposal and stated that additional details were available on the Mosquito Abatement District–Davis website. He added that District Manager Gary Hatch was available to answer any questions from residents.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts of interest were declared by any members of the City Council.

CONSENT ITEMS

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

- a) Approval of minutes from the September 18, 2025, Council Meeting.
- b) Approval of minutes from the September 18, 2025, Kaysville Business Park Architectural Review Committee Meeting.
- c) Agreement with UDOT for Reimbursement of West Davis Corridor Trail Construction and Right-of-Way Costs.

Council Member Hunt seconded the motion.

The vote on the motion was as follows:

Council Member Hunt, Yea

Council Member Jackson, Yea

Council Member Oaks, Yea

Council Member Blackham, Yea

Council Member Adams, Yea

The motion passed unanimously.

WORK ITEMS

DISCUSSION ON UTAH STATE TAX COMMISSION'S DENIAL OF KAYSVILLE'S 2025 PROPERTY TAX RATE

City Manager Jaysen Christensen reported that although the Council had adopted the FY26 budget on August 7, the Utah State Tax Commission denied Kaysville City's 2025 property tax rate increase due to newly enacted state legislation. He explained that two issues prompted the denial. First, the City held its Truth-in-Taxation hearing at 6:30 p.m. and conducted its regular City Council meeting, including budget adoption, at 7:00 p.m. the same evening. Under the new law, taxing entities were now expected to hold a single-purpose meeting solely for the hearing. Second, the City did not present at that hearing a countywide list of all taxing entities that were proposing increases, a new statutory requirement. Mr. Christensen noted that approximately 60 percent of taxing entities statewide initially received denials for similar reasons, though some later demonstrated compliance and were reinstated.

He explained that as a result, Kaysville's 2025 tax collections would remain at the same dollar amount as the prior year. The new certified tax rate would be 0.001455, a slight decrease from the previous year due to rising property valuations. Kaysville would continue to have the third-lowest municipal rate in Davis County, behind South Weber and Layton. Had the increase been approved, the City's rate would have fallen between Fruit Heights (0.001717) and Farmington (0.00166) and

would have increased the average household's tax by roughly \$14 per month.

Mr. Christensen reviewed the historical tax rate trends, noting that an increase occurred around 2013–2014 when the City bonded for the police station and transitioned to a full-time Fire Department. Since that time, the rate had gradually declined. He explained that the FY26 proposed increase was designed to address rising operational and personnel costs for fire, EMS, police, parks and recreation, and cemetery services, as well as to begin allocating funding for the proposed Kaysville Field House near Kaysville Junior High. He added that the Field House project remained on schedule, with bidding expected in January 2026 following value-engineering adjustments.

Regarding fiscal management, Mr. Christensen stated that the City would rely on its general fund balance to cover FY26 expenditures. He reported that this would reduce reserves from approximately \$6.5 million to \$4.1 million, which still met the Government Finance Officers Association (GFOA) recommendation of maintaining at least two months of operating expenditures as a reserve and remained below the state cap of 35 percent. He advised against future reductions to the reserve beyond this point. Mr. Christensen said that the FY26 capital projects list had been thoroughly prioritized and should remain largely intact. He mentioned the \$250,000 for the design of phase one of cremation garden project, currently out to bid, as a potential candidate for deferral if necessary but cautioned that delaying the project could lead to higher future costs. He concluded that the City remained financially stable for the current fiscal year and would continue to closely monitor revenues, inflation, and expenditure trends to guide decisions for the next budget cycle.

Mayor Tran reiterated that the City had responsibly used its fund balance in previous years to offset rising costs without imposing rate increases—specifically \$1.1 million in FY25, \$949,900 in FY26, and \$1.7 million in the current year. She stated that this approach aligned with the purpose of the rainy-day fund and expressed support for continuing with previously approved FY26 projects while maintaining cautious fiscal management.

Council Member Jackson expressed frustration with the new state legislation, particularly the requirement that cities present countywide tax increase lists and restrict other agenda items on the night of their hearings. He stated that Kaysville had followed a transparent, well-documented process and expressed disappointment that a planned legislative special session would not address the issue for affected cities.

Council Member Hunt stated that she had re-examined the budget for possible reductions and found minimal discretionary spending after extensive review. She described the City's decision to use reserves as a strategic and responsible measure to manage an unexpected shortfall.

Mayor Tran added that the City would advocate for legislative reform to prevent similar situations in the future. She observed that while state leaders often emphasized reducing taxes at the state level, those reductions frequently shifted financial burdens to municipalities, which were then responsible for maintaining essential services without equivalent revenue streams. She said the City's efforts were not intended to raise taxes unnecessarily but to promote accountability and transparency in local government. She emphasized that Kaysville had held more public meetings and work sessions than in prior budget cycles to ensure residents understood the process. Mayor

Tran explained that part of the proposed increase would have helped build reserves to support the future Field House bond, and she stated that City departments had been directed to eliminate nonessential spending, consolidate positions, and enhance efficiency through automation and technology upgrades to preserve long-term stability.

Council Member Adams clarified that residents would actually experience a decrease in the effective city tax rate, explaining that under Utah's certified tax rate system, total city revenues remain flat unless a formal increase is approved. With growth and higher property valuations, the rate naturally adjusts downward. He expressed disappointment that the denied increase—intended to cover essential service costs—could not move forward.

Council Member Blackham expressed confidence in City staff and departments, stating that despite the setback, they would adapt operations as needed and continue to provide high-quality service to residents.

COUNCIL MEMBER REPORTS

Mayor Tran announced several upcoming events. She stated that the Meet the Candidates Night would be held at City Hall on Monday from 6:00 to 8:00 p.m., with an open house from 6:00 to 6:30 p.m., followed by a moderated panel question-and-answer session beginning at 6:30 p.m., hosted by the Utah League of Women Voters. She noted that Politics in the Park would take place on October 13 at Barnes Park Pavilion 1 from 6:00 to 7:30 p.m., featuring state legislators, City Council members, and candidates. Mayor Tran also reminded attendees that the City's Trunk-or-Treat event would be held at the Police Station on October 29, with additional information to be shared on social media.

CITY MANAGER REPORT

City Manager Jaysen Christensen indicated that a Strategic Plan Work Session was scheduled for Wednesday, November 5, from 7:00 to 9:30 p.m., and stated that a calendar invite had been sent. He recognized the Fire Department for hosting a well-attended open house the previous evening and noted that participation from the Police Department and Power & Light contributed to the event's success.

ADJOURNMENT

Council Member Adams made a motion to adjourn the Kaysville City Council meeting at 7:53 p.m. The motion passed unanimously.