

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

**TRUTH IN TAXATION HEARING**

**Tuesday, August 22, 2023 - 6:00 PM**  
**Approved May 8, 2024**

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

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**FAIRWAY ESTATES SPECIAL SERVICE RECREATION DISTRICT  
TRUTH IN TAXATION HEARING**

**1. CALL TO ORDER**

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

**STAFF:** Council Office Director Alan Anderson, Public Works Director Brian Clegg, Assistant City Administrator Jamie Davidson, Council Office Clerk Cindy Quick, Deputy Police Chief Richard Bell, Police Chief Ken Wallentine, Administrative Services Director Danyce Steck, City Attorney Josh Chandler

Chair McConnehey called the meeting to order at 6:16 pm noting Vice Chair Bloom was attending remotely.

**2. PUBLIC HEARINGS**

**a. Truth-in-Taxation Public Hearing**

Administrative Services Director Danyce Steck provided an overview of the district's history, established in 1986 with 56 residential parcels totaling 7.97 acres. The average lot size was 0.14 acres, which was achieved by exchanging density for more green space.

Ms. Steck discussed the certified property tax rate for 2023 at 0.000766, with a proposed rate of 0.000778. Council discussions had been centered on determining the appropriate tax rate, with a focus on community outreach for resident input. A 10% property tax increase was proposed, resulting in an approximate change of \$18/year from the current \$182/year rate. Property tax would be \$181/year if the proposed increase was not adopted.

Options for taxpayer impact were outlined. Adjustments had been made and equalized for an extended 10-year period due to earlier estimations being too high. Four and a half years' worth of tax collections were in reserves. Option A involved slight annual increases, Option B proposed no increase in the first year and gradual increments with a larger increase in year 6, while Option C depleted reserves quickly.

A chart detailing property costs for each option was presented. Board Member Jacob inquired about annual district expenditures, which amounted to approximately \$18,000, and reserve practices. The utility fund aimed for a 100% reserve, set at \$12,000 for sprinkler replacements, with potential adjustments for area improvements. The General Fund adhered to a 35% reserve limit.

### **Chairperson McConnehey opened the public hearing at 6:26 pm**

#### **Comments:**

Bruce Edmund, a district resident, expressed surprise that he was the sole attendee addressing the increase. He raised questions about the status of reserves and whether they would generate additional earnings. He inquired whether or not the funds could be utilized for additional improvements in the district. Regarding the options presented, he stressed the need for proactive action, whether through an immediate adjustment or a larger increase later. He felt they should choose the most convenient solution for everyone involved.

Cindy Heller, resident in the district attending remotely, noted her attendance at a previous neighborhood meeting marked by heated discussions. She recognized the necessity of spending funds on the sprinkler system and appreciated the green spaces and lawn service in her neighborhood. However, she believed improvements could be made to the snow removal services. She favored Option B due to its gradual approach with a future increase. She expressed satisfaction with the care provided to Fairway Estates but hoped for assistance with tree removal.

### **Chair McConnehey closed the public hearing 6:33 pm**

In response to the comments and at the request of Board Member Whitelock, Ms. Steck clarified that the reserves are invested, generating approximately a 6% interest which is included with reserves. She noted that reserves are intended to replace what was currently available in the district and was insufficient for additional amenities.

## **3. ADJOURN**

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

The meeting adjourned at 6:34 pm

*I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 22, 2023. This document constitutes the official minutes for the Truth in Taxation Hearing of the City of West Jordan Fairway Estates Special Service Recreation District.*

Cindy M. Quick, MMC  
Secretary

Approved this 8<sup>th</sup> day of May 2024