



**THE CITY OF WEST JORDAN
FAIRWAY ESTATES SPECIAL SERVICE
RECREATION DISTRICT MEETING
August 23, 2023**

Thomas M. Rees Justice Center
8040 S Redwood Road
West Jordan, UT 84088

Zoom Webinar ID: 880 7196 4753 Password: 8000 [Click Here to Join](#)

Members of the board not attending in person may participate in the electronic meeting using the Zoom information below.

Interested parties are encouraged to attend the meeting in person. Those unable to attend in person may participate electronically via Zoom Webinar when called upon by the Chair in one of the following ways:

- In your web browser, go to join.zoom.us and enter the **Webinar Meeting ID: 880 7196 4753** and **Password: 8000***
- On your phone dial one of the following numbers: 346-248-7799 or 312-626-6799 and enter **Webinar Meeting ID: 880 7196 4753** and **Password: 8000***

To view current agendas and packet information, please visit <https://westjordan.primegov.com/public/portal>

**FAIRWAY ESTATES SPECIAL SERVICE RECREATION
DISTRICT 6:00 pm (or as soon thereafter as possible)**

1. CALL TO ORDER

2. PUBLIC COMMENTS

Comments should be directed to the Chair and commenters should not expect any debate with or responses from the Board, Mayor, or City staff. However, as a point of personal privilege Board Members, the Mayor, and staff may respond to public comments if recognized by the Chair. Members of the Board strive to create a respectful and professional decorum during meetings so that it can be conducted in an orderly, efficient, effective, and dignified manner. It is our desire that each person attending a meeting feel safe, respected, and comfortable participating in their government. We hope that commenters will have that same goal and strive to do their best to keep comments respectful, professional, and free from profanity, personal attacks, and indecency. When addressing the Board, please provide your full name and limit your remarks to three (3) minutes. Written comments may be submitted if a citizen does not wish to speak.

3. PUBLIC HEARINGS

4. BUSINESS ITEMS

- a. Resolution No. 011 Setting the 2023 Property Tax Rate for the West Jordan

- Fairway Estates Special Service Recreation District
- b. Resolution No. 010 Adopting the FY 2024 Annual Budget for the West Jordan
Fairway Estates Special Service Recreation District

5. CONSENT ITEMS

Routine items on the Consent Agenda not requiring public discussion by the board or which have been discussed previously may be adopted by one single motion. A board member may request to remove an item from the consent agenda for individual discussion and consideration.

- a. Approve Meeting Minutes
- July 26, 2023 – Fairway Estates Recreation Service District Meeting

6. ADJOURN

Interested parties may contact the board PRIOR to the meeting in one of the following ways: *(your comment will not be part of the meeting but will be provided to all members of the board)*

- Call the 24-hour Public Comment Line PRIOR to the meeting and leave a message: **(801) 569-5052**. Please include your name and phone number.
- Send an email to councilcomments@westjordan.utah.gov. Please include your name and phone number.

You can follow the City Council on Twitter @WJCityCouncil and on Facebook @WestJordanCityCouncil

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the West Jordan City Council Office at 801-569-5017, providing at least three working days' advance notice of the meeting.

ELECTRONIC PARTICIPATION

One or more board members may participate electronically in this meeting using online video conferencing technology per Utah Code (§52-4-207) and West Jordan City Ordinance 1-13-1-E. Members' participation via electronic communication will be broadcast and amplified so other board members and all other persons present in the meeting will be able to hear or see the communication.

INTELLECTUAL PROPERTY PERMISSION NOTICE

By attending this meeting/event, you consent to the use of your photograph, voice, likeness, and image in broadcasts of this meeting/event, and in subsequent productions drawn from video or audio recordings of this meeting/event, in the sole and absolute discretion of the City of West Jordan. The city retains copyright for all video and audio recordings. Video and audio recordings may not be modified, manipulated, or distributed in any way without the express written consent of the City's Chief Executive Officer.

