

KAYSVILLE CITY COUNCIL
February 19, 2026

Minutes of the regular Kaysville City Council meeting held on February 19, 2026, 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 Joshua McBride

Others Present: City Manager Jaysen Christensen, City Recorder Annemarie Plaizier, Fire Chief Paul Erickson, Parks and Recreation Director Cole Stephens, Information Systems Director Ryan Judd, Jake Garn, David Erhart, Susan Erhart, Don Jensen, Haken Anderson, Bonnie Anderson, Shad Anderson, Lauri Cragun, Curtis Cragun, Ian Johnson, Andy Oblad, Jason Saunders, Val Starkey, Laurene Starkey, Tom Kerr, Cindy Kerr, Jill Dredge

OPENING

Mayor Tamara Tran called the Kaysville City Council meeting to order and welcomed those attending in person and those participating online.

In her opening remarks, Mayor Tran expressed appreciation for residents who participate in local government and noted that while governmental processes can sometimes seem slow, they are designed to allow public input and improve outcomes through discussion and amendments. She then offered an opening prayer and led those present in the Pledge of Allegiance.

CALL TO THE PUBLIC

Jason Sanders addressed the Council and thanked members for their service. He encouraged the Council to make a decision regarding the proposed west-side fire station rather than placing the matter on a public vote, stating that residents elect Council Members to review complex issues and make informed decisions on matters such as taxation, emergency response coverage, and community safety. Mr. Sanders stated that he lives on the west side of the city and described a prior incident at a neighborhood pool where a child nearly drowned and was saved by a nurse before emergency responders arrived. He expressed concern about response times in the area and potential liability to the City if emergency services are unable to reach residents quickly, noting his perspective as an attorney. He again urged the Council to decide on the fire station without referring the matter to a public vote.

Don Jensen spoke next and explained that he had seen a public notice sign at the Trappers Field park property related to a proposed rezoning, which prompted him to attend the meeting. He stated that the parcel was intended to be a park but currently appeared undeveloped and poorly maintained, with broken sprinkler boxes and weeds that were periodically cut. Mr. Jensen said he and his family moved to Kaysville approximately six years earlier and had expected the area to be

improved as a park. He asked why the park had not been completed if the development agreement required it, why the City was only now pursuing rezoning to public use after owning the property for several years, and what steps would be taken to improve the property's condition. Mayor Tran acknowledged his comments and indicated that staff would follow up with the questions raised.

PRESENTATIONS AND AWARDS

RECOGNITION OF HAKEN ANDERSON

Mayor Tran read a proclamation recognizing Kaysville resident Haken Anderson for completing a solo bicycle journey of approximately 14,000 miles from Morocco to Singapore at age 18. The proclamation stated that Mr. Anderson traveled through 26 countries over approximately five and one-half months, independently planning and funding the trip and overcoming physical and logistical challenges. It noted that he served as a positive representative of Kaysville and the United States during his travels and commended his initiative, perseverance, and example to youth and residents of the community. Mayor Tran then invited former Planning Commissioner and City Council Member Jake Garn to provide additional background before inviting Mr. Anderson to speak.

Mr. Garn explained that he learned of Mr. Anderson's accomplishment while speaking with an individual at the airport who shared information about the journey. After hearing about the trip, he contacted City leadership to suggest that Mr. Anderson be recognized at a Council meeting for his achievement.

Haken Anderson then addressed the Council and described his bicycle journey from Morocco to Singapore. He stated that he is currently a student at Utah State University and had long wanted to complete a unique international experience. He explained that after participating in a study-abroad program in Thailand during high school, he decided to take several months following graduation to complete the trip before beginning college. He said he planned the journey incrementally, carrying all his supplies on his bicycle and adapting as needed along the route. He noted that he appreciated the opportunity to represent Kaysville and the United States while traveling in areas where residents had not previously met Americans.

