

KAYSVILLE CITY COUNCIL
June 6, 2024

Minutes of a regular Kaysville City Council meeting held on June 6, 2024 at 7:00 p.m. in the Council Chambers in Kaysville City Hall at 23 East Center Street, Kaysville, UT. 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 Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, Finance Director Dean Storey, Deputy City Recorder Chelsie Fromeyer, Information Technology Assistant Jordan Hansen, Fire Chief Paul Erickson, Firefighter Brent Law, Jason Largey, Lisa Fuller, Jill Dredge, Laurene Starkey, Luke Johnson, Jason Larsen, Michael Larsen, Brittany Larsen, Amanda Mitchell, Sadie Burton, Jordan Frazier, Joyce Clarkson, Kaylee White

PUBLIC HEARINGS

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

Council Member Oaks made a motion to open the Redevelopment Agency Budget Hearing, seconded by Council Member Hunt. The motion passed unanimously.

Finance Director Dean Storey clarified that the city was obligated by Utah State Statue to conduct public hearings regarding the city budgets. The council had already held several budget work sessions preceding the current public hearings, aimed at gathering public input. Storey announced plans for a work session on June 12 to review public comments and finalize budget decisions.

There were no comments or questions from the public.

Council Member Blackham made a motion to close the public hearing for this item at 6:33 p.m., seconded by Council Member Oaks and passed unanimously.

6:35 PM - MUNICIPAL BUILDING AUTHORITY BUDGET HEARING

Council Member Hunt made a motion to open the Municipal Building Authority Budget Hearing, seconded by Council Member Jackson. The motion passed unanimously.

Dean Storey provided clarification on the Municipal Building Authority, emphasizing its role as a distinct governmental entity that aids in financing public building projects. Specifically, he noted that the budget pertained to lease payments for ongoing projects such as the police station and city hall renovations. The projected budget for Fiscal Year 2025 for the Municipal Building Authority is estimated at \$717,000.

Council Member Blackham inquired about information on the timeline for paying off loans related to the police station and city hall renovation projects.

Dean Storey clarified that the police station's loan is expected to be fully paid off by 2031, while the city hall renovation loan should be settled by 2034.

Jason Largey asked about the operating expenditure shown in the budget.

Dean Storey elaborated that the bank managing the funds imposes a trustee expense, which is included in the budget to cover costs passed on to bondholders involved in debt repayment.

Council Member Blackham made a motion to close the public hearing for this item at 6:40 p.m., seconded by Council Member Adams and passed unanimously.

6:40 P.M. - KAYSVILLE CITY BUDGET HEARING FISCAL YEAR 2025 –
COMPENSATION SCHEDULE FOR EXECUTIVE MUNICIPAL OFFICERS

Council Member Jackson made a motion to open the public hearing for the Compensation Schedule for Executive Municipal Officers, seconded by Council Member Oaks and passed unanimously.

Dean Storey explained that the 2024 Utah Legislature enacted Utah Code Section 10-3-818, which mandates a separate public hearing for proposed compensation increases for elective and statutory officers. The proposed FY 2025 budget includes funding for compensation increases starting July 1, 2024, through June 30, 2025.

Michael Larsen asked for details on the proposed market adjustment for the mayor and city council members.

Dean Storey clarified that the total market adjustment proposed amounted to \$19,900.

Michael Larsen further inquired about the frequency of market adjustments for the city council's salaries.

Dean Storey indicated it had been six years since their last adjustment.

Michael Larsen asked how long it had been since the executive staff had received a market adjustment.

Dean Storey said that executive staff typically receive an adjustment each year as a market adjustment as well as a merit increase, if they are eligible.

Michael Larsen asked what the market adjustments were based on.

Dean Storey stated that the current proposed market adjustment includes a three-percent standard adjustment and additional merit increases of up to three percent for eligible individuals.

Council Member Oaks made a motion to close the public hearing for this item at 6:44 p.m., seconded by Council Member Blackham and passed unanimously.

6:45 PM - KAYSVILLE CITY BUDGET HEARING FISCAL YEAR 2025 – ENTERPRISE FUNDS INTERFUND SERVICES AND TRANSFERS

Council Member Hunt made a motion to open the public hearing for the Enterprise Funds Interfund Services and Transfers, seconded by Council Member Adams and passed unanimously.

Dean Storey detailed compliance with Utah Code 10-6-135.5, which mandates that cities proposing transfers from an Enterprise Fund must give prior notice and conduct a separate public hearing before budget adoption. Additionally, the budget must include a detailed cost accounting breakdown of how funds within the Enterprise Fund are allocated. Mr. Storey proceeded to review the Fiscal Year 2025 Budget's proposed transfers, distinguishing between reciprocal transfers and non-reciprocal transfers.

