KAYSVILLE CITY COUNCIL
June 18, 2026

Minutes of the regular Kaysville City Council meeting held on June 18, 2026, 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, Council Member Nate Jackson, and Council Member Joshua McBride

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, Finance Director Maryn Nelson, City Recorder Annemarie Plaizier, Parks and Recreation Director Cole Stephens, Senior Planner Anne McNamara, GIS Administrator Jordan Hansen, David Erhart, Susan Erhart, Paul Toller, Nick Racker, Heidi Racker, Brett Garlick, Lauri Cragun, Curtis Cragun, Jill Dredge

OPENING

Mayor Tran called the meeting to order and invited Council Member Blackham to provide the opening remarks.

Council Member Blackham reflected on the upcoming celebration of the nation's 250th anniversary, noting that this was the final City Council meeting before the Fourth of July festivities. He highlighted the Declaration of Independence, the Constitution and Bill of Rights, and the nation's history of innovation. He expressed gratitude for the freedoms enjoyed by residents and the opportunity for citizens to participate in and influence their government. He encouraged residents to attend the City's Fourth of July celebrations and recognize the freedoms they enjoy. Council Member Blackham then offered the invocation and led the audience in the Pledge of Allegiance.

CALL TO THE PUBLIC

Mayor Tran announced that no individuals had signed up to speak during the call to the public.

PRESENTATIONS AND AWARDS

A PROCLAMATION DECLARING JULY 2026 AS PARKS AND RECREATION MONTH

Mayor Tran read a proclamation declaring July 2026 as Parks and Recreation Month in Kaysville City. The proclamation recognized the role parks and recreation play in promoting physical and mental health, outdoor activity, youth development, and overall quality of life. It acknowledged Kaysville City's 12 parks, open spaces, trails, and recreation programs, as well as the contributions of employees and volunteers who maintain these resources and provide recreational opportunities for the community.

ANNUAL OPEN AND PUBLIC MEETINGS ACT TRAINING

City Attorney Nic Mills presented the City's annual Open and Public Meetings Act training. He explained that the purpose of the Act is to ensure that the public's business is conducted openly and that residents have an opportunity to observe the decision-making process. He clarified that while public meetings must be open for observation, the Act does not require every meeting to provide an opportunity for public participation.

Mr. Mills focused on public meeting notice requirements, explaining that meetings generally must be noticed at least 24 hours in advance and include an agenda with reasonable specificity, as well as the meeting date, time, and location. Agenda descriptions must provide sufficient detail for the public to understand the business being considered. He explained that the Council generally may not take action on an item that has not been properly noticed, except under limited emergency circumstances. However, the Council is not required to consider every item listed on an agenda and may remove an item before or during the meeting. Mr. Mills concluded that the training satisfied the annual statutory requirement. He also confirmed that Council Members serving on other boards or commissions could request a certificate documenting completion of the training.

DECLARATION OF ANY CONFLICTS OF INTEREST

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

CONSENT ITEMS

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

a) Approval of Minutes from the April 16, 2026 City Council Meeting.
b) Approval of Minutes from the April 16, 2026 Kaysville Business Park Architectural Review Committee Meeting.
c) Approval of Minutes from the May 1, 2026 City Council Work Session.
d) Approval of Minutes from the May 5, 2026 City Council Work Session.
e) Approval of Minutes from the May 7, 2026 Kaysville Municipal Building Authority Board Meeting.
f) Approval of Minutes from the May 7, 2026 Kaysville Redevelopment Agency Board Meeting.
g) Approval of Minutes from the May 7, 2026 City Council Meeting.
h) FY 2026 Fraud Risk Assessment.
i) Consideration of a Resolution Authorizing the Pick Up of the Employee Portion of Utah Retirement Systems Tier 2 Public Safety and Firefighter Retirement System Enhancement Contributions.
j) Consideration of a Professional Services Agreement for SR-177 West Davis Corridor Right-of-Way Improvements with JUB Engineers.

Council Member Blackham 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

CONSIDERATION OF A REZONE REQUEST AT 768 WEST CHRISTOPHER CIRCLE FROM R-A AGRICULTURAL RESIDENTIAL TO R-1-20 SINGLE-FAMILY RESIDENTIAL FOR NICHOLAS RACKER

Senior Planner Anne McNamara presented a request to rezone property at 768 West Christopher Circle from R-A Agricultural Residential to R-1-20 Single-Family Residential. She explained that the property was primarily surrounded by R-A zoning, with some R-1-20 zoning to the north, and that both zones were consistent with the property's single-family residential future land use designation. The city mailed 49 notices regarding the application and received two telephone inquiries and one in-person inquiry regarding the purpose of the rezone and setback requirements. The Planning Commission considered the request on May 25 and voted 5-1 to recommend approval after discussing concerns regarding compatibility with the surrounding neighborhood.

