

KAYSVILLE CITY COUNCIL  
May 18, 2023

Minutes of a regular Kaysville City Council meeting held on May 18, 2023 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT.

Council Members present: Mayor Tamara Tran, Council Member John Swan Adams, Council Member Mike Blackham, Council Member Abbigayle Hunt, Council Member Nate Jackson, and Council Member Perry Oaks

Others Present: Finance Director Dean Storey, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Community Development Director Melinda Greenwood, Information Systems Manager Ryan Judd, Information Technology Support Ardi Harsono, Anthony Lujan, Devin Lujan, Nanette Lujan, Roxie Raven, David Draper, Dan Udy, Beau Ogzewalla, Jesse Skupe, Brad Lund, Val Starkey, Laurene Starkey, Josh Green, Liz Sears

### **OPENING**

Council Member Adams opened the meeting with a prayer and led the audience in the Pledge of Allegiance.

### **CALL TO THE PUBLIC**

Laurene Starkey thanked the mayor and city council for the work that they do. Mrs. Starkey said she has concerns about the agreement related to the Community Development Block Grant Program with Davis County and stipulations that may be required for the city to be able to qualify for funds. Is it something that will require the city to do something we would not normally do? We need to make sure it is in the best interest of the city.

Liz Sears said that she has lived in Layton on the border of Kaysville for the last twenty years and her children have attended schools in Kaysville. Ms. Sears said that she is also a realtor and it has been hard to witness what has happened in regards to housing in our area over the last three years. It is uncertain if any of our children will be able to afford a home here if things continue the way they have been. The median priced home in Kaysville right now is \$623,000. The current FHA interest rate is 5.75%, which will require first-time homebuyers to come up with a down payment of \$21,805. Their monthly payments will be \$4,162, which means that the income they must earn to qualify for their first home will be a median of \$110,986 a year. This amount of money is not sustainable and unless we do something about our housing, we are pricing our children out of the housing market. Ms. Sears said that she would be coming to future council meetings to share further information about how cities can address housing affordability.

### **PRESENTATIONS AND AWARDS**

## **PROCLAMATION DECLARING MAY 21-27, 2023 AS PUBLIC WORKS WEEK**

Mayor Tran read a proclamation declaring May 21-27, 2023 as Public Works Week and encouraged all citizens and businesses to join in thanking our public works professionals and in recognizing their substantial contributions to protecting our health, safety and quality of life. Mayor Tran added that this last winter was one of the most snowy that we have had in a while, and thanked all public works employees for all they did to keep the city going.

Council Member Jackson echoed Mayor Tran in thanking the public works department. They are often called out to handle problems in the middle of the night and on weekends and holidays, and we are grateful for the work they do.

## **DECLARATION OF ANY CONFLICTS OF INTEREST**

No conflicts were disclosed.

## **CONSENT ITEMS**

Council Member Oaks made a motion to approve the following consent items:

- a) A Resolution to approve an Interlocal Cooperation Agreement between Kaysville City and Davis County relating to the conduct of the Community Development Block Grant (CDBG) Program for Federal Fiscal Years 2024, 2025 and 2026.
- b) A Resolution to approve an Interlocal Cooperation Agreement between Kaysville City and Davis County for Public Safety Dispatch Services for Fiscal Year 2024.
- c) An Ordinance vacating the City's interest in certain public utility easements in the MCW Subdivision.

The motion was seconded by Council Member Hunt.

The vote on the motion was as follows:

Council Member Blackham, yea  
Council Member Adams, yea  
Council Member Hunt, yea  
Council Member Oaks, yea  
Council Member Jackson, yea

The motion passed unanimously.

## **ACTION ITEMS**

### **REQUEST TO REZONE 0.36 ACRE OF PROPERTY LOCATED AT 120 SOUTH MAIN STREET FROM HEALTH CARE DISTRICT (HC) TO PROFESSIONAL BUSINESS DISTRICT (PB) FOR LAYNE KAMALU**

Community Development Director Melinda Greenwood explained that this property, located at 120 South Main Street, is a 0.36 parcel that has been used as medical office space for Dr. Layne Kamalu for a number of years. The property has been zoned HC (Health Care) for several years. The Health Care district only allows for residential facilities, assisted living facilities, nursing care

facilities and accessory buildings specific for those uses. Dr. Kamalu would like to lease the bottom portion of the office building for a professional use business. The Professional Business (PB) zone change would accommodate both business uses with a medical office on the upper floor, and a professional business on the bottom. The Planning Commission reviewed this request at their April 27, 2023 Planning Commission meeting and held a public hearing. No comments were received and the Planning Commission recommended approval of the rezone for this property with a vote of 7-0.

Mayor Tran opened the meeting for public comment on this item.

There were no comments or questions from the public. Mayor Tran closed the public comment for this item.

Council Member Blackham made a motion to approve the rezone of 0.36 acres of property located at 120 South Main Street from the Health Care (HC) district to the Professional Business (PB) district for Layne Kamalu, seconded by Council Member Adams.

The vote on the motion was as follows:

Council Member Adams, yea  
Council Member Hunt, yea  
Council Member Oaks, yea  
Council Member Jackson, yea  
Council Member Blackham, yea

The motion passed unanimously.

