



**THE CITY OF WEST JORDAN
FAIRWAY ESTATES SPECIAL SERVICE
RECREATION DISTRICT MEETING
August 27, 2024**

8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

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**FAIRWAY ESTATES SPECIAL SERVICE RECREATION
DISTRICT 6:00 pm**

1. CALL TO ORDER

2. PUBLIC COMMENTS

Please address comments to the Chair without expecting debate or response. It is our desire that each person attending a meeting feel safe, respected, and comfortable participating in their government. We hope commenters will have that same goal striving to keep comments respectful, professional, and free from profanity, personal attacks, and indecency. Please provide your full name and limit your remarks to three (3) minutes. Alternatively written comments may also be submitted.

3. BUSINESS ITEMS

- Resolution No. 016** Setting the 2024 Property Tax Rate for the West Jordan Fairway Estates Special Service Recreation District
- Resolution No. 017** Adopting the FY 2025 Annual Budget for the West Jordan Fairway Estates Special Service Recreation District

4. CONSENT ITEMS

Items not requiring public discussion or which have previously been discussed may be adopted by one single motion. A board member may request to remove an item from the consent

agenda for further discussion and consideration.

a. Approve Meeting Minutes

- May 22, 2024 – Fairway Estates Special Service Recreation District Meeting
- August 13, 2024 – Fairway Estates Special Service Recreation District Truth in Taxation Hearing

5. 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 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 Code 1-13-1-E. Participation will be broadcast and amplified so all 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 Administrator.

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/pmnl/>, on West Jordan City's website <https://westjordan.primegov.com/public/portal>, and notification was sent to the Salt Lake Tribune, Deseret News, and 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 22, 2024 Cindy M. Quick, MMC, Secretary



REQUEST FOR BOARD ACTION

Action: Need Board to take action

Meeting Date Requested : 08/27/2024

Presenter: Danyce Steck

Deadline of item : 08/31/2024

Department Sponsor: Admin. Services

Agenda Type: BUSINESS ITEMS

Time Requested: 5 Minutes

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 016 Setting the 2024 Property Tax Rate for the West Jordan Fairway Estates Special Service Recreation District

2. EXECUTIVE SUMMARY

The Board of the Fairway Estates Special Service Recreation District must adopt a property tax rate to be levied for tax year 2024 for the District before September 1st, in accordance with Utah State Code.

The tax rate certified by Salt Lake County for the District is 0.000737 which will generate property tax revenue of \$10,140. The Board adopted the FY 2025 Tentative Budget on May 22, 2024. It included budgeted property tax revenue of \$11,146, or a proposed property tax rate increase of 9.9%, a rate of 0.000810.

During 2023, the Board considered several options and held a public hearing on August 22, 2023. Based on a survey sent to the property owners at that time, the Board determined to not increase the tax rate for 2023 but to delay any increase in accordance with the majority preference of the property owners. A public hearing on the 2024 tax increase and FY 2025 budget was held on August 13, 2024.

The Board may adopt any rate at or below the stated increase of 0.000810 (or 9.9%).

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 2025 Annual Budget will need to be amended to match any change in revenue. It is recommended any changes be offset by further use of reserves.

5. DEPARTMENT RECOMMENDATION

N/A

6. PLANNING COMMISSION RECOMMENDATION

N/A

7. MOTION RECOMMENDED

Move to approve/deny Resolution No. 016 setting the 2024 property tax rate at _____ for the West Jordan Fairway Estates Special Service Recreation District.

Salt Lake County certified rate = 0.000737 meaning no tax increase
FY 2025 tentative budget rate = 0.000810

8. MAYOR RECOMMENDATION

N/A

9. PACKET ATTACHMENT(S)

Resolution

10. OTHER INFORMATION

N/A

FES Meeting

Council Staff Review

Item Name: Resolution No. 016 - 2024 Property Tax Rate
Department: Administrative Services
Action Needed: Approve/Not Approve Resolution

ITEM SUMMARY

The Board is being asked to consider Resolution No. 016, which would adopt a property tax rate for tax year 2024 at 0.000810, an increase of 9.9%.