Ms. McNamara explained that the applicant had already received a building permit for a detached accessory structure that complied with the R-A zone. The applicant subsequently proposed connecting the structure to the residence with a breezeway, which would cause the structure to be subject to the R-A zone's 30-foot rear-yard setback for a principal structure. The R-1-20 zone required a 15-foot rear-yard setback. The proposed rezone would allow the breezeway to be constructed without relocating the accessory structure. Staff recommended approval.

Applicant Nicholas Racker explained that the permitted structure would contain a sports court and garage. Construction had been delayed after the original foundation failed to meet engineering specifications and had to be removed and replaced. During the delay, the family decided that a breezeway would provide more convenient access during inclement weather. Mr. Racker emphasized that the rezone would not move the structure closer to the property line. The building would remain approximately 21.25 feet from the rear property line, and the rezone was requested solely to allow it to be connected to the residence.

Council Member Hunt asked whether the applicant had discussed the project with neighboring property owners. Mr. Racker stated that he had spoken with surrounding neighbors before the Planning Commission meeting and had not initially been made aware of objections. He later learned that concerns primarily related to the building's exterior appearance. He stated that the neighbors directly behind the property, whose lot was most affected by the rear setback, had met with him following the Planning Commission meeting and were supportive of the project.

Council Member Hunt suggested that a development agreement could establish exterior design or material standards to address neighborhood compatibility. Mr. Racker expressed concern about requirements that could significantly increase costs or require structural redesign. He described the building as a commercial-grade, cold-rolled steel structure designed for panel siding and a standing-seam roof. He stated that the family had considered incorporating a lower-wall treatment or wainscot but had not finalized the exterior design.

Mr. Racker also expressed concern about additional delays because the structural components had already been manufactured and were being stored at a cost of approximately $2,000 per month. He explained that the structure had been engineered for the proposed materials and that significant changes could require redesigning portions of the building. Council Member Blackham similarly noted that adding substantially heavier exterior materials could affect the engineered foundation, framing, and structural loads.

Council Member Jackson stated that he had visited the neighborhood and was concerned about whether the building would be cohesive with surrounding homes. He supported the applicant's ability to use his property but indicated that it was difficult to evaluate the rezone without a clearer understanding of the completed exterior. Mr. Racker responded that the exterior panels would be durable and weather resistant and reiterated that the building was already permitted as a detached accessory structure. He anticipated a neutral cream or white exterior with black accents and stated that the family intended for the structure to complement the property.

Mayor Tran opened the item for public comment. Brett Garlick described Kaysville's small-town character and stated that residents purchasing homes in established neighborhoods generally relied on the appearance and character created through subdivision approvals and private covenants. Mr. Garlick expressed concern about the size and appearance of the proposed structure and its visibility from Kay's Drive. He stated that he supported private property rights and did not oppose construction of the permitted building but believed its exterior should complement the established residential character of the neighborhood. He argued that the steel building could appear commercial and materially alter the neighborhood's appearance. Mr. Garlick stated that some residents had attempted to communicate with the applicant but had not received sufficient information about the final design. He asked the Council to consider a development agreement or other mechanism addressing the exterior appearance.

Council Member McBride clarified that the accessory building could already be constructed under the existing zoning and that the rezone was necessary only to connect it to the residence with the breezeway. Staff confirmed this. Council Member Hunt asked whether the applicant could construct the building first and add the breezeway later to avoid continued storage costs. Mr. Racker explained that doing so would require finishing the affected wall for final inspection and later removing and reconstructing portions of it to add the breezeway, making simultaneous construction more practical.

The Council reviewed elevation drawings provided by Mr. Racker and discussed the proposed exterior, building orientation, visibility, and compatibility with surrounding development. Mr. Racker stated that approximately $150,000 had already been invested in concrete and approximately $180,000 in steel framing and that substantial design changes could affect those investments. He estimated that the overall project cost had increased from approximately $400,000 to more than $700,000.

Council members indicated that they would prefer to see a more definitive color representation of the proposed exterior before approving the rezone. Council Member Blackham emphasized that the building and its exterior were already permitted and could be constructed regardless of the Council's decision on the rezone. He stated that the issue before the Council was therefore primarily whether to allow the connection between the residence and accessory structure. Council Member Jackson acknowledged this distinction and expressed concern that delaying the application could impose additional costs without significantly changing the Council's options. Council Member McBride nevertheless supported receiving clearer design information before acting on the legislative rezone request.