#### APPROVAL OF AN EXCLUSIVE NEGOTIATIONS AGREEMENT WITH ALCHEMY DESIGN & DEVELOPMENT FOR THE PROPERTY LOCATED AT 44 NORTH MAIN STREET

Community Development Director Melinda Greenwood explained that in the fall of 2022, the City issued a Request for Proposal for the former library building, located at 44 North Main Street. On January 5, 2023, the City Council was presented with two project options. The City Council directed staff to move forward with Alchemy Design & Development, who submitted a proposal for a Bamberger Food Hall. An exclusive negotiations agreement (ENA) has been drafted, which is being presented for the council's consideration tonight. Key points on the agreement include a term to expire on May 31, 2024, restrictions on the City approaching other entities to develop the site, and a list of likely deliverables as outlined in Section 4. It is hoped that at the end of the term, the City and Alchemy Design & Development will enter into a development agreement and the project will come to fruition.

Mayor Tran opened the meeting for public comment on this item.

There were no comments or questions from the public. Mayor Tran closed the public comment for this item.

Mayor Tran commented that before the city issued a Request for Proposal, the city had approached

local businesses to see if anyone had an interest in the building, which there was not much.

Josh Green, with Alchemy Design & Development, said that they know that there is a lot of historic interest in the building, and they want to be able to keep that with the building, but also be able to bring more life and vibrancy to downtown Kaysville and support the businesses already in this area. Their plan is to convert the library building into a modern food hall. There will be a common sitting area inside as well as a patio area out in front of the building. During the warmer months, there will be areas where food trucks can park. Mr. Green said they are excited for this opportunity to partner with the city and businesses in the community. They appreciate the feedback they have already received. This ENA helps them have a way to move forward and get to work on the project. There are many things that need to be worked out, and they appreciate the amount of time that the city has given them. They would love for the project to be able to move more quickly, but they also need the time for some creative work. They are committed to this project, however long it takes. It will take time to work out a development agreement with the city. The city needs to continue to feel comfortable with their partnership.

Mayor Tran asked about when Alchemy Design would like to break ground.

Josh Green responded that ideally they would like to start construction next year.

Council Member Oaks asked about financing.

Josh Green responded that they have already been speaking with partners about their ideas for this, and they are also exploring other options.

Council Member Jackson asked about the building façade.

Josh Green responded that they do not plan to do much to the building façade, other than adding larger, more modern windows to the front of the building to add more natural light inside. The rocks on the building will remain.

Council Member Jackson said that he wants to see this building preserved, and have it become a space for people to come and share memories of Kaysville. Council Member Jackson asked about the proposed flex space inside the building.

Josh Green responded that they anticipate the planned flex space to be used for a variety of things, such as events, pop-up boutiques, and meetings. They want to become partners with the community. This project will help to revitalize the downtown area. They want to keep as much of the unique historic character of the building as possible.

Council Member Oaks made a motion to approve an Exclusive Negotiations Agreement with Alchemy Design & Development for the property located at 44 North Main Street, seconded by Council Member Jackson.

The vote on the motion was as follows:

Council Member Hunt, yea  
Council Member Oaks, yea

Council Member Jackson, yea  
Council Member Blackham, yea  
Council Member Adams, yea

The motion passed unanimously.

A RESOLUTION ADOPTING THE KAYSVILLE CITY TENTATIVE BUDGETS FOR FISCAL YEAR 2024

Mayor Tran thanked Staff and the council for all of the work that they had put into the budget. There has been a lot of discussion and many good ideas and suggestions.

Finance Director Dean Storey explained that over the last several months the city council and department heads had been working on the budget. The council has before them for review tonight the Tentative Budget for Fiscal Year 2024. This is the first formal step in the process of adopting the final budget later. By approving the tentative budget, it makes it available for public inspection. The council will continue to work on the budget, and a public hearing will be scheduled for a council meeting in June.

Mayor Tran opened the meeting for public comment on this item.

There were no comments or questions from the public. Mayor Tran closed the public comment for this item.

Council Member Blackham asked if the final budget could be adopted at the same meeting as the public hearing is held.

Dean Storey responded that the tentative budget includes a property tax increase, which requires that a Truth in Taxation Hearing be held. As part of that requirement, the city must notice the Truth in Taxation Hearing for a specified amount of time. The Truth in Taxation Hearing is scheduled to be held in August.

Council Member Hunt said that she likes where they have gotten with the tentative budget but feels that there is still more work to be done to it.

Council Member Adams made a motion to approve a Resolution adopting the Kaysville City Tentative Budgets for Fiscal Year 2024, seconded by Council Member Hunt.

Council Member Jackson commented that the council and Staff had met several times together to review the budget. Nobody wants to raise taxes. The city council has been considering ways we can make cuts to the budget while still providing the support needed for the city to continue providing the same level of service. Inflation has effected everyone and it has been a challenge as we have reviewed the budget. Costs have gone up and money isn't going as far as it used to. The city council and Staff are aware of the challenges our residents and businesses are facing and we want to do the right thing for the city. There is still more to be considered before the final budget is approved. We are continuing to try to be a fiscally responsible as possible.

The vote on the motion was as follows:

Council Member Oaks, yea  
Council Member Jackson, yea  
Council Member Blackham, yea  
Council Member Adams, yea  
Council Member Hunt, yea

The motion passed unanimously.

### **COUNCIL MEMBER REPORTS**

Council Member Hunt said that the mayor and council members welcomed Taco Bell and attended their ribbon-cutting ceremony earlier that day.

Mayor Tran said that the city has more new businesses opening up and coming to the community soon, and we are excited to have them in our city. In addition, earlier that week, Kaysville was able to host a luncheon at Orlando's with Lt. Governor Henderson along with other mayors, council members, education officials, and other leaders from across the county.

### **CITY MANAGER REPORT**

Interim City Manager Dean Storey commented the new city manager for Kaysville would start work on Monday, June 5, 2023.

### **ADJOURNMENT**

Council Member Oaks made a motion to adjourn the City Council meeting at 7:40 p.m. The motion was seconded by Council Member Jackson and passed unanimously.