POSSIBLE BOARD ACTIONS

Board may choose to take one of the following actions:

1. Approve the resolution as written and as proposed OR with stated amendments;
2. Not Approve the resolution;
3. Continue the item to a future specified date;*
4. Move the item to an unspecified date;*
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;*
6. Refer the item back to Council Staff or Administrative Staff.*

BACKGROUND & TIMELINE

***Budget process must be completed prior to September 1, 2024.**

In June 2023, the Board met with residents of the District and proposed three financial plans to address the issue of insufficient revenue, which is required to maintain services. The majority of responding residents requested the Board consider postponing a property tax increase until tax year 2024.

The Board accepted the proposed Tentative Budget on [May 8, 2024](#), which included a budgeted property tax increase of 9.9%.

The Board adopted the FY2025 Tentative Budget on [May 22, 2024](#).

On [August 13, 2024](#), the Board held a Public Hearing regarding the budget, along with the proposed tax rate, during a Truth in Taxation meeting.

COUNCIL OFFICE ANALYSIS

As mentioned within the RCA, the Board may adopt any rate at or below the stated increase of 9.9%, and the FY25 Annual Budget would need to be amended to match any change in revenue or use existing reserves to offset those changes.

FES Meeting

Council Staff Review

Provisions applicable to Special Districts can be found in [Utah State Code, Chapter 17B](#), with specific Fiscal Procedures outlined in [Part 6](#).

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This Council Staff Review (CSR) has been created to complement the existing Request for Council Action (RCA) form submitted for the respective item.

While appropriate details may be repeated or referenced within a CSR, please refer to the RCA for department staff analysis and reporting, Planning Commission and/or Mayoral recommendations, fiscal impact, and other helpful information, as appropriate.

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

3
4 **RESOLUTION NO. 016**

5
6 **A RESOLUTION SETTING THE 2024 PROPERTY TAX RATE**

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8 WHEREAS, UTAH CODE ANN. Title 59-2-912 requires the governing body of any taxing entity
9 to 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
12 public hearing requirements in order to propose a property tax rate other than the certified tax rate;
13 and

14
15 WHEREAS, the Board approved Resolution No. 015 adopting the FY 2025 Tentative Budget
16 with the intent to exceed the certified tax rate; and

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

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

23
24 *Section 1.* For purposes of defraying the necessary and proper expenses of the Fairway
25 Estates Special Service Recreation District (the District) and for maintaining the administration
26 thereof, it is hereby determined that the property tax rate for the District to be placed upon all real and
27 personal property within the District made taxable by law in the year 2024 for the District's fiscal year
28 ending June 30, 2025 is set at a rate of .000810.

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

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34 *Section 3.* The Council Clerk shall submit a certified copy of this Resolution to the Salt
35 Lake County Auditor on or before August 31, 2024.

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

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39 ADOPTED by the Board of the Fairway Estates Special Service Recreation District this 27th
40 day of August 2024.

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BOARD OF THE FAIRWAY ESTATES SPECIAL
SERVICE RECREATION DISTRICT

Zach Jacob
Chairperson

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

"YES"	"NO"
<input type="checkbox"/>	<input type="checkbox"/>

- Board Chairperson Zach Jacob
- Board Vice Chairperson Chad Lamb
- Board Member Kelvin Green
- Board Member Pamela Bloom
- Board Member Bob Bedore
- Board Member Kayleen Whitelock
- Board Member Kent Shelton



REQUEST FOR BOARD ACTION

Action: Need Board to take action

Meeting Date Requested : 08/27/2024

Presenter: Danyce Steck

Deadline of item : 08/31/2024

Department Sponsor: Admin. Services

Agenda Type: BUSINESS ITEMS

Time Requested: 10 Minutes

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 017 Adopting the FY 2025 Annual Budget for the West Jordan Fairway Estates Special Service Recreation District

2. EXECUTIVE SUMMARY

This item is the final step in the budget process for the West Jordan Fairway Estates Special Service Recreation District.

The Board accepted the FY 2025 Proposed Budget on May 8, 2024 and adopted the FY 2025 Tentative Budget on May 22, 2024. A public hearing on the budget and proposed tax increase was held on August 13, 2024. The budget has been available to the public during this time on the City’s website and in the office of the City Recorder.

