

KAYSVILLE CITY COUNCIL
August 7, 2025

Minutes of a regular Kaysville City Council meeting held on August 7, 2025, at 7:00 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, and Council Member Nate Jackson, Council Member Perry Oaks

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, City Recorder Annemarie Plaizier, Finance Director Maryn Nelson, Deputy Finance Director Parker Godwin, Power Director Brian Johnson, Substation Tech Greg Remington, Sgt. Lacy Turner, Information Systems Assistant Ardi Harsano, Carie Thompson, Jerry Thompson, Rick Turnbow, Jennifer Borup, Doug Dredge, Jill Dredge, Marian Jeff, Bruce Jeff, Darlene Schons, Flemming Hyllested, Ryan Steele, Scott Godfrey, Dave Calder, Melanee Calder, Tom Kerr, Cindy Kerr, Blake Wade, Waed Vig, Dan M(illegible), Laurene Starkey, Val Starkey, Anthony Lemon, Brooke Lemon, Mindy Remington, Jerry Schmidd, Brigg Lewis, Aaron McNeely

6:30 P.M. – PUBLIC HEARING – FISCAL YEAR 2026 BUDGET TRUTH IN TAXATION

Mayor Tran opened the public hearing for the Fiscal Year 2026 Budget Truth in Taxation, welcoming attendees and explaining the public comment process.

City Manager Jaysen Christensen presented an overview of the proposed budget and tax increase. He reported that the city council had held seven prior meetings to discuss the budget in depth. The proposed property tax revenue increase totaled \$1,795,000, equating to about \$12.80 per month for the average homeowner. The increase was primarily attributed to inflation-driven cost escalations, significant rises in material expenses, and flat sales tax revenues. The intent of the tax increase proposal was to maintain existing service levels. Mr. Christensen highlighted notable additions in the budget, including a joint-use fitness center at Kaysville Junior High in partnership with the Davis School District, an assistant city attorney position, and a police sergeant position. If adopted, the new property tax rate of 0.001917 would place Kaysville ninth among fifteen Davis County municipalities, between Centerville and Fruit Heights. Mr. Christensen clarified that approximately 20% of a resident's total property tax bill is allocated to Kaysville City, with the remaining portion going to the Davis School District and other taxing entities. When considering property taxes, utility rates, and other fees combined, the average resident could expect an estimated monthly increase of around \$35. He further noted that Kaysville's current tax rate is lower than it was in 2001 and that the city has generally kept the rate the same or reduced it over the past 25 years.

Public comments followed.

Waed Vig, a west Kaysville resident, spoke in opposition to the proposed tax increase. He stated

that household incomes were not rising at the same rate as taxes and city spending. He questioned prioritizing a new community center over infrastructure needs, citing flooding and deteriorating road conditions on Webb Lane where he resides. Mr. Vig expressed concern about spending funds on amenities such as new bathrooms, parking lots, and sidewalks instead of reappropriating money toward road repairs. He stated that existing facilities, including publicly funded school tracks accessible to residents, were adequate for recreational use and argued that the proposed center was unnecessary given other anticipated tax and fee increases.

Brigg Lewis expressed concerns regarding cumulative cost increases for utilities and property taxes, noting his fixed income from Social Security and a small pension. He questioned whether the proposed tax increase was related to Community Reinvestment Area (CRA) projects and voiced doubt about anticipated CRA-related funding from the Davis School District. Mr. Lewis emphasized that many residents, particularly retirees, are living on limited resources and are struggling with the rising cost of living in Kaysville.

Val Starkey, speaking on behalf of himself and family members who are also on fixed incomes, referenced data suggesting that about 25% of Kaysville residents are retired. He stated his opposition to the proposed recreation center, questioning its necessity and anticipated level of use.

Scott Godfrey, a long-time Kaysville resident, compared his city property taxes from \$185.50 in 1997 to the proposed \$652 under the current plan, describing this as a 251% increase over 27 years. He noted that his most recent Social Security cost-of-living adjustment was 2.3%, whereas the proposed tax increase would consume more than 16% of that. Mr. Godfrey questioned the total cost of ownership for the proposed fitness center over the planned 30-year partnership with the Davis School District, whether future tax increases would be needed to operate it, and what percentage of the population would realistically use it. He also expressed personal disinterest in using the facility, given limited hours of public access outside of school use.

