KAYSVILLE CITY COUNCIL
October 1, 2026

Minutes of a Kaysville City Council public hearing and regular meeting held on October 1, 2026, in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah. The public hearing began at 7:00 p.m., followed by the regular City Council 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, Deputy City Recorder Chelsie Fromeyer, Community Development Director Brad McIlrath, GIS Administrator Jordan Hansen, Camille Galbraith, H. Lynn Galbraith, Dave Black, Marvin Thurn, Dan Memmott, Mike Schubert, Erika Valdivia, Greg Burgoyne, Margene Burgoyne, Dick Bourne, Loraine Bourne, Susan Erhart, David Erhart, Jeanette Harris, Garrett Gross, John Leary, Jay Davis, Laurene Starkey, Matthew Lemmon, Channing Licon, Tim Hoyt, Bekah Hoyt, Rick Shaw, John Deker, Brigg Lewis, Connie Gough, Brian Gough

PUBLIC HEARING - 7:00 PM

PUBLIC HEARING TO RECEIVE INPUT FROM THE PUBLIC WITH RESPECT TO (A) THE ISSUANCE OF APPROXIMATELY $16,500,000 OF GENERAL OBLIGATION BONDS AND (B) THE POTENTIAL ECONOMIC IMPACT THAT THE IMPROVEMENTS, FACILITIES, OR PROPERTIES TO BE FINANCED IN WHOLE OR IN PART WITH THE PROCEEDS OF SAID BONDS WILL HAVE ON THE PRIVATE SECTOR

Mayor Tran opened the public hearing regarding the proposed issuance of general obligation bonds to construct a new fire station. She explained that the bond proposition would be presented to Kaysville voters at the November 3, 2026 election. The hearing was held pursuant to Utah Code Section 11-14-318 to receive public input regarding the proposed bond issuance and any potential economic impact of the improvements financed by the bonds on the private sector.

Mayor Tran reviewed the public hearing procedures and explained that the Council's purpose was to receive public input rather than engage in discussion or debate with individual speakers. She stated that questions and concerns would be documented and addressed through additional information or follow-up as appropriate. She encouraged attendees to provide their contact information so the City could respond to questions and provide updates.

Jay Davis, a Kaysville resident, stated that he supported the need for an additional fire station but believed a suitable facility could be constructed for substantially less than the proposed $16 million. Drawing on his experience working on Salt Lake City fire stations, he suggested a pre-engineered steel building with additional insulation and radiant floor heating as a more economical alternative. He also opposed borrowing for the project, stating that the City should have begun

setting aside funds when the need for another station was identified in 2018. He encouraged the City to reduce expenditures and save toward construction rather than incur long-term interest expenses.

Lynn Galbraith expressed concern regarding the information provided to voters and the financial impact of the proposed bond. He stated that the City's informational materials did not include an opposing argument, which he believed was important for an informed decision. He referenced the City's existing debt obligations, including approximately $13 million at the beginning of 2025 and additional obligations associated with the Kaysville Field House, and questioned the potential for total indebtedness to approach $40 million if the bond were approved. He estimated that his annual property taxes could increase by approximately $700 when considering the bond and other tax increases. He emphasized the burden on residents with fixed or limited incomes and encouraged the City to delay the project until existing debt had been reduced.

Brigg Lewis, a Kaysville resident, questioned the proposed location and necessity of a second fire station. He suggested that existing or proposed fire stations in neighboring communities, including Layton and Farmington, might provide emergency response coverage to portions of western Kaysville. He expressed concern about the impact of increased property taxes on homeowners and renters, as well as the estimated annual staffing and operating costs of an additional station. He encouraged the City to evaluate regional resources and consider saving for construction rather than borrowing.

Dave Black, a Kaysville resident, suggested evaluating City-owned property as an alternative location, noting that selling the proposed site could potentially reduce project costs. He also questioned whether the reported average of approximately seven emergency calls per day citywide justified constructing and staffing a full second station. He recommended considering a smaller ambulance-only facility staffed by emergency medical personnel or a basic station designed for future expansion as demand increased.