3. TIME SENSITIVITY / URGENCY

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

4. FISCAL NOTE

Any change from the property tax rate of 0.000810 will need to be amended in the budgeted revenues. Recommend any change be offset by further use of reserves.

5. DEPARTMENT RECOMMENDATION

N/A

6. PLANNING COMMISSION RECOMMENDATION

N/A

7. MOTION RECOMMENDED

Move to approve Resolution No. 017 adopting the final budget for the Fairway Estates Special Service Recreation District for Fiscal Year 2025.

or

Move to approve Resolution No. 017 adopting the final budget for the Fairway Estates Special Service Recreation District for Fiscal Year 2025 with the changes as they have been proposed this evening.

8. MAYOR RECOMMENDATION

N/A

9. PACKET ATTACHMENT(S)

Resolution
FES FY2025 Annual Budget

10. OTHER INFORMATION

N/A

FES Meeting

Council Staff Review

Item Name: Resolution No. 017 - FY 2025 Annual Budget
Department: Administrative Services
Action Needed: Approve/Not Approve Resolution

ITEM SUMMARY

The last step in the budgeting process, the Board is being asked to consider Resolution No. 017, which would adopt the Final Budget for Fiscal Year 2025.

The Final Budget establishes the Fairway Estates Fund at \$22,525 for FY25.

POSSIBLE BOARD ACTIONS

Board may choose to take one of the following actions:

1. Approve the resolution as written and as proposed OR with stated amendments;
2. Not Approve the resolution;
3. Continue the item to a future specified date,*
4. Move the item to an unspecified date,*
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee,*
6. Refer the item back to Council Staff or Administrative Staff.*

BACKGROUND & TIMELINE

***Budget process must be completed prior to September 1, 2024.**

The Board accepted the proposed Tentative Budget on [May 8, 2024](#), which included a budgeted property tax increase of 9.9%.

The Board adopted the FY2025 Tentative Budget on [May 22, 2024](#).

On [August 13, 2024](#), the Board held a Public Hearing regarding the budget, along with the proposed tax rate, during a Truth in Taxation meeting.

COUNCIL OFFICE ANALYSIS

The Final FES Budget is set at \$22,525, an 11% increase from FY24. With the proposed property tax, revenue is budgeted to increase by 5% from FY24.

Provisions applicable to Special Districts can be found in [Utah State Code, Chapter 17B](#), with specific Fiscal Procedures outlined in [Part 6](#).

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FES Meeting

Council Staff Review

This Council Staff Review (CSR) has been created to complement the existing Request for Council Action (RCA) form submitted for the respective item.

While appropriate details may be repeated or referenced within a CSR, please refer to the RCA for department staff analysis and reporting, Planning Commission and/or Mayoral recommendations, fiscal impact, and other helpful information, as appropriate.

43 ADOPTED by the Board of the West Jordan Fairway Estates Special Service Recreation
44 District this 27th day of August, 2024.

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BOARD OF THE WEST JORDAN FAIRWAY
ESTATES SPECIAL SERVICE RECREATION
DISTRICT

Zach Jacob
Chairperson

56 ATTEST:

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58 Cindy M. Quick, MMC
59 Council Office Clerk
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Voting by the City Council

	"YES"	"NO"
Board Chairperson Zach Jacob	<input type="checkbox"/>	<input type="checkbox"/>
Board Vice Chairperson Chad Lamb	<input type="checkbox"/>	<input type="checkbox"/>
Board Member Kelvin Green	<input type="checkbox"/>	<input type="checkbox"/>
Board Member Pamela Bloom	<input type="checkbox"/>	<input type="checkbox"/>
Board Member Bob Bedore	<input type="checkbox"/>	<input type="checkbox"/>
Board Member Kayleen Whitelock	<input type="checkbox"/>	<input type="checkbox"/>
Board Member Kent Shelton	<input type="checkbox"/>	<input type="checkbox"/>

Board Chairperson Zach Jacob
Board Vice Chairperson Chad Lamb
Board Member Kelvin Green
Board Member Pamela Bloom
Board Member Bob Bedore
Board Member Kayleen Whitelock
Board Member Kent Shelton