There were no comments or questions from the public.

Council Member Oaks made a motion to close the public hearing for this item at 6:49 p.m., seconded by Council Member Adams and passed unanimously.

6:50 PM - KAYSVILLE CITY BUDGET HEARING FISCAL YEAR 2025 – AMENDMENTS TO FY 2024 BUDGETS AND CONSIDERATION OF FY 2025 BUDGETS

Council Member Hunt made a motion to open the public hearing for Amendments to FY 2024 Budgets and Consideration of FY 2025 Budgets, seconded by Council Member Jackson and passed unanimously.

Dean Storey discussed the necessity of budget amendments during the city's budget process, highlighting three specific areas in the FY 2024 budget of the general fund that require adjustments. Firstly, an early payment of the Utah League of Cities and Towns membership fee was inadvertently included, which won't recur in the next fiscal year. Secondly, adjustments were needed due to a staffing issue in the Planning and Zoning Department. Thirdly, changes in fleet maintenance expenditures occurred when planned larger vehicle purchases were replaced with smaller passenger vehicles. Mr. Storey addressed non-reciprocal utility expenses required for financial statement reporting and minor adjustments in the city's debt service fund for FY 2024. He informed the public that the FY 2025 budget details are accessible for review on the city's website.

Jason Largey asked about the changes in election expenses, noting a budgeted \$64,000 but actual spending of \$55,000.

Dean Storey explained that city elections are held biennially, thus the expenses vary year to year, with the \$55,000 accounting for the election costs in the current year and some carryover expenses from public notices.

Jill Dredge inquired about the services provided by the League of Cities and Towns.

Mayor Tran responded, explaining the league's role as a lobbying body for cities, assisting in legislative matters, and representing city interests. Mayor Tran highlighted the league's efforts in advocating for cities' needs without requiring each city to hire their own lobbyist.

Council Member Jackson elaborated on the league's benefits, including providing a platform for cities to voice their opinions on legislative bills and offering various resources and training for municipal staff.

Mayor Tran and Council Member Hunt further discussed the league's educational role, particularly in helping city officials understand and comply with new laws passed by the legislature. The mayor also mentioned the league's involvement in addressing homelessness issues, underscoring its value to the city.

Council Member Oaks compared the League of Cities and Towns in Utah to similar organizations nationwide, noting Utah's league as more conservative.

Laurene Starkey questioned the perceived discrepancy in administrative service raises, suspecting they were higher than the stated 3%.

Dean Storey clarified that the figures discussed included the total budget, encompassing all personnel and operating expenses, not just individual salaries.

Council Member Jackson made a motion to close the public hearing for this item at 7:02 p.m., seconded by Council Member Oaks and passed unanimously.

OPENING – 7:03 PM

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

CALL TO THE PUBLIC

Mayor Tran commented that many individuals in the audience were present to discuss the homeless shelter issue, specifically addressing the implementation of House Bill 499. This bill mandates counties to create a winter response plan for housing unsheltered individuals from October 15 to April 30.

City Manager Jaysen Christensen provided an overview, explaining that the county's task force, composed of a county commissioner and mayors in Davis County, has been working to establish a Code Blue temporary shelter plan since April of the previous year. They are required to submit this plan to the State by August 1. The Code Blue plan requires that Davis County provide a location with 16 cots and basic amenities for nights when temperatures drop below 18 degrees. Mr. Christensen mentioned that while the task force has not yet decided on the locations for these

shelters, the county could use its facilities if necessary. Two potential Kaysville locations—the County’s emissions building and the Senior Center—have been discussed by the County as potential locations, with consideration of rotating the shelter among several cities. He noted that last year’s Code Blue events saw 8 to 30 individuals seeking shelter on extremely cold nights, and the task force is projecting similar numbers for this year.

Jason Largey emphasized that Kaysville does not have a significant homeless problem and argued against locating the shelter there. He criticized the Commissioner’s presentation of a false choice between the Senior Center and the emissions building, arguing that it is pitting different areas of Kaysville against each other. Mr. Largey warned that any expense to modify a facility for Code Blue use could lead to it becoming a permanent solution. He suggested a more temporary and flexible approach, such as using a tent and portable toilets near the known homeless populations, rather than establishing a fixed site in Kaysville. Mr. Largey concluded by supporting the council and Mayor Tran in opposing the proposal, urging residents to maintain a united front against placing the shelter in Kaysville.

Lisa Fuller, a Kaysville Elementary teacher, expressed concerns about the safety and well-being of students if the shelter were located near the school across from the Senior Center, noting increased anxiety and fear among children.