John Deker, a Kaysville resident, raised concerns regarding financial planning for residential growth and the costs of providing additional municipal services. He requested a breakdown of the proposed $16.5 million bond amount, including construction, design, furnishings, equipment, and related expenses, and questioned how the City would oversee project expenditures.

Mr. Deker also questioned whether the projected emergency call volume justified staffing a second station and whether the estimated $2 million in additional annual staffing costs represented the full operating expense. He referenced the Fire Department's existing budget of approximately $4.3 million and asked whether additional tax increases could be necessary to support ongoing operations. He also requested information regarding a proposed additional administrative position and the percentage of residents and emergency calls located on the west side of the City.

Mike Schubert, a Kaysville resident, expressed dissatisfaction with the City's financial decisions, particularly its participation in the Field House project. He opposed the proposed fire station bond, characterizing it as another example of excessive municipal spending.

Brian Gough, a Kaysville resident, expressed opposition to the proposed bond based on its financial implications. He raised concerns regarding property tax increases, inflation, and the cost of constructing a facility to meet National Fire Protection Association standards, which he noted were not mandatory. He encouraged the Council to consider the City's financial capacity and the impact of additional taxes on lower-income residents.

Greg Burgoyne, a resident of Autumn Park Circle, questioned the estimated property tax impact of the proposed bond and asked whether the approximately $306 annual increase would be added to his existing City property taxes. He referenced the City's financial statements and asked whether a portion of its approximately $7.58 million unrestricted fund balance could be used toward construction. He also questioned changes in reported population figures and expressed concern about the affordability of continued property tax increases.

Dan Memmott, a Kaysville resident, requested clarification regarding the City's existing bond obligations, including bonds he understood would mature in 2031 and 2033. He also questioned how existing interlocal fire protection agreements with Davis County and neighboring jurisdictions had been considered in evaluating the need for a second station.

Mr. Memmott suggested several alternatives for further consideration, including delaying construction while establishing a dedicated capital reserve, constructing a smaller facility, phasing construction, developing a regional fire and emergency medical services model, contracting for services, and pursuing other response-time improvements without immediately constructing a full station. He distinguished existing mutual aid arrangements from a regional model involving jointly staffed facilities. He also expressed concern about public awareness of the proposal and the absence of an opposing argument in the election materials. He acknowledged the importance of adequate emergency services while encouraging further evaluation of costs and alternatives.

Matthew Lemmon, a Kaysville resident, expressed opposition to what he considered excessive City spending. He referenced previous comments regarding residents becoming more involved in local elections and encouraged Council Members to consider constituent concerns when making financial decisions. He stated that a group of residents intended to increase voter participation in the 2027 municipal election.

John Leary, a longtime Kaysville resident, expressed concern that residential development had increased demand for public safety services without sufficient financial planning for additional facilities. He suggested that development-related revenues should have been accumulated to help fund future public safety needs. He also questioned whether the proposal originated from residents and estimated that the bond would increase the City portion of his property taxes by approximately 68 percent.

Mr. Leary asked whether an independent evaluation had been conducted to establish the need for a second fire station and requested additional emergency response statistics. He questioned whether the number of structure fires and overall call volume justified constructing a full station and purchasing additional apparatus. He suggested considering a smaller ambulance facility and requested information regarding the size and cost of the existing and proposed stations. He also

questioned the voting process for general obligation bonds, noting that all eligible voters could participate although property owners would bear the direct property tax obligation.

Rick Shaw, a longtime Kaysville resident, asked how changes in fire service arrangements involving Fruit Heights and Farmington affected the emergency call statistics used to support the proposal. Mayor Tran confirmed that Fruit Heights had changed its service arrangement.

Mr. Shaw also questioned the proposed site's proximity to railroad tracks and expressed concern regarding potential noise and vibration affecting firefighters working and sleeping at the facility. He asked whether studies had been conducted to evaluate those conditions and whether the bond would fund new fire apparatus and equipment. He suggested considering locations farther west and questioned whether the proposed site would provide adequate freeway access and emergency response coverage.

Laurene Starkey, a Kaysville resident, expressed concern that the bond proposition would allow voters to approve or reject the proposed project without considering alternative locations, designs, or financing methods. She questioned the proposed site's proximity to railroad and freeway activity and requested information regarding site-specific noise and vibration studies, including whether the City's architects had experience designing fire stations under comparable conditions.