CERTIFICATE OF POSTING

I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah

Public Notice website <https://www.utah.gov/pmn/>, on West Jordan City's website <https://westjordan.primegov.com/public/portal>, and notification was sent to the Salt Lake Tribune, Deseret News, and the West Jordan Journal.

Please note: agenda items are subject to change and may be reordered or tabled in order to accommodate the needs of the board, staff, and the public.

Posted and dated August 17, 2023 Cindy M. Quick, MMC, Secretary



REQUEST FOR COUNCIL ACTION

Action: Need Board to take action

Meeting Date Requested : 08/23/2023

Presenter: Danyce Steck

Deadline of item : 09/01/2023

Applicant: .

Department Sponsor: Admin. Services

Agenda Type: BUSINESS ITEMS

Time Requested: 10 minutes presentation, 10 minutes Board

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 011 Setting the 2023 Property Tax Rate for the West Jordan Fairway Estates Special Service Recreation District

2. EXECUTIVE SUMMARY

The tax rate certified by Salt Lake County for the District is 0.000778 which will generate property tax revenue of \$10,133. The Board amended the FY 2024 Tentative Budget for the District to propose a property tax rate increase of 10%, or 0.000856 which will generate property tax revenue of \$11,149. The Board listened to several options and held a public hearing on August 22, 2023. The Board must adopt a property tax rate to be levied for tax year 2023 for the District. The Board may adopt any rate at or below the stated increase of 0.000856 (or 10%).

3. TIME SENSITIVITY / URGENCY

Utah State Code requires a property tax rate be levied by September 1st of the tax year for a fiscal year entity.

4. FISCAL NOTE

The FY 2024 Annual Budget will need to be amended to match any change in revenue. It is recommended any changes be offset by a use of reserves.

5. PLANNING COMMISSION RECOMMENDATION

N/A

6. STAFF ANALYSIS

N/A

7. MOTION RECOMMENDED

Move to approve Resolution No. 011 setting the 2023 property tax rate at _____ for the West Jordan Fairway Estates Special Service Recreation District.

[Salt Lake County certified rate = 0.000778, meaning no tax increase]

[Rate other than the certified rate will be provided by Danyce following discussion]

8. MAYOR RECOMMENDATION

N/A

9. PACKET ATTACHMENT(S)

10. OTHER INFORMATION

N/A

1 FAIRWAY ESTATES SPECIAL SERVICE RECREATION DISTRICT
2 A Special Service Recreation District

3
4 **RESOLUTION NO. 011**

5
6 **A RESOLUTION SETTING THE 2023 PROPERTY TAX RATE**

7
8 WHEREAS, UTAH CODE ANN. Title 59-2-912 requires the governing body of any taxing entity to
9 set the real and personal property tax levy; and

10
11 WHEREAS, UTAH CODE ANN. Title 59-2-919(5) exempts the District from noticing and public
12 hearing requirements in order to propose a property tax rate other than the certified tax rate; and

13
14 WHEREAS, the Board approved Resolution No. 009 amending the FY 2024 Tentative Budget with
15 the intent to exceed the certified tax rate; and

16
17 WHEREAS, the District Board has determined the requirements of the fund for which property
18 taxes are to be levied.

19
20 NOW, THEREFORE, BE IT RESOLVED BY THE FAIRWAY ESTATES SPECIAL SERVICE
21 RECREATION DISTRICT BOARD:

22
23 *Section 1.* For purposes of defraying the necessary and proper expenses of the Fairway Estates
24 Special Service Recreation District (the District) and for maintaining the administration thereof, it is hereby
25 determined that the property tax rate for the District to be placed upon all real and personal property within
26 the District made taxable by law in the year 2023 for the District's fiscal year ending June 30, 2024 is set
27 at a rate of [to be determined].