Council Member Adams asked whether the bathroom shown on the plans could cause the structure to qualify as an accessory dwelling unit and potentially change the zoning analysis. Ms. McNamara explained that a bathroom alone would not cause staff to treat the building as an accessory dwelling unit. Staff would generally look for sleeping or residential living areas indicating that someone could stay overnight.

Council Member Blackham cautioned against involving the City in enforcement of private covenants, conditions, and restrictions. Based on his observations, he believed other metal-sided accessory buildings existed in the general area.

Council Members discussed balancing the applicant's existing property rights with the Council's responsibility to consider neighborhood compatibility when making a legislative zoning decision. Council Member Hunt encouraged the applicant to continue considering neighboring property owners' concerns, while Council Member Adams stated that additional design information and public input would assist him in evaluating the rezone.

Mayor Tran observed that rezoning applications generally included more detailed information and suggested that recent staff transitions may have contributed to the limited materials provided. Council Member Blackham responded that the matter would have been different if the building could not be constructed without the rezone. Because the structure was already approved, he believed the Council's ability to influence its design was limited. Mayor Tran acknowledged that the applicant could construct the detached structure under the existing approval but stated that the Council still had discretion regarding the requested zone change and needed to balance neighborhood concerns with the applicant's property rights.

Council Member Hunt moved to table the rezone request. Council Member Adams seconded the motion.

The vote on the motion was as follows:

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

Council Member McBride, Yea
Council Member Adams, Yea

The motion passed with a vote of three to two.

City Attorney Nic Mills clarified that the item was tabled to allow the applicant to provide additional design information and that the Council had not directed staff to prepare a development agreement. The Council requested additional information showing the proposed exterior materials, colors, and overall appearance. Mayor Tran noted that the item could return sooner than the next regular meeting if an additional meeting was scheduled.

A RESOLUTION AMENDING THE KAYSVILLE CITY BUDGET FOR FISCAL YEAR 2026

City Attorney Nic Mills explained that the budget amendment was a technical adjustment intended to align the adopted budget with actual expenditures reflected in the City's financial records. He noted that while the amendment was not legally required before June 30, the City's auditors expected it to be completed prior to the close of the fiscal year, as it is important for audit purposes. Mayor Tran clarified that the amendment applied only to the current Fiscal Year 2026 budget.

Council Member Blackham moved to approve the resolution amending the Kaysville City Fiscal Year 2026 budget. Council Member Adams seconded the motion.

The vote on the motion was as follows:

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

The motion passed unanimously.

A RESOLUTION ADOPTING THE KAYSVILLE CITY MODIFIED TENTATIVE BUDGET FOR FISCAL YEAR 2027

City Attorney Mills explained that the modified tentative budget was required to be adopted by June 30. If it was not adopted, the city would continue operating under its existing budget. He explained that the modified tentative budget represented the proposed Fiscal Year 2027 budget pending completion of the Truth in Taxation process.

Council Member Blackham asked how the modified tentative budget differed from the interim budget. Mr. Mills explained that recent statutory changes had prompted staff to include both items to ensure compliance. Finance Director Maryn Nelson clarified that the modified tentative budget reflected the City's proposed budget for the full fiscal year, including the intent to pursue the proposed property tax increase, while the interim budget would provide operating authority from July 1 until the Truth in Taxation process was completed and the final budget adopted.

Mr. Mills added that the interim budget would expire once that process was complete, while the modified tentative budget represented the City's proposed budget for the entire fiscal year unless amended following the Truth in Taxation process.

Council Member Hunt moved to adopt the resolution approving the modified tentative Fiscal Year 2027 budget. Council Member McBride seconded the motion.

The vote on the motion was as follows:

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

The motion passed with a vote of three to two.

<u>A RESOLUTION ADOPTING A SCHEDULE OF FISCAL YEAR 2027 COUNCIL APPROVED POSITIONS AND COMPENSATION SCHEDULES FOR CITY OFFICIALS AND EMPLOYEES</u>

Council Member Blackham moved to adopt the resolution approving the Fiscal Year 2027 approved positions and compensation schedules for city officials and employees with the Community Development Director position removed. Council Member Hunt offered a substitute motion to approve the resolution as presented, but the substitute motion failed due to lack of a second. Council Member Adams then seconded Council Member Blackham's original motion for purposes of discussion.

