

KAYSVILLE CITY COUNCIL
SPECIAL MEETING
August 10, 2026

Minutes of a special Kaysville City Council meeting held on August 10, 2026, at 6:00 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, Police Chief Sol Oberg, Parks and Recreation Director Cole Stephens, Information Systems Director Ryan Judd, Arrin Holt, Jarod Maw, Josh Belnap, Barry Toone, Karen Toone, Karen Erickson, Wes Daugherty, Miranda Rogers, Cindy Kerr, Tom Kerr, Jill Dredge, Laurene Starkey, Val Starkey, Susan Erhart, David Erhart

OPENING

Mayor Tran welcomed those in attendance at the special City Council meeting. Council Member McBride provided the opening prayer and led the Pledge of Allegiance. Prior to the prayer, Council Member McBride emphasized the importance of the evening's discussion regarding emergency response services and expressed appreciation for first responders and their service to the community.

PUBLIC COMMENT

Mayor Tran opened the public comment period and invited those wishing to speak to approach the podium.

David Erhart, a resident of west Kaysville, stated that he and his wife, Susan, supported funding the proposed west side fire station through a general obligation bond. He noted that construction costs were likely to continue increasing and that continued growth on the west side would increase the need for timely fire and emergency medical response. Mr. Erhart encouraged the City to begin the resident communication and education efforts previously discussed in previous Council meetings and offered to assist with those efforts. He asked the Council to place the proposed general obligation bond measure on the November ballot.

Barry Toone, a west Kaysville resident and founder of First Watch Wellness, addressed the Council regarding emergency response times and their potential effects on first responders. He stated that his organization worked with approximately 15,000 first responders across five states, including Kaysville Fire and Police personnel. Mr. Toone discussed moral injury and its relationship to post-traumatic stress disorder, particularly when first responders are unable to provide potentially life-saving assistance because of delayed response times. He stated that these

circumstances could have emotional and mental health consequences for first responders. Mr. Toone expressed concern regarding response times on the west side of Kaysville and emphasized that several minutes could make a significant difference during emergencies such as cardiac events. He asked the Council to consider the potential impacts on both residents and emergency responders.

Laurene Starkey asked several questions regarding the proposed fire station and bond. She requested information regarding the percentage of Kaysville's population that would be impacted by the proposed station and asked whether the proposed location could be identified in the ballot language. She also questioned whether the location was final, whether an incremental or staged approach to construction of the fire station had been considered rather than building the proposed fire station all at once, and whether the City could hold open houses to provide additional opportunities for public participation given the potential property tax impact.

Mayor Tran responded that the Council had previously discussed the population that would be served by the station and could continue providing information on that issue. She explained that ballot language was subject to legal limitations and that the specific address could likely not be included, but the proposed location would be identified in City presentations and public information. She stated that the Council had previously discussed staged and alternative approaches for fire services on the west side of the city, but the question before the Council that evening was whether to place the general obligation bond proposal on the November ballot. If voters did not approve the bond, the Council could revisit other options. Mayor Tran added that the City intended to continue public outreach, including open houses, and provide information regarding the proposed facility, location, costs, and other relevant details so voters could make an informed decision.

CONSIDERATION FOR ADOPTION OF A RESOLUTION PROVIDING FOR A SPECIAL BOND ELECTION TO BE HELD ON NOVEMBER 3, 2026, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED ELECTORS OF KAYSVILLE CITY, UTAH A PROPOSITION REGARDING THE ISSUANCE OF NOT TO EXCEED \$16,500,000 GENERAL OBLIGATION BONDS; AND RELATED MATTERS

City Manager Jaysen Christensen stated that Utah law required a public hearing in connection with the issuance of general obligation bonds and that a hearing was scheduled for October 1, 2026. The hearing would provide another opportunity for residents to comment, ask questions, and learn more about the proposed fire station and bond process.

Mr. Christensen reiterated that the decision before the Council was whether to place the proposal on the November ballot. Staff had worked with the City's bond attorneys to prepare the proposed ballot language, and if approved, the measure would be submitted to the Lieutenant Governor's Office for placement on the November 3, 2026 ballot.

Mr. Christensen explained that the financial impact of a new fire station would include both construction and the ongoing costs of staffing and operating the facility. The ballot proposition would ask voters whether Kaysville City should issue general obligation bonds in an amount not to exceed \$16.5 million. He stated that the ballot information would also identify anticipated

operating costs so voters could understand the full financial impact. The estimated combined cost of bond debt service, staffing, and operations was approximately \$306 per year for the average Kaysville household.

Fire Chief Paul Erickson introduced Arrin Holt and Jarod Maw of FFKR Architects and emphasized that the proposed station was only approximately 15 percent through the design process. He stated that the presentation was intended to provide a preliminary overview rather than a finalized design or materials plan.