28
29 *Section 2.* The District, by and through the Board of the Fairway Estates Special Service
30 Recreation District, hereby expressly reserves the power and right to amend the foregoing tax rate as it may
31 deem just, proper, and appropriate under law.

32
33 *Section 3.* The Council Clerk shall submit a certified copy of this Resolution to the Salt Lake
34 County Auditor on or before August 31, 2023.

35
36 *Section 4.* This Resolution shall take effect immediately upon adoption.

37
38 ADOPTED by the Board of the Fairway Estates Special Service Recreation District this 23rd day of
39 August 2023.

40
41 BOARD OF THE FAIRWAY ESTATES SPECIAL
42 SERVICE RECREATION DISTRICT

43
44
45 _____
46 Christopher McConnehey
47 Chairperson

48
49 ATTEST:

50 _____
51 Cindy M. Quick, MMC
Council Office Clerk

(Continued on the following page)

63

Board Member Melissa Worthen

☐☐



REQUEST FOR COUNCIL ACTION

Action: Need Board to take action

Meeting Date Requested : 08/23/2023

Presenter: Danyce Steck

Deadline of item : 09/01/2023

Applicant: .

Department Sponsor: Admin. Services

Agenda Type: BUSINESS ITEMS

Time Requested: 5 minutes presentation, 10 minutes Board

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 010 Adopting the FY 2024 Annual Budget for the West Jordan Fairway Estates Special Service Recreation District

2. EXECUTIVE SUMMARY

The Board accepted the FY 2024 Proposed Budget on April 12, 2023 and adopted the FY 2024 Tentative Budget on April 26, 2023 at which time the date for a public hearing on the budget was set for June 14, 2023. The Board held a community outreach meeting on June 7, 2023 to solicit public comment and inform the District residents of the financial status of the District. A public hearing was held on June 14, 2023, wherein the an amendment to the budget was presented for public comment. The Board amended the FY 2024 Tentative Budget in a regularly schedule public meeting on June 28, 2023 and proposed a 10% property tax revenue increase. A public hearing was held on August 22, 2023 regarding the property tax rate. The budget has been available to the public during this time period.

The budget will need to be amended to reflect any changes to the property tax rate and revenue as adopted in **Resolution No. 011**.

3. TIME SENSITIVITY / URGENCY

Utah State Code requires a final budget be adopted no later than June 30th, or September 1st in the case of a change to the property tax rate.

4. FISCAL NOTE

Any change from the property tax rate of 0.000856 will need to be amended in the budgeted revenues. Recommend any change be offset by a use of reserves.

5. STAFF ANALYSIS

N/A

6. MOTION RECOMMENDED

Move to approve Resolution No. 010 adopting the final budget along with any changes as discussed for the Fairway Estates Special Service Recreation District for Fiscal Year 2024.

7. MAYOR RECOMMENDATION

N/A

50 ATTEST:

51 _____
52 Cindy M. Quick, MMC
53 Council Office Clerk

54
55

56	Voting by the City Council	"YES"	"NO"
57	Board Chairperson Christopher McConnehey	<input type="checkbox"/>	<input type="checkbox"/>
58	Board Vice Chairperson Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
59	Board Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
60	Board Member Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
61	Board Member David Pack	<input type="checkbox"/>	<input type="checkbox"/>
62	Board Member Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
63	Board Member Melissa Worthen	<input type="checkbox"/>	<input type="checkbox"/>

64
65



FAIRWAY ESTATES
SPECIAL SERVICE
DISTRICT
FISCAL YEAR 2024
ANNUAL
BUDGET

westjordan.utah.gov





FISCAL YEAR

Fairway Estates Special Service Recreation District 2024 Annual Budget

BOARD MEMBERS

Board Chair, District 1 Chris McConnehey
Board Member, District 2 Melissa Worthen
Board Member, District 3 Zach Jacob
Board Member, District 4 David Pack
Board Vice-Chair, At-Large Pamela Bloom
Board Member, At-Large Kelvin Green
Board Member, At-Large Kayleen Whitelock