ANNUAL BUDGET

FY 2025

**FOR FISCAL YEAR ENDING
JUNE 30, 2025**



FAIRWAY ESTATES SPECIAL RECREATION DISTRICT





FISCAL YEAR

Fairway Estates Special Service Recreation District 2025 Annual Budget

BOARD MEMBERS

Board Chair, District 3 Zach Jacob
Board Vice-Chair, District 1 Chad Lamb
Board Member, District 2 Bob Bedore
Board Member, District 4 Kent Shelton
Board Member, 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

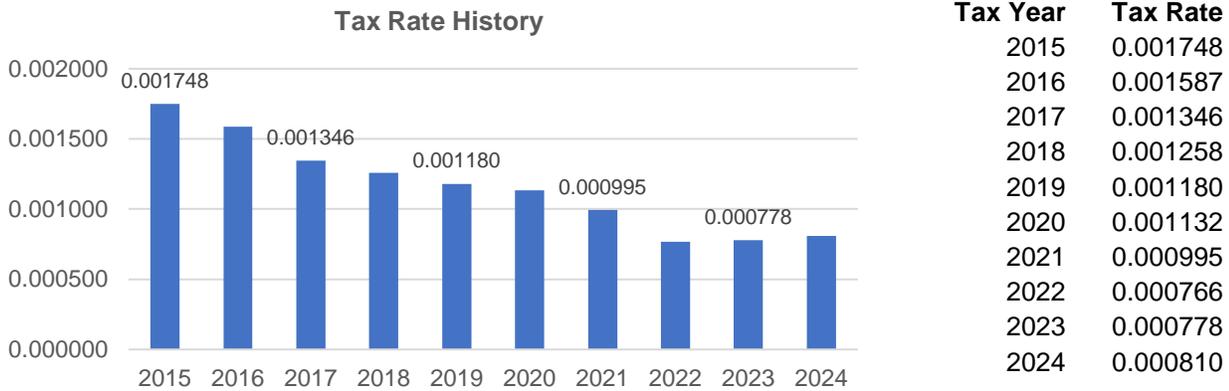
FUND DESCRIPTION & PURPOSE

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



Average Home Value in the District

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

	<u>Tax Year 2023</u>	<u>Tax Year 2024</u>
	<u>Actual</u>	<u>Actual</u>
Assessed Value	\$422,889	\$487,400
Taxable Value	\$232,589	\$268,070
Property tax rate	0.000778	0.000810 <small>9.9% increase</small>
Annual property tax	\$180.95	\$217.14
Per month	\$ 15.08	\$ 18.10



FAIRWAY ESTATES

SPECIAL SERVICE RECREATION DISTRICT

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2023	Adopted Budget FY 2024	Estimated Actual FY 2024	Annual Budget FY 2025	FY25 to FY24 Budget
Revenue					
1 Property Tax	\$ 10,077	\$ 10,133	\$ 10,000	\$ 11,146	10%
2 Other Revenue	2,704	3,100	3,000	2,700	-13%
3	12,781	13,233	13,000	13,846	5%
Expenditures					
4 Operations	(4,877)	(8,525)	(8,525)	(8,525)	0%
5 Contract Services	(11,252)	(11,750)	(11,750)	(14,000)	19%
6	(16,129)	(20,275)	(20,275)	(22,525)	11%
7 Contribution (Use) of Fund Balance	\$ (3,348)	\$ (7,042)	\$ (7,275)	\$ (8,679)	
8 Beginning Fund Balance	\$ 52,669	\$ 49,320	\$ 49,320	\$ 42,045	
9 Net change	(3,348)	(7,042)	(7,275)	(8,679)	
10 Ending Fund Balance	\$ 49,320	\$ 42,278	\$ 42,045	\$ 33,366	

ADDITIONAL DETAILS

Expenditures		
11 Operations	8,500	Utilities - water and electricity
12	25	Entity registration w/Lt Gov Office
13 Contract Services	12,000	Landscaping contractor (new bid year)
14	2,000	Other maintenance
15	22,525	