Mr. Holt, a principal architect with FFKR Architects, stated that Mr. Maw would serve as project manager and that FFKR was working with DS Architecture of Cleveland, Ohio. He presented preliminary information regarding the proposed site and building.

The proposed station would be located on Deseret Drive adjacent to the existing electrical substation. A portion of the property would be reserved for future substation expansion, leaving approximately three acres for the fire station. The conceptual site plan placed the station near the center of the available area and included separate access for emergency apparatus, employees, and the public.

Mr. Holt explained that the existing property contained several large dirt mounds or berms. Rather than removing all of the material, the design contemplated redistributing the soil to create berms around portions of the property's perimeter. The preliminary plan included berms approximately eight feet high along the east and north sides. These would help reduce noise from Interstate 15 and nearby railroad tracks, provide privacy, and create additional separation between fire station activities and the neighborhood to the north.

The preliminary floor plan included administrative and public areas, apparatus bays, a training area, crew work and support areas, a kitchen, dining and day room, dormitories, and a fitness room. The building would primarily be a single-story structure, with possible mezzanine space above portions of the apparatus support and crew areas. Council Member Blackham asked whether the building would include a basement and about a stairway shown on the plans. Mr. Holt clarified that no basement was proposed and that the stairway would provide access to the training tower and potentially to mezzanine space.

Mr. Holt also presented conceptual front and rear elevations. The training tower would be located toward the rear of the building and would be partially visible from the front. He stated that two general contractors with recent fire station construction experience had reviewed the preliminary design and provided cost estimates indicating that the proposed building could be constructed within the amount the City was considering bonding for.

During Council discussion, Council Member Adams thanked those involved in evaluating the proposed station and stated that the significant cost was one reason he believed the question should be presented to voters. He noted that an annual impact of approximately \$300 was substantial and that residents should have the opportunity to decide whether to proceed. He also acknowledged that construction costs were unlikely to decrease and encouraged residents to become informed and discuss the proposal with the Council and others in the community.

Mayor Tran and Council Member Adams clarified that the City could provide factual information and discuss the proposal but could not use City resources to direct residents to vote for or against the measure. Council Member Adams also referenced a recent experience assisting someone during a medical emergency and stated that it reinforced for him the importance of timely emergency response.

Council Member Jackson asked about the proposed training tower, whether similar facilities existed elsewhere in the county, and whether other jurisdictions could use it. Chief Erickson stated that Layton had a training tower and South Davis Metro had a training area. He anticipated that Kaysville's facility could be made available to other agencies and could also be used by Kaysville police officers for training.

Council Member Jackson asked whether the regional benefit of the training tower could create opportunities for financial participation from Davis County or neighboring jurisdictions. Chief Erickson estimated that the training tower could cost approximately \$150,000 to \$200,000 and stated that, while significant, the cost was relatively small compared with the overall project and would provide substantial training benefits. He noted that Kaysville already participated in countywide training and mutual aid efforts.

Mr. Holt added that an on-site training tower could allow firefighters to complete more training while on duty, potentially reducing overtime associated with off-site training. Mayor Tran noted that City representatives had previously sought legislative funding for a regional training tower at Davis Technical College but had not received funding. Council Member Jackson stated that he supported exploring ways the facility could provide broader regional benefits.

Council Member Blackham expressed concern about the financial burden on residents, noting recent increases in taxes and the cost of everyday expenses. He stated that if the decision to construct the station rested solely with him, he would not support proceeding at that time because of those financial pressures. However, he believed placing the proposal on the ballot was the appropriate way to determine whether the community supported the project.

Chief Erickson noted that he and Council Member Blackham had discussed a similar proposal in 2018, when the estimated project cost was approximately \$3.2 million, illustrating the increase in construction costs over time.

Mayor Tran agreed that costs had increased significantly and stated that emergency services were a need that could become critical without warning. She noted that the Council had a responsibility to consider future needs and prepare the community while also recognizing the significant cost to residents. She stated that although the Council could make the decision to proceed without a ballot measure, she believed voters should have the opportunity to decide.

Council Member Hunt thanked staff, Chief Erickson, and the design team for their work on the proposal. She noted that the Council had discussed the need for a west side fire station for an extended period and that the City had deferred several needs over time. After considering the risks, costs, and impacts on emergency responders, she believed the proposal should move forward.

Council Member Hunt stated that she would have been comfortable proceeding without a ballot measure because she believed the community supported the station but appreciated the opportunity to receive direct voter input.

Council Member Adams moved to adopt the resolution providing for a special bond election to be held on November 3, 2026, for the purpose of submitting to the qualified electors of Kaysville City a proposition regarding the issuance of general obligation bonds in an amount not to exceed \$16.5 million and related matters. Council Member McBride 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.

ADJOURNMENT

Council Member Adams moved to adjourn the meeting at 6:31 p.m. The motion passed unanimously.