Council Members asked questions about the trip. Mr. Anderson explained that he traveled without support personnel and funded and planned the journey himself. He stated that he had originally planned to attend the United States Military Academy but deferred after learning of a medical condition that prevented admission, which allowed him time to complete the trip before enrolling at Utah State University. He said he selected a route that allowed him to travel as far as possible without crossing an ocean, starting in Morocco due to airfare costs and continuing through Europe, the Middle East, and Asia. He discussed his parents' support and noted that his prior international travel experience helped them feel comfortable with his decision.

In response to additional questions, Mr. Anderson described experiences from the trip, including an early stop in Spain when he left a hostel that was considered unsafe and camped near a church building, as well as logistical challenges such as waiting for a ferry across the Caspian Sea. He said he encountered few mechanical problems and limited negative interactions, noting that his

primary concerns during the trip involved road conditions and traffic in some regions. Following the discussion, Mayor Tran invited Mr. Anderson and his family forward for a photograph and thanked him for representing Kaysville in a positive manner.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts of interest were declared by any members of the city council.

CONSENT ITEMS

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

- a) Approval of Minutes from the January 23, 2026 City Council work session.
- b) Approval of Minutes from the February 5, 2026 City Council meeting.
- c) Appointment of Eries Cornelius as an Alternate Planning Commissioner.

Council Member McBride seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

WORK ITEMS

A DISCUSSION REGARDING PLACING A GENERAL OBLIGATION BOND ON THE BALLOT FOR A FIRE STATION

Fire Chief Paul Erickson presented information regarding the need for an additional fire station to improve emergency response coverage in the western portion of the city. He explained that staff prepared an overview outlining service needs, response data, and estimated costs, emphasizing that the proposed station would help maintain safety and response reliability as the city grows. Chief Erickson reported that emergency call volume has increased approximately 18.6% compared to prior years and has remained consistently elevated since the COVID-19 period. He noted that mutual aid responses, including assistance to neighboring jurisdictions such as Fruit Heights and responses along the I-15 corridor, also affect response times. In response to a question from Council Member McBride, Chief Erickson explained that although some calls decreased after the City's contract with Fruit Heights ended, overall call demand has continued to increase.

Chief Erickson reviewed response-time standards and stated that brain injury can begin within four minutes without oxygen and that cardiac arrest survival rates decrease significantly with each passing minute. He explained that faster response times improve outcomes for both fire and

medical emergencies and noted that national standards, including NFPA 1710 guidelines, recommend that departments reach incidents within approximately six minutes in 90% of calls. He stated that Kaysville does not currently meet that standard in portions of the west side, where response times can range from 7 to 12 minutes or longer depending on call volume and unit availability. He also discussed how modern building materials and furnishings contribute to faster fire growth and explained that residential sprinklers are not widely installed, increasing the importance of response time.

Chief Erickson reviewed potential station locations and stated that City-owned property off Burton Lane would improve response-time compliance in four west-side response zones. He explained that staff evaluated several possible sites using insurance-rating guidance and response-time modeling and determined that the Burton Lane location provided better access and coverage than other sites, including property near the operations center and locations near 200 North. He noted that response-time modeling is based primarily on roadway access and travel time rather than population or call volume. Chief Erickson also stated that alternative properties had been explored but were unavailable or did not improve compliance as effectively.

Chief Erickson outlined preliminary cost estimates of approximately \$15.9 to \$16 million for construction and site work, with Public Works assisting with grading and related improvements. He estimated annual staffing costs of approximately \$2 million to \$2.2 million for firefighters, paramedics, and associated benefits, noting that first-year costs would be lower and increase as employees reached full pay levels. He stated that the proposed station would maintain service levels as the city grows rather than expand services beyond current standards.

Mayor Tran asked about the anticipated timeline if voters approved the project. Chief Erickson estimated that design work would occur first, with construction potentially beginning in late summer 2027 and lasting approximately 10 to 13 months, based on comparable projects. He also explained that existing apparatus could support a second station initially, though future engine purchases would eventually be required due to equipment age and long manufacturing lead times. He cited recent discussions with the manufacturer Pierce Manufacturing, who indicated delivery timelines of 46–50 months, compared to approximately 40 months previously. Chief Erickson added that ambulances are typically replaced every five to eight years due to heavy use, and that fire engines retain relatively low resale value despite their high purchase cost because there are few manufacturers in the market.