Jill Dredge questioned why Kaysville was being considered for the shelter, advocating that homelessness should be addressed where it already exists. She expressed skepticism about the claims that the shelter would be temporary and its potential long-term impact. Ms. Dredge highlighted the lack of detailed data on the city-by-city breakdown of homelessness in Davis County and questioned whether Kaysville is equipped to handle the mental health issues associated with homelessness. Ms. Dredge raised concerns about crime and safety, particularly for individuals who had been banned from other shelters. She questioned the feasibility of ensuring that homeless individuals would return to their original locations each morning and stressed the importance of placing shelters where homeless populations already exist, to minimize disruption and additional costs.

Laurene Starkey raised concerns about homeless services’ impact on teens and questioned the accuracy of homeless statistics in Davis County. Mrs. Starkey pointed out that the numbers might include teens who are only temporarily without a home or seeking temporary assistance, potentially inflating the statistics. Mrs. Starkey expressed concern that the focus on homeless services might divert resources from other important needs. She questioned the allocation of funds for homeless teens and how these resources are impacting other students. Mrs. Starkey emphasized the need for careful consideration and transparency in addressing the issue, thanking the council and residents for their vigilance in protecting the community and supporting family values.

Luke Johnson, a resident of the Schick Farms HOA, raised concerns about the city’s agreement with the HOA regarding the use of the Trappers Field property. Mr. Johnson noted that the original agreement stipulated no organized sports on the property, but he has observed that organized sports have been occurring there. He mentioned issues such as the presence of a city-provided porta-potty, which he described as an eyesore, and the increase in public use of the horse trail designated for private access by homeowners. Mr. Johnson emphasized that this trail, specified in the contract

as a right-of-way for homeowners, has become a public thoroughfare, resulting in vandalism, graffiti, and unauthorized access to private driveways. He pointed out the dangers posed by his and his neighbors' horses, which could pose significant risks to people using the trail improperly. Mr. Johnson requested that the city install gates, bollards, and signs to restrict public access and clarify that the trail is not a public thoroughfare. He also offered to have his landscaping team assist in maintaining the horse trail if the city provided the necessary materials. Mr. Johnson stressed that maintaining the trail properly would help mitigate the nuisances and safety hazards currently affecting the neighborhood.

Jason Larsen said that the city council members have the power to oppose the proposed shelter and should assertively do so. He acknowledged the council's efforts to represent Kaysville residents but urged them to take a stronger stance by outright refusing the proposal. Mr. Larsen highlighted that the county commission's claim of authority over city property was not absolute and that the city could utilize its police and fire departments to enforce local control. He advocated for civil disobedience if necessary, to prevent the establishment of a homeless shelter in Kaysville. Mr. Larsen concluded by reiterating that Kaysville does not have a significant homeless problem and that introducing a shelter would only create new issues rather than solve existing ones.

The council members expressed their unanimous opposition to the proposed locations within Kaysville for the shelter.

Council Member Blackham criticized House Bill 499 as a problematic bill and called for a collective legal challenge against it, suggesting that all cities in the county band together to oppose the legislation. He described the bill as a bad law, pointing out that it attempts to solve a problem that does not exist in Davis County but rather in another county. He argued that any structure with a foundation could not be considered temporary and expressed his strong opposition to accommodating the homeless shelter in Kaysville.

Council Member Oaks reiterated Kaysville's lack of resources for a homeless shelter, and stressed that Kaysville does not have a homelessness problem and should not introduce one. He praised Mayor Tran for her transparency and efforts to address the issue, acknowledging the challenges of being a leader and taking a stand. Council Member Oaks underscored the importance of standing up for Kaysville residents and ensuring that the city's interests are protected.

Council Member Jackson emphasized the importance a data-driven solution and noted that the law allows for the use of facilities owned by private organizations, nonprofits, state entities, or local governments for Code Blue shelters, which opens up many possibilities. Council Member Jackson highlighted the need for accurate data, such as the point-in-time count of homeless individuals, to make informed decisions. He reiterated that Kaysville is not equipped to handle a homeless shelter, and encouraged residents to stay involved and provide input on potential locations for shelters.

Council Member Hunt highlighted the council's commitment to addressing homelessness responsibly and ensuring the safety of residents. She acknowledged the complexity of the problem and the need for effective solutions that do not negatively impact the community. Council Member Hunt stressed that the council members and residents are not opposed to helping people but are focused on finding the best approach to address homelessness. She expressed her opposition to the

proposed locations for the shelter, particularly near an elementary school, and emphasized the importance of solving the problem without creating new issues.

Council Member Adams supported forming a task force to challenge the bill and suggested creative solutions for temporary shelters, such as using portable facilities. He reiterated his opposition to both proposed Kaysville locations for a shelter and emphasized the importance of standing up for Kaysville residents. Council Member Adams highlighted the need for a well-thought-out solution that ensures the safety and well-being of the community.