Mrs. Starkey also requested additional information regarding the long-term financial impact of the project, including projected operating costs beyond the estimated annual bond-related property tax increase of approximately $306 for a home valued at $711,000. She asked the City to identify alternative locations, designs, and financing methods that had been evaluated and provide comparative cost information. She emphasized the importance of considering emergency response needs alongside the project's financial implications.

Following the public comments, Mayor Tran thanked those who participated and acknowledged the questions and concerns raised. She reiterated that the Council and staff had documented the comments and would review the questions and provide additional information or follow-up responses as appropriate. After asking whether anyone else wished to speak and receiving no additional requests, Mayor Tran closed the public hearing.

The Council then proceeded to its regular City Council meeting.

OPENING – 7:37 P.M.

Council Member Jackson thanked those in attendance for participating in the public hearing and City Council meeting. He emphasized the importance of public involvement in helping the Council make difficult decisions and acknowledged that the proposed fire station had been discussed for several years. He encouraged residents to remain engaged in City government.

Council Member Jackson then offered the invocation and led the Pledge of Allegiance.

CALL TO THE PUBLIC

Matthew Lemmon, a Kaysville resident, expressed concerns regarding City Manager Jaysen Christensen's handling of a complaint involving Kaysville Police Officer Tyson Embley. Mr. Lemmon stated that he had reported what he believed were violations of his constitutional rights and was dissatisfied with Mr. Christensen's response. He questioned the City Manager's compensation and asserted that overseeing City employees and addressing concerns regarding their conduct were among his responsibilities.

Following Mr. Lemmon's comments, Council Member Adams disputed the compensation figure presented and expressed support for Mr. Christensen, describing him as an honorable and effective City Manager. He disagreed with Mr. Lemmon's characterization of Mr. Christensen and expressed confidence in his leadership and service to the city.

DECLARATION OF ANY CONFLICTS OF INTEREST

Mayor Tran asked whether any Council Members had conflicts of interest to declare. No conflicts were identified.

CONSENT ITEMS

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

a) Approval of Minutes from the September 4, 2026 Council Work Session.
b) Approval of a Resolution Authorizing a Water Equipment Facility Easement Agreement.
c) Approval of an Interlocal Agreement with UDOT for Main Street Lighting.

Council Member Jackson 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.

ACTION ITEMS

AN ORDINANCE AMENDING SECTION 17-33, "SIGN REGULATIONS," REGARDING POLITICAL SIGN REQUIREMENTS TO COMPLY WITH HOUSE BILL 33

Community Development Director Brad McIlrath presented proposed amendments to Kaysville City Code Section 17-33, Sign Regulations, to comply with House Bill 33, adopted during the

2026 Utah Legislative Session. He explained that the legislation amended Utah Code Section 20A-17-103, requiring corresponding changes to the City's political sign regulations.

Mr. McIlrath reviewed the proposed amendments to Section 17-33-9, which would allow political signs on private property and in park strips adjacent to private property, as permitted under state law. The amendments would also relocate existing language requiring signs to be at least 10 feet from a driveway. The existing sign size and height requirements would remain unchanged.

Mr. McIlrath reported that the Planning Commission held a public hearing on September 10, 2026, during which no public comments were received. The Planning Commission voted unanimously, 5-0, to recommend approval, and staff concurred with that recommendation.

Council Member Jackson expressed support for the proposed amendments, describing them as reasonable. No additional questions or concerns were raised.

Council Member Jackson moved to approve the ordinance amending Section 17-33 of Kaysville City Code regarding political sign requirements to comply with House Bill 33. 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.

WORK ITEMS

DISCUSSION REGARDING PROPOSED AMENDMENTS TO PARKING CITATION REGULATIONS AND FEES

City Attorney Nic Mills presented proposed amendments to the City's parking citation regulations and consolidated fee schedule. He explained that staff had identified inconsistencies between the procedures outlined on the City's website, in the City Code, and on parking citations. The proposed amendments were intended to establish a consistent process for issuing, paying, and appealing parking citations and align the consolidated fee schedule with those procedures.