Jerry Schmidd addressed the council to inform residents about property tax relief programs offered through the Davis County Comptroller's Office, urging them to apply before the end-of-month deadline. He explained eligibility requirements, which include age, income, veteran status, or disability, and reported that in 2023 the senior homeowners credit provided an average of \$616 in assistance to 873 qualifying households in Davis County. Mr. Schmidt also expressed concern over past legislative attempts to eliminate the program and encouraged residents to contact their state representatives to advocate for its continuation.

Rick Turnbow, a long-time Kaysville resident, expressed opposition to the proposed community center, stating his preference for recreation facilities to be provided by the private sector rather than through taxpayer funding. He noted that his property taxes would increase by approximately \$500 annually under the proposal and said he would not personally use the facility, asserting that private businesses could meet community demand for indoor recreation.

Jerry Thompson cautioned that a city-operated recreation center could negatively impact tax revenue by competing with private businesses currently offering similar services. He referenced Kaysville's history of fiscal prudence and community cooperation, highlighting citizen-led cleanup efforts following the 2008 windstorm. Mr. Thompson encouraged the council to consider

innovative alternatives and community involvement in completing projects rather than relying solely on tax increases.

Carie Thompson shared her previous experience serving on a committee advocating for high-speed internet. She explained that, after voters rejected a city-sponsored approach, a private provider stepped in to offer service directly to residents. Drawing a parallel to the proposed recreation facility, Mrs. Thompson suggested that the private sector could address the city's indoor recreation needs. She further recommended conducting a resident survey to determine the likely usage of the proposed facility.

Aaron McNeely raised concerns about tree maintenance near power lines located behind his home. He stated that he had requested trimming for several years, and while city staff had visited the site a couple of times, no resolution had been reached. Mr. McNeely noted that the trees had grown significantly taller than the power lines, creating a safety hazard, and urged the city to take corrective action.

Laurene Starkey spoke briefly in favor of exploring alternatives to tax increases. She referenced past budget meeting materials and acknowledged the extensive time council members dedicate to the process. Mrs. Starkey expressed appreciation for Council Member Blackham's efforts to identify creative solutions for meeting public safety needs without permanent staffing expansions. She emphasized the importance of evaluating expenses in relation to income, encouraged residents to maintain communication with their elected representatives, and thanked both the council and those who participated in the hearing.

Doug Dredge inquired whether public access to the proposed community recreation facility would be restricted due to its shared use with the Davis School District. Mayor Tran confirmed that the project would be jointly funded with the school district, with facility use divided between the district during school hours and the public at other times. She added that the exact schedule had not yet been finalized.

Blake Wade requested that the city provide a more detailed public breakdown of the budget allocations, particularly those relating to the recreation center and its partnership with the school district. He also expressed concern about fire protection coverage on the west side of Kaysville, citing the considerable distance from the current fire station and the city's growing west-side population. Mr. Wade recommended that west-side fire protection be addressed as part of the budget process.

Council Member Adams made a motion to close the public hearing at 7:04 p.m., and Council Member Hunt seconded the motion.

The vote on the motion was as follows:

Council Member Hunt, Yea
Council Member Jackson, Yea
Council Member Oaks, Yea
Council Member Blackham, Yea

Council Member Adams, Yea

The motion passed unanimously.

SPECIAL CITY COUNCIL MEETING – 7:05 P.M.

Council Member Jackson made a motion to open the special City Council Meeting, which was seconded by Council Member Oaks and approved unanimously.

ADOPTION OF THE 2025 CERTIFIED TAX RATE FOR KAYSVILLE CITY AND THE FISCAL YEAR 2026 BUDGETS

Council Member Adams began by thanking those in attendance and noted that the council had engaged in extensive and often difficult budget discussions over the previous six months. He stated that no council member wanted to raise taxes, and the council had carefully considered the impact on residents with fixed incomes, particularly those relying on Social Security. Drawing from his early experience on the council, Council Member Adams described learning about cost-of-living adjustments (COLA) for city employees. He acknowledged that while COLA helps offset inflation and taxes for staff, the council remained mindful of the burden on residents

Council Member Adams stated that most of the feedback received during the public hearing focused on the proposed recreation center. He described how, approximately 12 years earlier, the Davis School Board had offered the city an opportunity to co-fund a larger gymnasium at Centennial Junior High, but the council at that time declined. Since then, the city's Parks and Recreation Department has reported annual waiting lists for youth sports programs due to insufficient gym space. While private sports facilities exist, he noted that their monthly fees, often ranging from \$150 to \$280, are unaffordable for many families.

