KAYSVILLE CITY COUNCIL
June 4, 2026

Minutes of the regular Kaysville City Council meeting held on June 4, 2026, at 7:00 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah. Budget public hearings were held beginning at 6:30 p.m., prior to the meeting.

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 Attorney Nic Mills, Finance Director Maryn Nelson, Deputy Finance Director Parker Godwin, City Recorder Annemarie Plaizier, Community Development Director Melinda Greenwood, Fire Chief Paul Erickson, Parks and Recreation Director Cole Stephens, Information Systems Director Ryan Judd, David Erhart, Susan Erhart, Nedra Saunders, Suzie Hansen, Michelle Dennert, Boyd Mortensen, Kim Mortensen, Brigg Lewis, Joan Squire, M.J. Squire, Richard Shaw, Brandon Gipson, Kaizley Gipson, Zailey Gipson, Holli Gipson, Nicole Steed, Teana Error, Jill Dredge, Duane Thurber, Merikay Thurber, Dallin Walkenhorst, Eric Pros, Arrin Holt, Jarod Maw, Karen Erickson, Sarina Ehrgott, Scout Troop 407, Ellen Humphrey, Kim Mangel, Mel Nance

PUBLIC HEARINGS

6:30 P.M. – REDEVELOPMENT AGENCY BUDGET HEARING

Mayor Tran opened the public hearing to consider the Kaysville City Redevelopment Agency budget for Fiscal Year 2027. Council Member Blackham clarified that several public hearings would be held and noted that the hearing on the overall Fiscal Year 2027 City budget would likely be of greatest interest to most attendees. City Recorder Annemarie Plaizier clarified that members of the public were not required to sign up in advance to speak during a public hearing, and Mayor Tran explained that public comment would be accepted following each presentation.

Finance Director Maryn Nelson presented the proposed Redevelopment Agency budget, stating that it anticipated approximately $130,000 in tax increment revenue and budgeted approximately $70,000 for operating costs should additional Agency activities be pursued during the fiscal year. She noted that the budget was consistent with Fiscal Year 2026. Mayor Tran explained that the Redevelopment Agency was associated with the Smith's Marketplace project established in approximately 2013 and that the remaining balance was being carried forward from that project.

Mayor Tran opened the hearing for public comment.

Nedra Saunders expressed concern about the increasing cost of living and encouraged the City to pursue creative funding solutions, including grants, partnerships, fundraising, and donations, before increasing taxes. While acknowledging the need to maintain infrastructure and improve emergency services, she encouraged the City to exercise the same financial caution residents use in managing household expenses.

With no additional public comments, Council Member Hunt moved to adjourn the Kaysville City Redevelopment Agency budget hearing at 6:38 p.m. Council Member Adams seconded the motion, and the motion carried.

6:38 P.M. - MUNICIPAL BUILDING AUTHORITY BUDGET HEARING

Mayor Tran opened the public hearing to consider the proposed Fiscal Year 2027 budget for the Kaysville Municipal Building Authority.

Ms. Nelson explained that the Municipal Building Authority budget accounted for the City's outstanding bonds on City Hall and the Police Station. She stated that, to reduce the financial burden on the General Fund during Fiscal Year 2027, the proposed budget used police impact fee revenues and Municipal Building Authority fund balance to make the required debt service payments. As a result, the budget did not include the customary transfer from the General Fund. She explained that the difference in lease revenue reflected the use of impact fees and fund balance rather than General Fund revenue.

Mayor Tran opened the hearing for public comment. No comments were offered.

Council Member Hunt moved to close the Kaysville Municipal Building Authority budget hearing at 6:40 p.m. Council Member Jackson seconded the motion, and the motion carried.

6:40 P.M. - KAYSVILLE CITY BUDGET HEARING FISCAL YEAR 2027, PROPOSED COMPENSATION INCREASES FOR EXECUTIVE MUNICIPAL OFFICERS (PER UCA 10-3-818)

Mayor Tran opened the public hearing regarding proposed compensation increases for executive municipal officers for Fiscal Year 2027.