ADMINISTRATION

Executive Director Mayor Dirk Burton
Chief Administrative Officer Korban Lee

BUDGET COMMITTEE

Mayor Dirk Burton
Chief Administrative Officer Korban Lee
Administrative Services Director Danyce Steck
Budget & Management Analyst Becky Condie

FAIRWAY ESTATES

SPECIAL SERVICE RECREATION DISTRICT

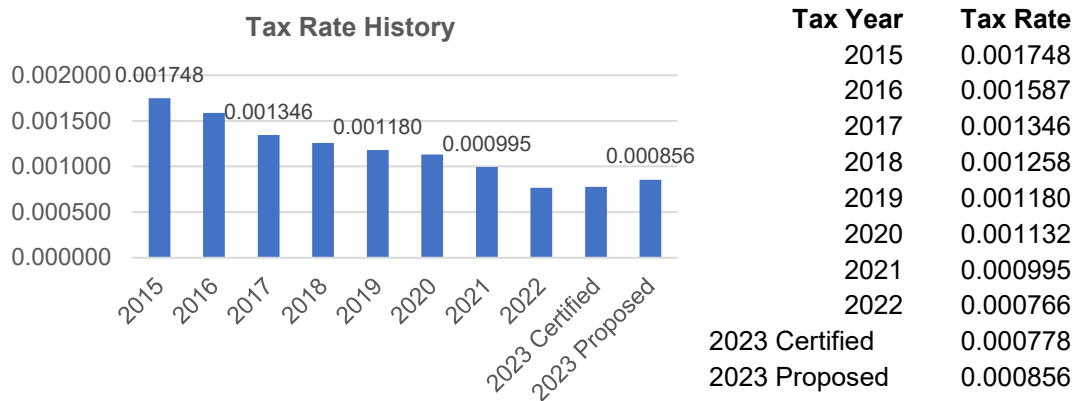
FUND DESCRIPTION & PURPOSE

The Fairway Estates Special Service Recreation District is a separate taxing entity created to provide park strip landscaping services to the area within the district. The service demand is in excess of normal city-provided services.

GOVERNING BOARD

The District is managed by a Governing Board of seven trustees consisting of the members of the West Jordan City Council. Meetings are held at such times and places as needed, with an annual meeting held for the purpose of setting the annual property tax rate, electing trustees and officers.

PROPERTY TAX RATE HISTORY



The Board is proposing a not-greater-than 10% property tax increase in the Amended Tentative Budget for FY 2024. This increase is intended to reduce the use of reserves while also addressing the increased cost of services.

Average Home Value in the District

The calculation below illustrates the financial impact on an average home in the District.

	Tax Year 2022	Tax Year 2023		
	Actual	Certified	Proposed	Difference
Assessed Value	\$431,620	\$424,844	\$424,844	
Taxable Value	\$237,391	\$233,664	\$233,664	
Property tax rate	0.000766	0.000778	0.000856	
Annual property tax	\$181.84	\$181.79	\$200.02	\$18.23

FAIRWAY ESTATES

SPECIAL SERVICE RECREATION DISTRICT

BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
Revenue						
1	250-311000 Property Taxes	\$ 10,224	\$ 10,135	\$ 10,835	\$ 11,149	10%
2	250-316000 Fee In Lieu-Vehicles	943	700	-	400	-43%
3	250-361000 Interest Earnings	262	1,500	1,500	1,000	-33%
4		11,429	12,335	12,335	12,549	2%
Expenditures						
5	250-427000 Utilities	(3,324)	(7,500)	(4,261)	(4,350)	-42%
6	250-431000 Professional & Tech Svcs	-	-	(25)	(25)	
7	250-462100 Miscellaneous Services	(9,176)	(18,000)	(11,055)	(11,750)	-35%
8		(12,500)	(25,500)	(15,341)	(16,125)	-37%
9	Contribution (Use) of Fund Balance	\$ (1,071)	\$ (13,165)	\$ (3,006)	\$ (3,576)	
10	Beginning Fund Balance	\$ 53,740	\$ 52,669	\$ 52,669	\$ 49,663	
11	Net change	(1,071)	(13,165)	(3,006)	(3,576)	
12	Ending Fund Balance	\$ 52,669	\$ 39,504	\$ 49,663	\$ 46,087	