He explained that the majority of funding for the new gymnasium would come from Recreation, Arts, Museum, and Parks (RAMP) tax revenues generated by purchases within Kaysville, which would reduce the direct cost to residents. He estimated the average resident's contribution toward construction at approximately \$3 per month. The facility would be a separate building from the school, allowing greater community access during evenings and summers, and would carry the Kaysville name. Council Member Adams expressed personal support for the project, stating that the modest cost was justified by the increased opportunities for local youth.

Addressing other public comments, Council Member Adams acknowledged the concerns about Webb Lane and stated that it should be addressed through the city's road funding process. He also discussed the risks of deferring tax increases for long periods, which can lead to steep future increases, and reiterated the council's preference for smaller, incremental adjustments.

Council Member Blackham stated that while he respected the work of his colleagues and supported the recreation center conceptually, he opposed the tax increase due to its overall financial impact on households. He noted that the FY2026 budget includes other cost increases—such as sewer, power, and water rate adjustments—that together could add over \$500 annually for a home valued at \$700,000. He expressed concern that funding for the recreation center was accompanied by

other increases that made the budget too costly for residents. Council Member Blackham emphasized that his vote against the tax increase was based on total cost considerations, not disagreement with all budget components, and he reaffirmed his belief that all council members were acting in the city's best interests.

Council Member Oaks described his initial opposition to the proposed recreation center but said his position changed after touring similar facilities in other cities and learning more about unmet recreation needs in Kaysville. Although he personally would not use the facility and was recently retired on a fixed income, he recognized the benefits for families whose children are unable to participate in city sports due to space limitations. Council Member Oaks stated that while he was concerned about the total cost, he believed the financing period should be shortened to 15–20 years to reduce interest payments. He also discussed the city's long-standing subsidization of utility rates, noting that increasing infrastructure costs could no longer be postponed. On the issue of west-side fire protection, he acknowledged the need for a new station but cited the multi-million-dollar cost of construction, equipment, and staffing as reasons for the project's deferral. He also referenced resident concerns about tree trimming and sidewalk maintenance, noting that the FY2026 budget included additional funding for these services.

Council Member Jackson thanked attendees for their participation and stressed that public input provides valuable perspective. He said the primary driver of the tax increase was rising operating costs, not the recreation center, and outlined significant cost increases the city faces for infrastructure, including 458% for water service lines, 227% for new curbs, 224% for sidewalks, and 98% for asphalt. He recalled that in the prior council meeting, he had proposed cuts such as reducing employee merit pay, but those changes were not approved. His position on the recreation center evolved from opposition to support after touring similar facilities and hearing from Parks and Recreation staff about high demand for youth programs. Council Member Jackson referenced a 2013 council decision to withdraw from a planned gymnasium partnership with the school district, which he said had long-term negative effects. He also noted the city's limited property tax base and past opposition in the city to commercial development, contributing to current fiscal challenges. Addressing the west-side fire station, he reiterated its high cost and discussed the loss of revenue from past service arrangements with Fruit Heights. He compared the city's tax rate history to water fund projections, noting that gradual increases can prevent large, sudden hikes, and concluded that his decisions were made with long-term city needs in mind.

Council Member Hunt reiterated that the council had worked over six months to close a \$3.8 million budget gap. She detailed several cost reductions and deferrals, including converting two positions in the power and public works departments into reassignments, deferring police vehicle purchases, reducing the number of new police sergeants, lowering sidewalk repair funding, and postponing a comprehensive municipal code update. She stated that while staffing is an ongoing expense, employees provide essential services and that the recreation center's cost represents only a small portion of the budget increase. She said the facility would not delay the eventual construction of a west-side fire station, as that project is not yet ready. Council Member Hunt explained her initial opposition to the recreation center due to the cost but noted that the school district's construction schedule required a timely decision. She cited the potential for broader community use and the return of city events and programs previously discontinued, and she emphasized that the council had prioritized infrastructure needs within budget constraints.

Mayor Tran summarized the council's deliberations, noting that despite growing demands in city departments, a hiring freeze had been in place for a few years to evaluate staffing needs while maintaining service levels. She said that department heads had submitted repeat staffing requests, which were narrowed to four priority positions in the FY2026 budget, with only an assistant city attorney and one police sergeant ultimately funded. She emphasized the importance of retaining experienced staff, noting that turnover is costly and impacts service quality. She added that the city has been subsidizing water and power rates for years but can no longer do so. The city is using financial modeling software to plan gradual rate adjustments. She acknowledged that the current set of tax and rate changes may feel significant, but said they are necessary to prevent more severe increases in the future. Mayor Tran reviewed past Truth in Taxation actions, noting both increases tied to specific needs and decreases, such as a 3% reduction in 2023. She noted that the current proposed increase is 27%, lower than the 31% originally projected. She discussed ongoing efforts to expand the tax base, seek grants, past CRA considerations, and business recruitment. On the west-side fire station issue, she cited mutual aid agreements with neighboring cities to ensure coverage while the city evaluates long-term options. Regarding the recreation center, she said it is intended as a free community fitness facility for residents, with uses beyond youth sports, and that a statistically valid survey had shown strong support for the facility. She stated that the council's budget decisions reflected extensive discussion, public input, and a commitment to balancing expectations with fiscal responsibility.