City Manager Jaysen Christensen explained that state law required a separate public hearing regarding executive municipal officer compensation. He reviewed the proposed market adjustments for the mayor, City Council, department heads, and city manager, as well as the proposed merit or step increases for eligible employees.

Mayor Tran opened the hearing for public comment.

Boyd Mortensen requested that future presentations include percentage increases in addition to total dollar amounts. Mr. Christensen explained that the proposed 2.5 percent cost-of-living adjustment was based on inflation measures, Utah Retirement Systems guidance, and compensation comparisons with neighboring cities to remain competitive. He added that eligible employees would also receive a 3 percent annual step increase until reaching the top of their salary range.

Brigg Lewis expressed concern about the impact of inflation on residents living on fixed incomes and asked whether the City had considered reducing staffing levels and redistributing those savings among remaining employees.

Mayor Tran thanked Mr. Lewis and stated that the Council would discuss the budgeting process and the steps taken to address staffing and financial concerns.

Council Member Hunt moved to close the public hearing concerning proposed compensation increases for executive municipal officers at 6:44 p.m. Council Member Jackson seconded the motion, and the motion carried.

While waiting for the next scheduled hearing to begin, Council Member Adams stated that the Council had directed department heads to evaluate vacant positions before filling them to determine whether duties could be consolidated, allowing the City to reduce costs while appropriately compensating employees who assumed additional responsibilities. Mayor Tran added that the City had already consolidated some positions following recent retirements and continued to seek additional cost-saving opportunities.

<u>6:45 P.M. - KAYSVILLE CITY BUDGET HEARING FISCAL YEAR 2027, ENTERPRISE FUNDS INTERFUND SERVICES AND TRANSFERS</u>

Mayor Tran opened the public hearing regarding Fiscal Year 2027 enterprise fund interfund services and transfers.

Ms. Nelson explained that the proposed transfers reflected payments from the General Fund to enterprise funds for utilities provided to City facilities and reciprocal transfers from the enterprise funds to reimburse the General Fund for centralized administrative services, including human resources, legal services, cash receipting, and other support functions.

Mayor Tran opened the hearing for public comment. No comments were offered.

Council Member Hunt moved to close the public hearing concerning Fiscal Year 2027 enterprise fund interfund services and transfers at 6:46 p.m. Council Member Jackson seconded the motion, and the motion carried.

<u>6:50 P.M. - KAYSVILLE CITY BUDGET HEARING FISCAL YEAR 2027, AMENDMENTS TO FY 2026 BUDGETS AND CONSIDERATION OF FY 2027 BUDGETS</u>

Mayor Tran opened the public hearing regarding the Kaysville City Fiscal Year 2027 budget.

Finance Director Maryn Nelson presented the property tax impact schedule required under recent changes to state law because the City was considering a property tax rate above the certified rate. She explained that the modified tentative budget proposed an additional $802,910 in property tax revenue, representing an estimated 13.9 percent increase in revenue. Because the updated certified tax rate had not yet been received, the final tax rate increase could not be determined, although staff estimated it would be slightly more than 14 percent.

Ms. Nelson explained that the proposed increase would address funding needs resulting from the state's denial of the City's previously approved Fiscal Year 2026 property tax increase and would support ongoing operational expenses, including a part-time Police Department records clerk, the City's partnership in the Kaysville Field House, inflationary increases in departmental budgets, and employee cost-of-living and step adjustments. She estimated the proposed increase would cost the average homeowner approximately $6.62 per month, or $79.43 annually.

Mayor Tran emphasized that the hearing was intended to provide public notice of the potential maximum impact of the proposed budget and that neither the final budget nor the final property tax rate was being adopted that evening. In response to a question from Council Member Hunt, Ms. Nelson stated that the estimated tax rate increase was approximately 14.3 percent based on current information but could change once updated certified values were received.