FAIRWAY ESTATES 5-Year Plan

SPECIAL SERVICE RECREATION DISTRICT

	FY 2025 Next Year	FY 2026 Year 1	FY 2027 Year 2	FY 2028 Year 3	FY 2029 Year 4	FY 2030 Year 5
Property Tax increase	10.0%	10.0%	15.0%	15.0%	15.0%	15.0%
REVENUES						
Property Taxes	\$ 11,146	\$ 12,261	\$ 14,100	\$ 16,215	\$ 18,647	\$ 21,444
Other Revenue	2,700	2,700	2,700	2,700	2,700	2,700
	<u>13,846</u>	<u>14,961</u>	<u>16,800</u>	<u>18,915</u>	<u>21,347</u>	<u>24,144</u>
EXPENSES						
Operations	(8,525)	(8,781)	(9,044)	(9,315)	(9,595)	(9,883)
Contract Services	(14,000)	(14,280)	(14,566)	(14,857)	(15,154)	(15,457)
	<u>(22,525)</u>	<u>(23,061)</u>	<u>(23,610)</u>	<u>(24,172)</u>	<u>(24,749)</u>	<u>(25,340)</u>
NET CHANGE	<u>\$ (8,679)</u>	<u>\$ (8,100)</u>	<u>\$ (6,810)</u>	<u>\$ (5,258)</u>	<u>\$ (3,402)</u>	<u>\$ (1,196)</u>
RESERVES						
Beginning balance	\$ 42,045	\$ 33,366	\$ 25,266	\$ 18,456	\$ 13,198	\$ 9,796
Net change	(8,679)	(8,100)	(6,810)	(5,258)	(3,402)	(1,196)
Ending Balance	<u>\$ 33,366</u>	<u>\$ 25,266</u>	<u>\$ 18,456</u>	<u>\$ 13,198</u>	<u>\$ 9,796</u>	<u>\$ 8,600</u>

FAIRWAY ESTATES Map

SPECIAL SERVICE RECREATION DISTRICT



**MINUTES OF THE CITY OF WEST JORDAN
FAIRWAY ESTATES SPECIAL SERVICE
RECREATION DISTRICT MEETING
Wednesday, May 22, 2024 - 6:15 PM
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088**

FAIRWAY ESTATES SPECIAL SERVICE RECREATION DISTRICT

1. CALL TO ORDER

BOARD: Chairperson Zach Jacob, Vice Chairperson Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Budget & Management Analyst Rebecca Condie, Assistant City Administrator Jamie Davidson, Assistant City Administrator Paul Jerome, Policy Analyst & Public Liaison Warren Hallmark, City Administrator Korban Lee, Fire Chief Derek Maxfield, Council Administrative Services Director Danyce Steck, Police Chief Ken Wallentine

Chairperson Jacob called the meeting to order 6:58 pm

2. PUBLIC COMMENTS

Chair Jacob opened the public comment period at 6:59 pm

Comments:

None

Chair Jacob closed public comment at 7:00 pm

3. BUSINESS ITEMS

- a. FES Resolution No. 014 adopting the Tentative Budget for the West Jordan Fairway Estates Special Service Recreation District for Fiscal Year 2025 and setting August 13, 2024 as the date for a public hearing regarding the adoption of the final budget and the setting of the property tax rate.***

Administrative Services Director Danyce Steck reviewed the tentative budget, which includes a proposed property tax increase. The proposal was reviewed and supported by residents last year. A public hearing is scheduled for August 13, 2024. The increase would amount to \$19 per year or \$1.58 per month for the average resident. Steck highlighted that expenses are outpacing revenues, primarily due to increased landscaping contract costs and utility expenses for watering lawn spaces. The estimated property tax revenue is \$10,000, while operational and maintenance costs are projected at \$20,000, necessitating the use of reserves. The reserves are currently healthy, with a projected balance of \$42,000 at the end of the year, expected to decrease to \$33,000.

Steck also outlined a five-year plan to gradually increase property taxes: a 10% increase for this year and the next, followed by 15% increases from 2027 to 2030. The goal is to ensure the infrastructure can maintain itself, with a target of maintaining around \$10,000 per year in reserves.

Administrative Services Director Danyce Steck outlined the next steps, noting that a public hearing is scheduled for August 13, 2024. The board will consider adopting the annual budget and setting the property tax rate on August 14, 2024. Steck mentioned that they could not exceed a 10% increase if they wish to consider a different amount.