Following deliberations, Council Member Oaks made a motion to adopt the 2025 certified tax rate for Kaysville City and the Fiscal Year 2026 budget, seconded by Council Member Jackson.

The vote on the motion was as follows:

Council Member Jackson, Yea
Council Member Oaks, Yea
Council Member Blackham, Nay
Council Member Adams, Yea
Council Member Hunt, Yea

The motion passed with a vote of four in favor to one opposed.

Council Member Adams then moved to adjourn the special Kaysville City Council meeting at 8:01 p.m., and the motion passed unanimously. At his request, the council agreed to take a brief recess before beginning the regular City Council meeting.

CITY COUNCIL MEETING – 8:13 P.M.

OPENING

Mayor Tamara Tran called the meeting to order, welcomed those in attendance, offered an opening prayer, and led the audience in the Pledge of Allegiance.

CALL TO THE PUBLIC

No members of the public came forward to speak under this agenda item.

PRESENTATIONS AND AWARDS

EMPLOYEE OF THE QUARTER AWARD PRESENTED TO GREG REMINGTON

Power Department Director Brian Johnson presented the Employee of the Quarter award to Greg Remington, the city's first substation technician. Mr. Johnson explained that Mr. Remington joined Kaysville Power during a period of significant operational need and has since demonstrated strong technical expertise and a commitment to cost-effective, reliable solutions for the city's electrical infrastructure. His work has included extensive research, collaboration with other municipalities, and leadership in complex projects such as work on the Schick substation transformer. Mr. Johnson commended Mr. Remington's adaptability, positive attitude, and dedication, stating it was an honor to recognize him for his contributions.

DECLARATION OF ANY CONFLICTS OF INTEREST

No conflicts of interest were declared by any council members.

CONSENT ITEMS

Council Member Adams moved to approve the following consent items:

- a) Approval of minutes from the June 5, 2025 Council meeting.
- b) Approval of minutes from the June 19, 2025 Council meeting.
- c) Approval of minutes from the June 19, 2025 Redevelopment Agency Board meeting.
- d) Approval of minutes from the June 19, 2025 Municipal Building Authority Board meeting.
- e) Approval of minutes from the July 3, 2025 Council meeting.
- f) A Resolution declaring Kaysville City's intent to advance and reimburse equipment costs for a Fire Department Ambulance through tax-exempt financing.

Before the vote, Council Member Blackham requested clarification on Consent Item "F". He noted that the \$375,000 ambulance cost had already been approved in the FY2026 budget and would be financed through a lease-purchase arrangement to reduce interest costs.

City Manager Jaysen Christensen confirmed that the resolution was an IRS requirement to preserve the tax-exempt status of the purchase, and that a formal lease-purchase agreement would return to the council for separate approval at a later date.

Council Member Blackham emphasized that this resolution did not add costs beyond what was already budgeted. Mayor Tran thanked him for clarifying the point.

Council Member Hunt seconded Council Member Adam's motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

COUNCIL MEMBER REPORTS

Council Member Blackham reported that traffic light installation at Mutton Hollow and Main Street was expected to be completed before the start of the school year. He also stated that the city's power system had managed recent high summer demand with minimal outages, aside from occasional service interruptions caused by wildlife. He commended the Power Department for its strong performance.

Mayor Tran thanked him for the updates and expressed appreciation to residents for their patience during ongoing road construction projects.

CITY MANAGER REPORT

City Manager Jaysen Christensen reported on the fire department's deployment of two Kaysville paramedics to the Monroe Fire for a 14-day assignment. The deployment generated approximately \$29,000 in net revenue for the city, as state reimbursement exceeded costs. He said the city plans to participate in three to four similar assignments each year, which could generate more than \$100,000 in additional annual revenue. Mr. Christensen clarified that the assignment involved ambulance standby rather than active firefighting, and no significant injuries occurred.

ADJOURNMENT

Council Member Oaks moved to adjourn the City Council meeting at 8:24 p.m. The motion passed unanimously, and the meeting was adjourned.