Ms. Nelson reviewed proposed amendments to the Fiscal Year 2026 budget, including adjustments related to dispatch service billing, higher-than-anticipated election costs, replacement of a failed Fire Department washing machine, an accounting adjustment for a leased Police Department vehicle, replacement of anticipated property tax revenue with General Fund balance following the state's denial of the City's prior property tax increase, funding for preliminary skate park design, use of police impact fees for Police Station bond payments, use of fire impact fees for Station 62 public outreach, and related debt service transfers.

Ms. Nelson then presented the proposed Fiscal Year 2027 budget, reviewing the estimated monthly impact on residents from the proposed property tax and utility rate increases, governmental and enterprise fund revenues and expenditures, major General Fund revenue sources and expenditures, and proposed enterprise fund budgets. She explained that the proposed budget remained balanced and summarized reductions made since the tentative budget presented in May, including reducing the proposed property tax increase from approximately $1.2 million to approximately $803,000, eliminating or reducing several employee recognition programs, increasing the use of Municipal Building Authority fund balance to reduce General Fund transfers, reducing operations and maintenance expenses, and incorporating a $281,000 donor-restricted contribution for capital projects. Ms. Nelson stated that most increases in operations and maintenance expenses were attributable to inflation. Enterprise fund increases were primarily caused by pass-through charges from service providers such as Robinson Waste and the Central Davis Sewer District.

Ms. Nelson also reviewed proposed personnel changes, including replacing two administration positions with a human resources specialist, increasing hours for the Fire Department administrative assistant, adding a part-time Police Department records clerk, and funding several capital projects, including Council Chambers audio-visual improvements, Emergency Operations Center renovations, Operations Center expansion, fuel island upgrades, development of the skate park, improvements to 200 North, and enhancements to the West Davis Corridor trail system.

Ms. Nelson concluded by reviewing Davis County property tax comparisons, explaining that Kaysville was expected to remain among the lower half of county property tax rates, and summarizing how property tax revenues were distributed among taxing entities.

Council Member Blackham asked about differences between the property tax revenue shown in the presentation and the budget packet. Ms. Nelson explained that the presentation combined several property tax-related revenue sources that were listed separately in the budget document.

At Mayor Tran's request, Ms. Nelson compared the current proposal with the previous year's proposed property tax increase. She explained that the proposed increase had been reduced from approximately $1.795 million to approximately $803,000 following direction from the mayor and Council and through significant budget reductions by department heads.

Mayor Tran noted that the City had received a $281,000 donation designated for specific projects and welcomed future donations from residents. She also discussed the City's efforts to reduce costs, consolidate staffing where possible, fulfill its commitment to partner with the Davis School District on the Kaysville Field House, and address increasing public records requests through the addition of a part-time Police Department records clerk. She emphasized that the budget remained under review and that the purpose of the hearing was to receive public input.

In response to a question from Council Member Hunt, Ms. Nelson explained that the proposed skate park budget included $450,000 consisting of Recreation, Arts, Museums, and Parks funds and park impact fees. She and Mayor Tran clarified that those revenues were legally restricted and could only be used for eligible park projects.

Mayor Tran opened the hearing for public comment.

Mel Nance encouraged the City to finance major capital projects through bonds or other dedicated financing mechanisms rather than permanent property tax increases. He stated that bonds allowed the cost of a long-term asset to be paid over its useful life and eventually retired, while a permanent property tax increase could continue long after the original facility was no longer usable.

Jill Dredge thanked the Council and staff for reducing the proposed budget but expressed concern about the cumulative impact of tax increases by multiple taxing entities. She encouraged residents to advocate for additional state funding and suggested expanding volunteer partnerships with community organizations, schools, and civic groups to help complete appropriate City projects.

Kim Mangel questioned proposed salary increases within the Information Systems and Legal Departments. Mr. Christensen explained that the City annually compared salaries with neighboring municipalities and recommended market adjustments when positions fell below competitive ranges. He also noted that the Information Systems Director position had expanded significantly in responsibility and emphasized the importance of competitive compensation for employee recruitment and retention. He cited recent turnover in the Water Department as an example of the operational risks associated with losing experienced employees. Ms. Mangel encouraged the Council to reconsider the proposed Legal Department adjustment, which she believed exceeded increases being considered by neighboring cities.