Council Members asked questions regarding station location, staffing, and service levels. Chief Erickson explained that response needs for fire and medical calls are closely related because firefighter-paramedics respond to both types of incidents.

Council Member Adams discussed the idea of a smaller satellite location at the Burton Lane property staffed by fewer personnel, suggesting that such an option might reduce costs while still improving response times for medical emergencies. Chief Erickson stated that national staffing standards require a minimum number of firefighters on scene for effective response and that splitting existing crews between two stations would reduce staffing below those standards without improving response capability.

He also explained that a small satellite location staffed with only one or two personnel would not meet fire-response requirements or improve coverage to the extent needed. He stated that staffing and facilities must support both roles simultaneously, and would require significant space for staffing needs, such as bedrooms, lockers, training areas, and support facilities. He added that the city could choose to accept a lower level of service, but that doing so would increase risk.

Council Members asked about response zones and neighboring fire station plans. Chief Erickson stated that there are six response zones on the west side and that the proposed Burton Lane station would bring four of those zones into compliance. He explained that neighboring agencies, including Layton and Farmington, were planning or constructing additional stations but emphasized that Kaysville cannot rely on other cities for primary coverage and must maintain adequate service within its own boundaries.

Council Member McBride asked about property adjacent to the Public Works building, and Chief Erickson reiterated that that location would only improve compliance in two response zones, compared to four zones at the Burton Lane site.

Council Member Jackson asked about claims that Kaysville reimburses other cities for responses. Chief Erickson clarified that fire responses between Davis County departments are not reimbursed, though limited reimbursement can occur when paramedics from one department ride on another agency's ambulance.

Council Member Blackham commented that the size of the project and its long-term financial impact were reasons the Council was considering placing the issue before voters. He stated that while residents elect Council Members to make decisions, the magnitude of a project that would significantly increase the City's operating budget warranted public input. He noted that Kaysville's primary revenue sources are sales tax and property tax, both of which are largely committed, and that the additional annual cost of a new station could substantially increase property tax collections.

Mayor Tran noted that the city has discussed a west-side station for several years and has received questions from residents about response coverage. She also stated that the city had explored forming a regional fire district with neighboring cities, but surrounding jurisdictions were not currently interested.

Council Members discussed funding options and long-term financial impacts. City Manager Jaysen Christensen explained that Kaysville does not have property assets comparable to those used by neighboring cities to offset construction costs and that a general obligation bond backed by property tax revenue would likely be required. He stated that general obligation bonds typically receive lower interest rates than revenue bonds, which can result in significant savings over the life of a large bond.

Council Member Hunt also asked whether proceeding without a ballot measure would accelerate the timeline. Mr. Christensen explained that moving forward without a ballot measure would not significantly change the project timeline because design and planning work would still be required.

Council Member Jackson expressed concern that voters might reject the proposal because of cost

and asked how a failed vote could affect future options for this proposal, including potential liability to the city if a second fire station is delayed. Chief Erickson stated that if a bond measure failed, the city would likely need to wait several years before attempting another bond. Council Member Blackham commented that the size of the financial commitment supported placing the issue before voters so residents could weigh the public-safety need against tax impacts. He noted that voters would need to understand both the bond cost and the ongoing staffing expenses to make an informed decision, and that education efforts would be necessary to explain the full financial impact. Chief Erickson said staff would prepare informational materials, including fact sheets and frequently asked questions, to help residents understand station placement, costs, and service impacts before any vote. Mayor Tran explained that if the Council moved forward with placing the measure on the ballot, it would likely appear on the November ballot, and residents would then decide whether to approve the bond and ongoing expenses associated with the proposed station.

Council members and staff discussed the importance of transparency so residents would understand both the construction and ongoing expenses associated with the project. The discussion concluded with an acknowledgment that the Council would need to clearly communicate all financial implications to voters if the measure were placed on the ballot.