JUSTIFICATION

Expenditures			
13	250-427000 Utilities	4,000	Water
14		350	Electricity
15	250-431000 Professional & Tech Svcs	25	Entity registration w/Lt Gov Office
16	250-462100 Miscellaneous Services	10,250	Landscaping contractor
17		1,500	Irrigation repairs
18		16,125	

**MINUTES OF THE CITY OF WEST JORDAN
FAIRWAY ESTATES SPECIAL SERVICE
RECREATION DISTRICT MEETING**

Wednesday, July 26, 2023 - 6:00 PM
Waiting Formal Approval

Thomas M. Rees Justice Center
8040 S Redwood Road
West Jordan, UT 84088

FAIRWAY ESTATES SPECIAL SERVICE RECREATION DISTRICT 6:00 pm

1. CALL TO ORDER

BOARD: Chairperson Chris McConnehey, Vice Chairperson Pamela Bloom, Board Member Kelvin Green, Board Member Zach Jacob, Board Member David Pack, Board Member Kayleen Whitelock, Board Member Melissa Worthen

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Utilities Manager Greg Davenport, Assistant City Administrator Jamie Davidson, City Administrator Korban Lee, Economic Development Director Chris Pengra, Council Office Clerk Cindy Quick, Attendee Duncan Murray, Attendee Tangee Sloan

Chair McConnehey called the meeting to order at 6:00 pm

2. BUSINESS ITEMS

a. Review of survey responses from residents of Fairway Estates Special Service Recreation District

Council Office Director Alan Anderson reported on survey results received from respondents from the district. With 51 property owners in the district, 22 responses were collected, and 20 of those responses were included in their packet. Additional responses received the day prior to the meeting were incorporated in the presentation offered.

Survey questions covered:

1. Preferred rate of increase for family need
2. Interest in creating a board from residents to oversee park management
3. Availability and interest in serving a four-year term on the board
4. Suggestions for park improvement or feedback on care

Survey results were outlined as follows:

- Option B (no increase this year, 25% in 2025) was preferred by over 45%.
- Option C (delayed property tax increase) gathered just over 25% support.
- Option A (around 10-11% increase) was chosen only less than 20%.

- Nearly 70% favored creating a board, but only 26% were willing to serve, with nearly 35% uninterested. Creating a board would require code amendments.

Board Member Pack valued the innovative options, praising out of the box thinking for ideas that had not previously been considered.

Board Member Whitelock inquired if residents were aware of the cost associated with forming a board. Mr. Anderson noted that an information packet accompanied the postcard, however, the increased costs to form the board were not mentioned.

3. CONSENT ITEMS

a. Approve Meeting Minutes

- June 28, 2023 – Fairway Estates Special Service Recreation District Meeting

**MOTION: Board Member Green moved to APPROVE the consent agenda.
Vice Chairperson Bloom seconded the motion.**

The vote was recorded as follows:

**YES: Chris McConnehey, Pamela Bloom, Kelvin Green, Zach Jacob, David Pack,
Kayleen Whitelock, Melissa Worthen**

NO:

ABSENT:

The motion passed 7-0.

4. ADJOURN

Board Member Green moved to adjourn the meeting. Board Member Whitelock seconded the motion. All voted in favor and the motion passed unanimously (7-0).

The meeting adjourned at 6:08pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 26, 2023. This document constitutes the official minutes for the City of West Jordan Fairway Estates Special Service Recreation District meeting.

Cindy M. Quick, MMC
Secretary

Approved this day of 2023