Boyd Mortensen thanked the Council and staff for their work but encouraged the City to diversify its revenue sources by attracting additional sales tax-producing businesses and reviewing development impact fees, particularly for fire protection. He also suggested evaluating whether artificial intelligence could reduce legal costs and encouraged consideration of incremental approaches to improving emergency response on the west side of the city.

Council Member Jackson thanked residents for their comments and stated that the Council continued to review opportunities to reduce costs, including evaluating the City's vehicle fleet and vehicle replacement practices.

Council Member Adams agreed that expanding sales tax revenue through appropriate commercial development could reduce reliance on property taxes. He emphasized the importance of helping residents understand the relationship between commercial development and City revenues and noted that hotels and other commercial projects could generate revenue from visitors rather than residents.

Council Member Adams clarified that closing the public hearing would not constitute approval of the Fiscal Year 2027 budget. He then moved to close the public hearing at 7:27 p.m. Council Member Blackham seconded the motion, and the motion carried.

Mayor Tran thanked those in attendance for their participation and briefly recessed the meeting before convening the regular City Council meeting.

OPENING – 7:27 P.M.

Council Member Adams invited members of Scout Troop 407 to participate in the opening of the City Council meeting. Members of the troop recited the Scout Law and Scout Oath. Ellen Humphrey offered the invocation, after which the troop led the Pledge of Allegiance.

Mayor Tran thanked the Scouts for their participation and expressed appreciation for the invocation, pledge, and recitation of the Scout Law and Scout Oath.

CALL TO THE PUBLIC

Teana Error stated that she boarded a horse at Sunset Equestrian Center and was speaking on behalf of herself and more than 50 families associated with the facility. She requested that the City preserve the property's equestrian use and reject any proposal to rezone it for high-density residential development.

Ms. Error described Sunset Equestrian Center as an important community asset that supported local families, youth programs, recreation, small businesses, and Kaysville's agricultural heritage. She stated that the facility housed more than 60 horses and supported trainers, riding instructors, veterinarians, farriers, feed suppliers, and other equine-related businesses.

Ms. Error expressed concern about the continued loss of agricultural and equestrian properties to residential development and stated that once those resources were lost, they could not be replaced. She acknowledged the need for additional housing but argued that not every property was appropriate for high-density development. She disputed suggestions that interest in equestrian activities was declining, noting that the facility had maintained waiting lists for both riding lessons and horse boarding. Ms. Error stated that she had previously been required to relocate her horse because of seven barn closures in Salt Lake and Davis counties and that remaining equestrian facilities were becoming increasingly difficult to find. She also stated that individuals were interested in purchasing the property and continuing its operation as an equestrian center if the existing zoning remained in place. She encouraged the Council to preserve the existing agricultural and equestrian use so the facility could continue serving current and future residents.

Nicole Steed stated that she boarded her daughter's horse at Sunset Equestrian Center and supported Ms. Error's comments. She expressed concern that the property owner was expected to enter into a contract with Symphony Homes, stating that the rezoning discussion appeared to involve accommodating a proposed residential development rather than preserving future options for the property. She expressed concern that the proposed development did not reflect feedback previously provided by residents or concerns expressed during earlier discussions.

Ms. Steed stated that she had been involved with the equestrian center for several years and had helped connect neighborhood families with the riding lesson program, which she said had grown significantly before ending unexpectedly near the end of 2025. She described the facility as having valuable infrastructure, including an indoor arena and a local 4-H program that provided youth with opportunities to develop leadership, responsibility, horsemanship, and agricultural skills.