Council Member Hunt stated that she had concerns about current response limitations and personally felt the station was important enough to move forward as soon as possible because of safety concerns, but she also respected the Council's consideration of placing the issue on the ballot. Council Member Adams suggested exploring interim options that might improve response times while long-term funding decisions were considered. He stated that exploring such options might help address safety concerns in the short term while the longer process of a bond election and construction moved forward. Council Member Jackson also noted that placing the issue on the ballot would require extensive public education about both construction and ongoing staffing costs. Council Member Adams added that estimated savings from using a general obligation bond rather than another financing method could be significant, reinforcing why the Council was considering that approach. The Council continued discussing the need to balance safety concerns, financial impacts, and public input as they considered next steps on the proposal.

Council Member Adams made a motion to move this Work Item to a future agenda as an Action Item. The motion was seconded by Council Member Blackham.

The vote on the motion was as follows:

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

The motion passed with a vote of four to one.

Council Member Jackson stated he wanted additional time to consider the issue before deciding whether to place it on the ballot.

Mayor Tran clarified that moving the item forward would allow further discussion at a future meeting regarding whether to place a general obligation bond on the ballot, proceed without a ballot measure, or take no action. Mr. Christensen explained that state law requires ballot language to be approved at least 75 days before the election, meaning the Council would need to act by August if they intended to place the item on the November ballot. He noted that moving the item forward would allow staff to begin preparing educational materials, preliminary design work, and other preparations while the Council continued its deliberations.

Council Members and Staff discussed preliminary steps such as issuing a request for qualifications for schematic design services, noting that existing fire impact fee funds could be used for initial planning work and that such work would not commit the City to construction.

Council Members discussed whether preliminary design work should proceed before a final decision on the bond. Staff explained that the work would provide useful information regardless of whether the station were funded immediately, delayed, or placed on the ballot, and that it was considered an administrative step within existing funds. Mayor Tran summarized that the Council's action moved the item forward for additional consideration and information gathering and did not constitute a final decision on funding or ballot placement.

COUNCIL MEMBER REPORTS

Council Member Adams addressed comments made earlier during Call to the Public regarding an undeveloped park parcel. He explained that the property had originally been owned by the surrounding homeowner's association, which did not complete the required park improvements and later became insolvent. A previous City Council accepted ownership of the land with the understanding that the City would eventually develop the property as a park. Council Member Adams stated that improvements had been completed on one portion of the site, but development of the remaining area had been delayed due to funding limitations and other project priorities. He noted that the parcel is City-owned, intended for park use, and remains a priority for future park development. Mayor Tran added that when the City accepted ownership of the property, certain restrictions were included in the agreement that limit allowable improvements, which has also contributed to delays. She stated that the City intends to improve the property as funding and project details allow.

Council Member Jackson reported that planning had begun for the City's 2026 Fourth of July celebration, which will recognize the 250th anniversary of the nation's founding. He stated that the City had secured a new fireworks vendor and invited residents to volunteer or participate in parade entries and other activities during the weeklong celebration. Mayor Tran noted that volunteer participation is necessary to support Freedom Week activities because City staffing alone cannot support all planned events.

Council Member Hunt reported on work being conducted by the Communities That Care coalition, stating that the group is reviewing updated community data related to underage drug and alcohol use and continuing efforts focused on prevention and youth safety.

Mayor Tran reported that City officials were monitoring the ongoing legislative session and coordinating with other municipalities and the Utah League of Cities and Towns to track legislation that could affect cities and local government operations.

CITY MANAGER REPORT

City Manager Jaysen Christensen provided calendar updates, noting that the Kaysville University training series would conclude with upcoming sessions at the fire station and police station. He reported that Council Members, Planning Commissioners, and staff had participated in prior sessions. Mr. Christensen also announced that the City's formal budget work session process would begin March 13 to review financial information and begin budget planning for the upcoming fiscal year.

ADJOURNMENT

Council Member Adams made a motion to adjourn the regular City Council meeting at 8:33 p.m. The motion passed unanimously.