Council Member Hunt stated that while she supported evaluating whether the Community Development Director position could be restructured or eliminated, she believed the Council needed additional time to determine how the position's responsibilities would be reassigned. She noted that some options depended on discussions with existing employees and that the position could still be removed later if a workable plan was developed.

Council Member Adams agreed that a vacancy created an opportunity to evaluate whether responsibilities could be reorganized rather than automatically filling the position. City Manager Jaysen Christensen estimated that the Community Development Director position, including salary, benefits, and retirement costs, totaled approximately $200,000 annually. He noted, however, that some of the work would still need to be completed and could require part-time code enforcement staff, contract planning services, or other staffing adjustments. Mr. Christensen suggested approving the schedule as presented while directing him not to fill the position until the Council provided further direction.

Mayor Tran stated that eliminating a long-standing department head position without first determining how its responsibilities would be handled was premature. She asked whether the item could simply be postponed to allow additional discussion. City Attorney Mills explained that no statutory deadline existed for adopting the position and compensation schedule. He also noted that while the position could remain budgeted, the city was not obligated to fill it.

Council Member Blackham stated that the vacancy presented an opportunity to implement the Council's previous discussions regarding restructuring and cost savings. He expressed concern that without formal action the position could eventually be filled without adequately considering alternatives. Council Member Jackson asked whether postponing the entire schedule would affect other employees. Mr. Mills explained that failing to adopt the resolution would leave existing position classifications and compensation ranges in place; however, this could affect employees who had reached the top of their current range.

The Council then voted on Council Member Blackham's motion to adopt the resolution with the Community Development Director position removed.

The vote on the motion was as follows:

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

The motion failed with a vote of two to three.

Following additional discussion, Council Member Adams moved to adopt the resolution approving the Fiscal Year 2027 council approved positions and compensations schedules for city officials and employees as presented, with direction that the Community Development Director position not be filled until the Council completed further discussion and provided additional direction. 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, Nay
Council Member McBride, Yea

The motion passed with a vote of four to one.

<u>A RESOLUTION ADOPTING CHANGES TO THE KAYSVILLE CITY CONSOLIDATED FEE SCHEDULE FOR FISCAL YEAR 2027</u>

City Attorney Mills explained that there was no statutory deadline for adopting the updated Consolidated Fee Schedule. He stated that if the resolution was not adopted, the city would continue operating under the existing fee schedule until a new schedule was approved. He added that the fee schedule was typically considered alongside the annual budget because it affected budget projections.

Council Member Hunt moved to approve the resolution adopting the Fiscal Year 2027 Kaysville City Consolidated Fee Schedule. Council Member Jackson seconded the motion.

The vote on the motion was as follows:

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

The motion passed with a vote of three to two.

<u>A RESOLUTION ADOPTING THE KAYSVILLE CITY INTERIM BUDGET FOR FISCAL YEAR 2027</u>

Council Member Blackham asked whether the interim budget would authorize compensation for department head positions if the position and compensation schedule had not been adopted. Finance Director Nelson clarified that the interim budget authorized expenditures for approved and filled positions but would not require funds to be expended for vacant positions.

Council Member Jackson moved to approve the resolution adopting the Fiscal Year 2027 interim budget. Council Member Hunt seconded the motion.

The vote on the motion was as follows:

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

The motion passed with a vote of four to one.

<u>A RESOLUTION ADOPTING THE KAYSVILLE PROPERTY TAX IMPACT SCHEDULE FOR FISCAL YEAR 2027</u>

Finance Director Maryn Nelson presented the Fiscal Year 2027 Property Tax Impact Schedule, explaining that state law required the City to prepare an impact statement when proposing a tax rate above the certified tax rate. She stated that the schedule reflected the official certified tax rate calculations received from Davis County.

Ms. Nelson reported that the modified tentative budget proposed an increase in property tax revenue of $802,910, representing a 14.12 percent increase over the certified tax rate. She explained that the proposed increase was intended to address funding needs that had remained following the City's unsuccessful Fiscal Year 2026 Truth in Taxation process, as well as support ongoing operational costs, including funding a part-time police records clerk to address growing workload demands, supporting the City's partnership with the Davis School District for construction of the Kaysville Fieldhouse, addressing inflationary increases in departmental supply budgets, and funding annual cost-of-living and step increases for employees.