Ms. Steed acknowledged the property owner's right to sell the property but stated that interested buyers were willing to continue operating the facility as an equestrian center if the current zoning remained in place. She compared the facility to other community recreational amenities and stated that it provided one of the few remaining opportunities for residents to participate in equestrian activities without owning agricultural property. She also referenced comments from a Symphony Homes representative indicating the company's focus was residential development rather than operating an equestrian facility and urged the Council to preserve the property's existing zoning.

PRESENTATIONS AND AWARDS

PRESENTATION BY THE BUDGET OFFICER OF PROPERTY TAX IMPACT SCHEDULE

Finance Director Maryn Nelson presented the property tax impact schedule required under recent changes to state law because Kaysville City was considering a property tax rate exceeding the certified tax rate. She explained that the modified tentative budget proposed an additional $802,910 in property tax revenue, representing a 13.97 percent revenue increase, to address prior-year funding needs following the state's denial of the City's Fiscal Year 2026 property tax increase and to support ongoing operational costs.

Ms. Nelson stated that the proposed increase would fund a part-time Police Department records clerk, the City's partnership with the Davis School District on the Kaysville Field House, inflationary increases in departmental operating costs, and employee cost-of-living and step adjustments. She estimated the increase would cost the average homeowner approximately $6.62 per month, or $79.43 annually, and the average business approximately $12.03 per month, or $144.41 annually.

Ms. Nelson explained that the required public hearing had been held earlier that evening. An interim budget would be presented on June 18, 2026, and, if adopted, would take effect July 1 until approval of the new certified tax rate. She added that the required public hearing on the proposed property tax increase would be held on August 6, 2026.

BOUNTIFUL DAVIS ART CENTER PRESENTATION BY SARINA V. EHRGOTT, EXECUTIVE DIRECTOR

Sarina Ehrgott, executive director of the Bountiful Davis Art Center, described the Art Center's role in providing exhibitions, art education, performances, and community programming throughout Davis County. She stated that the organization had served the county for more than 50 years and was working to strengthen its programs, expand regional partnerships, improve long-term sustainability, and achieve museum accreditation.

Ms. Ehrgott explained that the Art Center's goal was to provide accessible opportunities for creativity, learning, and community connection by offering free exhibitions and affordable public programming. She highlighted the annual Davis School District student art exhibition, noting that 98 Kaysville students submitted artwork and 29 were selected for display, the highest participation of any community in Davis County.

Ms. Ehrgott stated that the Art Center annually presented approximately 20 exhibitions, hosted more than 100 performances, involved more than 300 artists and educators, and offered free family art nights, opening receptions, artist talks, lectures, and the annual Summerfest celebration. She briefly reviewed the costs associated with those programs and asked the Council to consider contributing toward Summerfest to help provide free cultural programming for families throughout Davis County.

Council Member Adams asked whether the Art Center had previously applied for Kaysville's Recreation, Arts, Museums, and Parks funding. Ms. Ehrgott stated that it had not. Council Member Adams encouraged the Art Center to explore the program as a potential funding source, noting that arts programs were an important community resource and sharing his family's positive experience with the student art exhibition.

Council Member Blackham asked whether the Art Center sponsored the sidewalk art event in Bountiful. Ms. Ehrgott explained that the event was organized by the Joy Foundation.

Council Member Jackson thanked Ms. Ehrgott for the presentation and expressed appreciation for the Art Center's work and the cultural opportunities it provided for Davis County residents.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts of interest were declared.

CONSENT ITEMS

Council Member Jackson moved to remove consent item D, a resolution expressing the City Council's intent to preserve equestrian uses, from the consent agenda for separate discussion because the topic had been raised during public comment. Council Member Hunt seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

Council Member Jackson then moved to approve the following consent items:

a) Reappointment of David Moore as a Planning Commissioner.
b) Reappointment of Megan Sevy as a Planning Commissioner.
c) Reappointment of Rachel Lott as an Alternate Planning Commissioner.

Council Member Hunt 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 McBride, Yea
Council Member Adams, Yea

The motion passed unanimously.