Mr. Mills explained that the Police Department would continue issuing citations and forwarding them to the Finance Department for processing. Under the proposed process, a representative of the City Attorney's Office would serve as an internal hearing officer for appeals, with residents also having the option of appearing before an administrative law judge to provide an additional level of independent review.

Council Member Blackham questioned whether the proposed amendments would increase citation fees. Mr. Mills clarified that the maximum fine would remain $40, but the discounted amount for citations paid within the first ten days would increase from $15 to $20.

Council Member McBride identified an ambiguity regarding the discount available on the tenth day after a citation was issued. Mr. Mills clarified that the intended 50 percent discount would apply through the close of business on the tenth day, with a 25 percent discount beginning on the eleventh day. Council Member McBride suggested revising the language to clearly identify the applicable payment periods, and Mr. Mills agreed.

Council Member Blackham also noted that the payment instructions incorrectly referenced Kaysville.com rather than Kaysville.gov and requested that the address be corrected.

Following the discussion, Council Member Blackham moved to move the work item regarding proposed amendments to parking citation regulations and fees to an action item. Council Member McBride 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.

COUNCIL MEMBER REPORTS

Council Member Blackham asked how the City intended to respond to questions raised during the public hearing regarding the proposed fire station general obligation bond.

City Manager Jaysen Christensen explained that staff had documented the questions and would prepare additional information and responses. He encouraged attendees to provide their contact information on the meeting sign-up sheet so the City could respond directly. He stated that information would also be made available through the City's website and other communication channels.

Mayor Tran reiterated that the City intended to provide consistent information to residents through direct responses, updates to the fire station frequently asked questions webpage, and social media. She acknowledged the significant financial impact of the proposed bond and emphasized the importance of providing information to help residents make an informed decision.

Mayor Tran also addressed concerns regarding the City's previous financing of the police station following an unsuccessful bond election. She stated that the Council did not intend to pursue alternative financing to construct the proposed fire station if voters rejected the bond proposition.

She explained that construction would not proceed under the current proposal if the bond failed, although the need for an additional station could be revisited in future years.

Mayor Tran encouraged residents to review the City's newsletter and website for information regarding upcoming community activities in October.

Council Member Adams thanked residents for attending and encouraged them to review recordings of previous Council meetings and work sessions regarding the proposed fire station. He explained that the Council had discussed the project extensively over several months, including many of the questions and alternatives raised during the public hearing. These included constructing a smaller ambulance or paramedic substation, reducing construction costs, evaluating alternative locations, and considering fire service arrangements involving Farmington and Fruit Heights.

Council Member Adams noted that the Council had also reviewed emergency response statistics and that the Fire Chief had expressed concerns regarding response times that did not meet established standards. He explained that, after considering the information and alternatives, the Council had determined that the proposed bond should be presented to voters. He encouraged residents to review the previous discussions and contact Council Members with questions.

Mayor Tran reiterated the Council's willingness to communicate with residents and encouraged them to contact Council Members directly with questions or concerns. She noted that the bond proposition was already on the November 3 ballot and that ballots had begun reaching voters living outside the country. She emphasized the importance of residents reviewing the available information, discussing the proposal with others, and participating in the election, regardless of their position on the bond.

CITY MANAGER REPORT

City Manager Jaysen Christensen reminded residents of additional opportunities to learn about and provide input on the proposed fire station. He announced that the October 15, 2026 City Council meeting would include a public meeting to hear arguments for and against the proposed general obligation bonds. He also noted that the Kaysville Fire Department's annual open house was scheduled for October 7, from 5:00 to 8:00 p.m., where residents could ask questions and discuss the proposal.

Mr. Christensen stated that staff would continue reviewing questions raised during the public hearing and providing information through the City's website and other communication channels. He encouraged residents to contact City staff or Fire Chief Paul Erickson with additional questions.

CLOSED SESSION

Council Member Hunt then moved to recess 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 Jackson seconded the motion, and it passed unanimously.

Council Member Hunt moved to adjourn the closed session at 9:27 p.m. and reconvene the City Council meeting. Council Member Adams seconded the motion, and it passed unanimously.

ADJOURNMENT

Council Member Hunt moved to adjourn the meeting at 9:28 p.m. The motion passed unanimously.