Ms. Nelson stated that the average residential property value in Kaysville was approximately $711,000 and that the proposed increase would result in an estimated additional cost of $6.39 per month, or $76.65 annually, for the average household. She also reviewed the estimated impact on commercial properties and noted that the Truth in Taxation public hearing was scheduled for August 6, 2026.

Council Member Hunt asked whether the 14.12 percent figure represented the finalized increase based on the certified values received from the County. Ms. Nelson confirmed that it did and displayed examples of the estimated impact at various residential property values.

Council Member Adams asked about the City's annual Police Station bond payment and the General Fund contribution toward the Kaysville Fieldhouse. Ms. Nelson stated that the Police Station bond payment was approximately $383,000 annually and that approximately $368,000 had been budgeted from the General Fund for the Fieldhouse, with a similar amount anticipated from RAMP funding under the current estimated funding split.

Council Member Adams stated that he believed the City should continue exploring ways to reduce the proposed property tax increase. He suggested considering whether existing resources could temporarily offset Fieldhouse payments until the Police Station bond was retired, after which those funds could be redirected. He also expressed concern about the cumulative financial impact of tax and fee increases on residents.

Council Member Jackson moved to approve the resolution adopting the Fiscal Year 2027 Property Tax Impact Schedule, and Council Member Hunt seconded the motion.

The vote on the motion was as follows:

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

The motion passed with a vote of three to two.

A RESOLUTION ADOPTING A PROPERTY TAX LEVY FOR FISCAL YEAR 2027 SUBJECT TO A TRUTH IN TAXATION HEARING AND ADOPTION OF THE FINAL BUDGET

Mayor Tran introduced the resolution adopting a property tax levy for Fiscal Year 2027, subject to completion of the Truth in Taxation process and adoption of the final budget.

Council Member Blackham moved to approve the resolution adopting the Fiscal Year 2027 property tax levy, subject to the required Truth in Taxation hearing and final budget adoption. Council Member McBride seconded the motion.

The vote on the motion was as follows:

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

The motion passed with a vote of four to one.

WORK ITEMS

DISCUSSION OF PLACING A GENERAL OBLIGATION BOND FOR A FIRE STATION ON THE BALLOT (ONGOING DISCUSSION)

City Manager Jaysen Christensen provided an update regarding the potential general obligation bond for a new fire station. He stated that FFKR had begun preliminary design work following approval of its contract at the previous meeting and that staff was preparing for the Council's consideration of a resolution to place the bond on the ballot.

Council Member Blackham asked whether the Council was required to act before the August 6 Truth in Taxation hearing. Mr. Christensen stated that the final deadline to submit the ballot measure was August 20 and that the Council could consider the matter after the hearing. He explained that July 30 had originally been identified to provide additional time before the deadline in case the Council wanted further information or revisions.

Council Member Blackham stated that he preferred to wait until after the Truth in Taxation hearing so the Council could consider public feedback before deciding whether to place the fire station bond on the ballot. Mr. Christensen explained that if the Council approved a bond amount earlier, the amount could later be reduced as architectural and engineering estimates were refined but could not be increased. Council Member Hunt asked whether the Council could approve the resolution before the hearing but delay submitting it. Mr. Christensen stated that it could, although any subsequent change in direction would require additional formal Council action. City Attorney Nic Mills confirmed that such action would require another properly noticed public meeting.

Mayor Tran asked whether council members had received public feedback regarding the potential bond. Council members indicated that they had received little or none. Mayor Tran stated that she had similarly heard little feedback and noted that the city planned to provide additional public information before a decision was made.

The Council discussed possible meeting dates before the August 20 deadline. August 11 and August 12 were identified as potential dates following the Truth in Taxation hearing, while July 30 remained another possible option. No final meeting date was selected.

During the scheduling discussion, Council Member Adams returned to the previously tabled rezone request at 768 West Christopher Circle. He expressed concern that waiting until the next regular meeting could create additional costs for the applicant and asked whether the Council could hold a special meeting sooner if the requested design information was available.

Applicant Nicholas Racker stated that he had prepared a rendering of the proposed exterior and forwarded it to Senior Planner Anne McNamara during the meeting. City Attorney Mills confirmed that reconsideration of the tabled item would require a properly noticed public meeting. The Council discussed several possible dates, but scheduling conflicts prevented a date from being established.

Council Member Adams stated that his intent was to avoid unnecessary financial impacts to the applicant while allowing sufficient time to provide additional information and communicate with neighboring property owners. Mayor Tran expressed concern about maintaining consistency in how the city handled tabled or postponed applications. Mr. Racker indicated that he would remain available during the remainder of the month, and the Council agreed to continue evaluating whether an earlier meeting could be scheduled.