D) A RESOLUTION EXPRESSING THE CITY COUNCIL'S INTENT TO PRESERVE EQUESTRIAN USES

City Attorney Nic Mills explained that the proposed resolution expressed the Council's support for equestrian uses and Kaysville's agricultural heritage. He emphasized that the resolution was not legally binding, created no contractual obligations, and would not limit future Councils' ability to consider rezonings or other land use decisions. Rather, it reflected the current Council's support for preserving equestrian uses.

Mayor Tran confirmed that adoption of the resolution would not restrict the Council's ability to consider future rezoning requests, including those involving the Sunset Equestrian Center. Mr. Mills confirmed that it would not.

Council Member Jackson explained that he had removed the item from the consent agenda to allow the Council to publicly discuss the resolution and provide additional context.

Council Member Adams stated that the Sunset Equestrian Center represented a unique situation because the property had been acquired under a development agreement that contemplated its continued equestrian use. Although the resolution was not binding, he believed it demonstrated the Council's support for preserving that original intent and for residents who had relied on that commitment.

Council Member Blackham stated that the equestrian center had been an important part of the original development agreement and provided valuable recreational opportunities for youth and families while helping preserve Kaysville's agricultural heritage. He noted that previous City Councils had worked to preserve agricultural areas and expressed support for reaffirming that commitment.

Council Member Hunt stated that although the Sunset Equestrian Center had prompted the discussion, she viewed the resolution as expressing the City's broader commitment to preserving agricultural and equestrian uses wherever practical. She emphasized that agriculture remained an important part of Kaysville's identity.

Council Member McBride agreed that preserving equestrian opportunities benefited the community by providing recreational opportunities for residents and youth through activities such as horseback riding and 4-H.

Council Member Blackham moved to approve consent item D, a resolution expressing the City Council’s intent to preserve equestrian uses. Council Member McBride seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

ACTION ITEMS

AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 17 OF THE KAYSVILLE CITY CODE TO COMPLY WITH SENATE BILL 179 TITLED “LOCAL REGULATION OF BUSINESS ENTITIES AMENDMENTS”

Community Development Director Melinda Greenwood stated that the proposed ordinance was the same version reviewed at the previous City Council meeting and did not repeat the earlier presentation. She explained that Senate Bill 179 required municipalities to establish a process for reviewing business license applications involving unlisted or ambiguous business uses. Staff had prepared the ordinance based on prior Council direction and recommended approval.

Mayor Tran opened the item for Council discussion and noted that no members of the public had signed up to speak.

Council Member Hunt thanked staff for their work and expressed appreciation to residents who had participated during the ordinance's development. She stated that public input had helped strengthen the ordinance and improve the review process.

Council Member Adams thanked Ms. Greenwood for her work and moved to approve the ordinance amending various sections of Title 17 of the Kaysville City Code to comply with Senate Bill 179, *Local Regulation of Business Entity Amendments*. Council Member Jackson seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

WORK ITEMS

DISCUSSION OF PLACING A GENERAL OBLIGATION BOND FOR A FIRE STATION ON THE BALLOT (ONGOING DISCUSSION)

Mayor Tran explained that the Council was continuing its discussion of whether to place a general obligation bond for a new fire station on the November ballot, allowing residents to determine whether the project was a community priority.

Council Member Hunt asked Fire Chief Paul Erickson whether a smaller or phased facility could adequately address emergency response needs on the west side of the city in light of public comments suggesting a more limited approach.

Chief Erickson explained that while a smaller emergency medical facility might appear beneficial, it would not provide the level of service offered by a fully staffed fire station. Using a cardiac arrest as an example, he stated that a minimum of six responders was needed to effectively manage the incident and that a two-person crew would be unable to perform many critical functions while awaiting additional personnel. He added that a limited crew would also be unable to safely respond to structure fires or provide the full range of fire, rescue, and emergency medical services expected by the community.

Chief Erickson stated that staffing a limited operation would still require additional personnel, supervision, and facilities. In his professional opinion, the City should either construct and staff a second fire station or continue operating with its existing station. He explained that providing only emergency medical services represented a different level of service than operating a full fire station and acknowledged that if voters rejected a bond proposal, the City would respect that decision.