Board Member Lamb inquired if the operating costs of \$8,525 included water expenses. Administrative Services Director Steck confirmed that water costs were included. Board Member Lamb asked about the payment process, noting that some homeowners might pay their property tax in monthly installments through their mortgage company, while others might pay it all at once if they own their home outright.

Board Member Green questioned whether the landscape meter could be read from the AMI tower and if the high costs were due to overwatering. He expressed concern about monitoring water usage and the efficiency of the process. Green also suggested that the truth in taxation public hearing and regular business be held on separate nights for clarity and focus.

Administrative Services Director Steck explained that scheduling was at the board's discretion. Chairperson Jacob added that the leadership would decide the final schedule. Green reiterated his preference for separate meetings on August 13th and 14th.

MOTION: Board Member Bloom moved to APPROVE FES Resolution No. 014 adopting the Tentative Budget for the West Jordan Fairway Estates Special Service Recreation District for Fiscal Year 2025 and setting August 13, 2024 as the date for a public hearing regarding the adoption of the final budget and the setting of the property tax rate.

Board Member Shelton seconded the motion.

Board Member Whitelock clarified that the board had held numerous meetings with residents in the district, and by approving the motion, they were fulfilling the residents' requests.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

4. CONSENT ITEMS

a. Approve Meeting Minutes

- May 8, 2024 – Fairway Estates Special Service Recreation District Meeting**

MOTION: Board Member Whitelock moved to APPROVE the consent agenda.
Board Member Bloom seconded the motion.

The vote was recorded as follows:

YES: Zach Jacob, Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

NO:

ABSENT:

The motion passed 7-0.

5. ADJOURN

Chairperson Jacob adjourned the meeting at 7:12 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 22, 2024. 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 2024

**MINUTES OF THE CITY OF WEST JORDAN
FAIRWAY ESTATES SPECIAL SERVICE
RECREATION DISTRICT TRUTH IN TAXATION HEARING
Tuesday, August 13, 2024
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088**

TRUTH IN TAXATION HEARING

1. CALL TO ORDER

BOARD: Chair Jacob, Vice Chair Chad Lamb, Bob Bedore, Pamela Bloom, Kelvin Green, Kent Shelton, Kayleen Whitelock

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Budget Management Analyst Rebecca Condie, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Policy Analyst & Public Liaison Warren Hallmark, Administrative Services Director Danyce Steck

Chair Jacob called the meeting to order at 7:04 pm.

2. PUBLIC HEARINGS

a. Truth in Taxation Public Hearing

Administrative Services Director Danyce Steck gave a brief history of the Fairway Estates Special Service Recreation District (FESSRD). She reminded the Board of the resident survey and their support to use reserves with no tax increase in FY2024 and implementation of a larger increase in FY2025. Ms. Steck said the FESSRD budget was prepared based on that direction and the proposed budget included both a tax increase and continued use of reserves. She outlined the five-year plan.

Ms. Steck showed the proposed FESSRD property tax rate for FY2024 of .000810 for \$11,146 revenue. While state law did not require public action for a budget with a revenue stream less than \$20,000, the City chose to hold a public hearing for transparency. The Board was required to adopt the tax rate and budget before September 1, 2024.

Chair Jacob opened a public hearing at 7:10 pm.

Comments:

None

Chair Jacob closed the public hearing at 7:10 pm.

Responding to a question from Board Member Shelton, Ms. Steck explained that needed repairs had reduced FESSRD reserves, and staff advised increasing the tax rate to build

up reserves in anticipation of future maintenance needs. She recommended maintaining at least one year worth of reserves to meet future needs. Board Member Bedore said he believed the residents were understanding of the issue.

3. ADJOURN

Board Member Green moved to adjourn the meeting. Board Member Lamb seconded the motion, which passed by unanimous vote (7-0).

The meeting adjourned at 7:16 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 13, 2024. This document constitutes the official minutes for the City of West Jordan Fairway Estates Special Service Recreation District Truth in Taxation Hearing.

Cindy M. Quick, MMC
Secretary

Approved this day of 2024

DRAFT