CANYONS SCHOOL DISTRICT
MINUTES OF BOARD OF EDUCATION MEETING

The following minutes are a summary of the August 4, 2026, Canyons Board of Education meeting.

To listen to the entire board meeting, including all comments made during the meeting, please go to Diligent Community at https://canyonsdistrict.community.highbond.com/Portal/

The Board of Education of Canyons School District met in a board meeting on Tuesday, August 4, 2026, beginning at 6:00 pm at 9361 S 300 E, Sandy, UT 84070.

Those in attendance were:
Amber Shill, President
Amanda Oaks, Vice President – joined electronically
Andrew Edtl, Vice President
Katie Dahle, Board Member
Holly Neibaur Hayes, Board Member
Karen Pedersen, Board Member
Jackson Lewis, Board Member
McKay Robinson, Superintendent
Leon Wilcox, Business Administrator
Dan Harper, Legal Counsel

Excused: Charlie Evans, Director of External Relations

1. **Open Hearing – 6:00 pm President Shill called the meeting to order at 6:01 pm.**
   A. Welcome
   B. Approval of Agenda for August 4, 2026, Truth-in-Taxation Hearing

   MOTION: Holly moved to approve the agenda for August 4, 2026, Truth-in-Taxation Hearing. Karen seconded the motion. 6 Yea (Ms. Neibaur-Hayes, Mr. Lewis, Mr. Edtl, Ms. Shill, Ms. Dahle, Ms. Pedersen) 1 Not Present (Ms. Oaks) The motion carries.
   Audio available on Diligent Community

   C. Pledge of Allegiance – Jeff Haney, Director of Communications
   Audio available on Diligent Community

   Ms. Oaks joined the meeting

2. **Staff presentation on proposed tax increase** – Leon Wilcox, Business Administrator

   Mr. Wilcox reviewed the Truth-in-Taxation Process for public hearings and for public notices.

   Utah law establishes a certified rate system for property tax, which generates the same tax revenue for the taxing entity as the previous year, with an allowance for new property growth. If local governments exceed the certified rate, a Truth-In-Taxation hearing is required. There is no inflationary adjustment built into the certified rate and property tax revenues. As the District is guaranteed the same amount of revenue from year-to-year, the amount contributed from residential homes vs. commercial property will vary. For the past few years, home values have increased at a much higher rate than commercial values, which has caused homeowners to contribute more. It is customary for local governments, including school districts, to increase taxes to capture inflation. The District has exceeded the certified rate and held a tax hearing only four times since it was established 18 years ago.

Inflationary impact on the District has created a decrease in buying power and the certified rate revenues have not kept pace with inflation since 2021 by $9M.

Mr. Wilcox stated the total amount of the proposed property tax increase will be $6,871,000 or a 5.5% increase. Of this amount, $2,161,000 will be used for a 0.75% Cost-of-Living Adjustment for all employees:

- $1,325,000 for Licensed Teachers
- $631,000 for Education Support Professionals
- $205,000 for Administrators

$210,000 to hire two teachers ($105,000 for each) for the new Canyons Innovation Center opening in 2027-28. They will provide instruction on manufacturing and engineering. A $4,500,000 increase in Capital revenues, with a corresponding decrease in Debt Service revenues. These funds will still be used to pay general obligation debt.

As the District begins to retire its General Obligation Debt over the next few years, it desires to begin to rebuild or renovate some aging elementary schools. The purpose of shifting revenues from debt to capital include addressing needs for the 13 elementary schools that are more than 50 years old, which will require an increase in the certified rate and tax hearings. The goal is to accomplish these upgrades on a tax-neutral basis.

The average home in Canyons School District boundaries increased $30,000 dollars last year from $740k in 2025 to $770k. Property tax statements' line item "Canyons School District" will increase approximately $72; line item "Canyons School Debt SVCE" will decrease approximately $46; State Basic School Levy will increase approximately $11 and is set by the State; and line item "UT Charter School -Canyons" will increase by a few dollars and is also set by State formula. The projected total net increase from 2025 to 2026 on the average home is approximately $52. Home values have increased 82.9% since 2019. Total commercial values have increased from $7.46B to $10.73B (43.9%) during the same span, which has pushed more of the tax burden onto homeowners.

The District competes with neighboring school districts for teachers and students, creating the need to invest in competitive salaries and providing the best education for students. The District is regularly evaluating and surveying employees and high school seniors. Mr. Wilcox reviewed the results of those employee and student surveys.

If the market value shown on the property evaluation notice is higher than what a patron thinks their property is worth, they should appeal to the Board of Equalization. The appeal form and instructions are available at: https://slco.org/property-tax/property-tax-appeals. The deadline for appeal is September 15, 2026. In addition, statutory tax relief is available through the Salt Lake County Treasurer at https://slco.org/treasurer/tax-relief/. Deadline for application is September 1, 2026. Hard copies of the Salt Lake County Notice of Proposed Tax Increases and the District's tax impact statement were provided to any patron requesting a copy and posted on Diligent Community and the District's website.

Documents and presentation available on Diligent Community.

3. Public comments on proposed tax increase

The following patrons commented:

- Public Comment - Mischelle Polish
- Public Comment - Richard Moore, ESP Representative

- Public Comment - Krista Pippin – CEA President
- Public Comment - Joey Cathcart
- Public Comment - Anna McNamer
- Public Comment - Erika Bradshaw

President Shill announced that was all patrons who signed-up to speak either in-person or virtually. She then asked if any other members of the public wished to speak or provide comment either in-person and virtually.

- Public Comment - Benjamin Kaiser

President Shill made a follow-up request if any patrons wished to speak or provide comment either in-person or virtually and none did so. She then announced that no written comments were received and closed the public comment portion. There were no written comments received during item #4 below or the duration of the meeting.

Audio available on Diligent Community

4. Board of Education discussion and possible final approval of budget

MOTION: Andrew Edtl moved to approve the total tax rate of 0.005559 or $6,871,000 revenue increase above the certified tax rate. From the total amount, $2,371,000 will be for operations and $4,500,000 for capital and grant final approval for the 2026-27 budget revenues and expenditures presented at the June 16th budget hearing. Jackson Lewis seconded the motion. The motion passed unanimously.

The Board of Education participated in discussion prior to the vote.
Audio available on Diligent Community

5. Close Hearing and Adjourn 7:00 pm

/cc

ATTEST

______________________________ Board President
Amber Shill

______________________________ Superintendent
McKay Robinson