Mayor Tran stated that the Council wanted to carefully distinguish between a fully staffed fire station and any reduced-service alternative so residents clearly understood the differences. She also expressed concern that pursuing a limited emergency medical facility after a failed bond election could create the perception that the city had disregarded the voters' decision.

Council Member Adams agreed that the discussion had clarified the distinction between the two options. He stated that any bond proposal should clearly represent a decision regarding a full fire station and not imply that a smaller facility would provide equivalent services.

Council Member Hunt thanked Chief Erickson for explaining the operational challenges firefighters faced when responding with limited staffing.

Chief Erickson also discussed the emotional impact on firefighters, explaining that research had shown responders could experience moral injury and post-traumatic stress when they knew additional resources or faster response times might have improved outcomes. He stated that those factors should also be considered when evaluating emergency response capabilities.

Mayor Tran thanked Chief Erickson and stated that the discussion had clarified that a reduced-service facility would not provide the same level of service as a fully staffed fire station.

Jaysen Christensen reviewed the timeline for a potential bond election, explaining that ballot language had to be submitted to the Lieutenant Governor's Office by August 20, 2026. Because the Council's regular August 20 meeting coincided with that deadline and the August 6 meeting would be devoted exclusively to the Truth in Taxation hearing, staff was considering scheduling a special meeting in late July or early August to allow additional time for discussion and possible adoption of ballot language.

Council Member Adams asked whether the August 20 meeting could instead be moved to an earlier date. Mr. Christensen explained that, depending on the amount of City business, an additional meeting might still be necessary. Council Member Blackham expressed support for holding a special meeting near the end of July to allow time for completion of the schematic design and cost estimate and to provide the public with adequate information before any Council decision.

Mr. Christensen explained that if the Council approved ballot language before the final cost estimate was complete, state law allowed the proposed bond amount to be reduced if refined estimates came in lower than anticipated, but it could not later be increased.

Arrin Holt of FFKR Architects reported that the design team had begun schematic design work with Fire Department staff and anticipated completing a preliminary design and detailed cost estimate over the following month. He stated that, in his experience, delaying construction generally resulted in higher project costs.

In response to questions from Council Member Jackson, Mr. Holt explained that while some design elements and finish levels could be adjusted, fire stations required durable materials to minimize long-term maintenance costs. He stated that the design team would evaluate cost-saving opportunities while maintaining a functional and durable facility and would assist the city in educating residents about the project if it was placed on the ballot.

Mayor Tran asked whether a two-story fire station would reduce construction costs. Mr. Holt responded that the answer depended on site conditions and noted that while a smaller building footprint could reduce some costs, additional features such as elevators could offset those savings. He stated that the design team would evaluate multiple options to identify the best long-term value for the city.

Mayor Tran thanked the architects for the update and stated that the Council would continue discussing the proposal before deciding whether to place the bond measure on the ballot.

COUNCIL MEMBER REPORTS

Council Member Adams reported that the League of Women Voters had recently hosted a political debate at Davis Technical College. He expressed appreciation for the venue and for residents who participated in civic and political activities.

Council Member Adams announced an upcoming commemoration of the George Adams Cabin at Heritage Park. Council Member Jackson clarified that the event would commemorate the tenth anniversary of the cabin's installation, would be held at 11:00 a.m. on Saturday, and would recognize the approximately 139-year-old cabin. He noted that the Daughters of Utah Pioneers had played a significant role in organizing the event. Council members encouraged residents to attend.

Council Member Hunt announced that Central Three Communities That Care would host a family swim activity at the Farmington Pool on Monday evening. She explained that the organization focused on substance abuse prevention and encouraged interested residents to visit its social media pages for additional information.

CITY MANAGER REPORT

City Manager Jaysen Christensen announced that the July 2, 2026, City Council meeting would be canceled because of its proximity to the Independence Day holiday.