Mayor Tran acknowledged the complexity of the issue and reaffirmed her commitment to representing Kaysville's interests while seeking a collaborative solution. She mentioned plans to meet with state legislators to discuss potential amendments to House Bill 499 to better suit Davis County's needs. She also praised the work of organizations like Open Doors, which help individuals transition into permanent housing. Mayor Tran emphasized the importance of community relationships and advocacy. She acknowledged that the final decision might be out of the city's control but vowed to continue advocating for the community's best interests. Mayor Tran apologized if her transparency had caused any offense but stood by her commitment to keeping residents informed.

PRESENTATIONS AND AWARDS

PRESENTATION TO FIREFIGHTER BRENT LAW FOR 35 YEARS OF SERVICE

Chief Paul Erickson stated that they were here tonight to honor and celebrate Firefighter Brent Law's 35 years of service with the Kaysville Fire Department. Brent Law, who also works full-time with the federal government as the fleet coordinator for the Forest Service, has dedicated his days off to serve the Kaysville community. Chief Erickson recounted Brent's journey, beginning in 1988 when he initially considered a career with the police. After a conversation with the Kaysville police chief, Brent was offered a volunteer position for ride-alongs and community events, which he found exciting. However, his parents were concerned about the dangers and night shifts involved, causing him to reconsider his career path. Growing up on a farm in west Kaysville, Brent had initially considered veterinary school, but his grades led him to pursue a different direction. He then decided to become an EMT, inspired by the similarity between caring for animals and people. In the spring of 1989, after obtaining his EMT certification, Brent joined the fire department, starting at the old fire station on 100 East, which is now used by the city recreation department. Throughout his 35 years, Brent has witnessed significant changes in the department, from moving into a new station to acquiring reliable vehicles and transitioning to providing medical services. Chief Erickson said that Brent has shared his passion for making a difference in people's lives, particularly during their darkest moments.

Chief Erickson presented Brent with a plaque recognizing his 35 years of loyal and distinguished service to Kaysville.

Brent Law thanked the mayor, council members, Chief Erickson, and his colleagues for their support and highlighted the progress the fire department has made. He emphasized the strong camaraderie within the department and expressed his excitement about continuing to serve the

people of Kaysville.

Mayor Tran thanked Brent for his service, highlighting the city's fortune in having dedicated employees like him. She praised the community spirit and the exceptional contributions of Kaysville's employees.

PUBLIC WORKS ANNUAL REPORT

Mayor Tran noted that the scheduled presentation by the Public Works Director would be deferred to the next City Council meeting.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts were disclosed.

CONSENT ITEMS

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

- a) Approval of Minutes of April 24, 2024 Council Work Session.
- b) Approval of Minutes of May 2, 2024 Council Meeting.
- c) Approval of Minutes of May 2, 2024 KBP Architectural Review Committee Meeting.
- d) Approval of Minutes of May 16, 2024 Council Meeting.
- e) Schick Substation Bay 2 Construction Bid.
- f) Pick-Up Contribution of the employee portion of the Utah Retirement Systems Tier 2 Public Safety and Firefighter Retirement System enhancements.
- g) Approval of an Interlocal Agreement with Syracuse City, Farmington City and the City of West Haven for Third- Party Building Inspections to Fulfill State Requirements in Utah State Code 15A-1-105.

Council Member Adams 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 Oaks, yea
Council Member Blackham, yea

The motion passed unanimously.

COUNCIL MEMBERS REPORTS

Council Member Adams praised the recent Memorial Day Program, highlighting the excellent speaker and the impressive display by the Honor Guard at the cemetery. He expressed gratitude to all involved and noted the city's pride in its cemetery facilities.

Council Member Hunt then provided updates on ongoing city activities despite summer slowdowns, mentioning progress with the CTC and youth courts, as well as potential partnerships with the Parks and Recreation Advisory Board to enhance city health programs. Additionally, she discussed her involvement with the League of Cities and Towns on housing affordability, linking it to her previous work on the Planning Commission.

Council Member Jackson reflected on the budget discussions, describing them as stressful yet crucial. He emphasized the careful consideration and collaborative effort involved in these deliberations. Council Member Jackson also mentioned upcoming planning meetings and invited further input from colleagues and staff before final decisions are made.

CITY MANAGER REPORT

City Manager Jaysen Christensen announced that the city council would be holding a final budget work session this upcoming Wednesday June 12, at 4:00 p.m.

ADJOURNMENT

Council Member Adams made a motion to adjourn the city council meeting at 8:06 p.m. The motion passed unanimously.