COUNCIL MEMBER REPORTS

Nothing was brought under this item.

CITY MANAGER REPORT

City Manager Jaysen Christensen reminded the Council that the July 2, 2026, City Council meeting would be canceled. Mayor Tran encouraged residents to have a safe Fourth of July holiday and noted the City's strong participation in its Independence Day celebrations.

Mr. Christensen also recognized several employees who were leaving City employment. He thanked former Community Development Director Melinda Greenwood for her service to the city and announced that Assistant Finance Director Parker had accepted a position with Utah Associated Municipal Power Systems as a senior finance advisor. He also recognized longtime utility billing employees Kathy and Cheryl, who were both retiring effective July 1. Mayor Tran expressed appreciation for the City's employees and their service.

ADJOURNMENT

Council Member Adams moved to adjourn the meeting at 8:34 p.m. The motion passed unanimously.

Following adjournment, the Kaysville Redevelopment Agency Board convened to consider its agenda. Upon conclusion of the Redevelopment Agency meeting, the Kaysville Municipal Building Authority Board convened.

KAYSVILLE CITY
REDEVELOPMENT AGENCY BOARD MEETING
June 18, 2026

Minutes of a Kaysville City Redevelopment Agency Board Meeting held on June 18, 2026, at 8:34 p.m. in the Council Chambers of Kaysville City Hall, located at 23 East Center Street, Kaysville, Utah.

Board Members present: Chairperson Tamara Tran, Board Member John Adams, Board Member Mike Blackham, Board Member Abbigayle Hunt, Board Member Nate Jackson, and Board Member Joshua McBride

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, Finance Director Maryn Nelson, City Recorder Annemarie Plaizier, Parks and Recreation Director Cole Stephens, Senior Planner Anne McNamara, GIS Administrator Jordan Hansen, David Erhart, Susan Erhart, Lauri Cragun, Curtis Cragun, Jill Dredge

OPENING

Chairperson Tran called the meeting to order and welcomed those in attendance.

A RESOLUTION ADOPTING A BUDGET FOR THE KAYSVILLE CITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2027

Board Member Blackham moved to adopt the resolution approving the Kaysville City Redevelopment Agency budget for Fiscal Year 2027. Board Member Jackson seconded the motion.

A vote on the motion was as follows:

Board Member Adams, Yea
Board Member Hunt, Yea
Board Member Jackson, Yea
Board Member Blackham, Yea
Board Member McBride, Yea

The motion passed unanimously.

ADJOURNMENT

Board Member Jackson moved to adjourn the Kaysville City Redevelopment Agency Board Meeting at 8:35 p.m. The motion passed unanimously.

Following adjournment, the Kaysville City Municipal Building Authority Board convened to consider its agenda.

KAYSVILLE CITY
MUNICIPAL BUILDING AUTHORITY BOARD MEETING
June 18, 2026

Minutes of a Kaysville City Municipal Building Authority Board Meeting held on June 18, 2026, at 8:35 p.m. in the Council Chambers of Kaysville City Hall, 23 East Center Street, Kaysville, Utah.

Board Members present: Chairperson Tamara Tran, Board Member John Adams, Board Member Mike Blackham, Board Member Abbigayle Hunt, Board Member Nate Jackson, and Board Member Joshua McBride

Others Present: City Manager Jaysen Christensen, City Attorney Nic Mills, Finance Director Maryn Nelson, City Recorder Annemarie Plaizier, Parks and Recreation Director Cole Stephens, Senior Planner Anne McNamara, GIS Administrator Jordan Hansen, David Erhart, Susan Erhart, Lauri Cragun, Curtis Cragun, Jill Dredge

OPENING

Chairperson Tran opened the meeting and welcomed those in attendance.

A RESOLUTION ADOPTING A BUDGET FOR THE KAYSVILLE CITY MUNICIPAL BUILDING AUTHORITY FOR FISCAL YEAR 2027

Board Member Adams moved to approve the resolution adopting the Kaysville City Municipal Building Authority budget for Fiscal Year 2027. Board Member Blackham seconded the motion.

A vote on the motion was as follows:

Board Member Hunt, Yea
Board Member Jackson, Yea
Board Member Blackham, Yea
Board Member McBride, Yea
Board Member Adams, Yea

The motion passed unanimously.

ADJOURNMENT

Board Member Adams made a motion to adjourn the Kaysville City Municipal Building Authority Board Meeting at 8:36 p.m. The motion passed unanimously.