Mr. Christensen also proposed creating a professionally produced video documenting Kaysville's Independence Day celebration in recognition of America's 250th anniversary. He suggested capturing the day's events, including the breakfast, parade, community activities, fireworks, and aerial drone footage. He estimated the cost at approximately $3,000 to $5,000 and explained that the project had not been budgeted. He stated that the video could serve as both a promotional piece and a historical record.

Mayor Tran suggested first seeking local professional videographers willing to donate their services before considering City funding. Council members also discussed the possibility of involving students, although Mayor Tran noted that the Davis Catalyst Center's video program was generally unavailable during the summer and had limited production capabilities.

Mr. Christensen recognized his wife, Heidi Christensen, for organizing the Independence Day parade for the third consecutive year. He noted that coordinating the parade required several months of volunteer effort and encouraged anyone interested in assuming that responsibility in the future to contact the City. Mayor Tran expressed appreciation for Heidi Christensen's service and acknowledged the challenge of finding volunteers willing to lead major community events.

Mr. Christensen also recognized Dean and Lori Storey for their volunteer efforts to display the City's LeConte Stewart paintings in the Municipal Center. He explained that they had prepared the display area, mounted the paintings, and installed interpretive information for each piece. He anticipated the installation would be completed in time for an open house before July 4 and noted that the collection represented an important part of the City's history.

RECESS OF CITY COUNCIL MEETING AND CONVENE A MEETING OF THE KAYSVILLE BUSINESS PARK ARCHITECTURAL REVIEW COMMITTEE

Council Member Jackson moved to recess the City Council meeting and convene the Kaysville Business Park Architectural Review Committee meeting. Council Member Blackham seconded the motion, and the motion carried.

CLOSED SESSION

Following the Kaysville Business Park Architectural Review Committee meeting, Council Member Blackham then moved to reconvene the City Council meeting and convene a closed session to discuss the character and/or competency of individual(s), pending or reasonably imminent litigation, the purchase, sale, exchange, or lease of real property, water rights or shares, and/or the deployment of security personnel, devices, or systems, as permitted under Utah Code §52-4-205. Council Member Adams seconded the motion, and it passed unanimously.

Council Member Hunt moved to adjourn the closed session at 9:45 p.m. and reconvene the City Council meeting. Council Member Jackson seconded the motion, and it passed unanimously.

ADJOURNMENT

Council Member Hunt moved to adjourn the meeting at 10:36 p.m. The motion passed unanimously.

KAYSVILLE BUSINESS PARK
ARCHITECTURAL REVIEW COMMITTEE MEETING
June 4, 2026

Minutes of a Kaysville Business Park Architectural Review Committee meeting held on June 4, 2026, at 8:37 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah.

Committee Members Present: Chairperson Tamara Tran, John Swan Adams, Mike Blackham, Abbigayle Hunt, Nate Jackson, Joshua McBride

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Community Development Director Melinda Greenwood, Information Systems Director Ryan Judd, David Erhart, Susan Erhart, Jill Dredge

OPENING

Chairperson Tran called the Kaysville Business Park Architectural Review Committee meeting to order and welcomed those in attendance.

CONSIDERATION OF AN ILLUMINATED WALL SIGN AT 858 WEST 350 NORTH FOR REDEMPTION CHURCH

Community Development Director Melinda Greenwood presented a building permit application for an illuminated wall sign at 858 West 350 North within the Kaysville Business Park. She explained that all signs within the business park required approval by the Architectural Review Committee. Staff had reviewed the proposed sign for compliance with the Kaysville City Code and the Kaysville Business Park development regulations and determined that it met all applicable requirements. Staff recommended approval.

Committee Member Blackham made a motion to approve an illuminated wall sign for Redemption Church at 858 West 350 North. The motion was seconded by Committee Member Jackson.

The vote on the motion was as follows:

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

The motion passed unanimously.

ADJOURNMENT

Committee Member Adams made a motion to adjourn the Kaysville Business Park Architectural Review Committee meeting at 8:38 p.m. The motion passed unanimously.