

**MINUTES OF THE BOARD OF TRUSTEES WORK SESSION
OF JORDAN VALLEY WATER CONSERVANCY DISTRICT**

(Approved May 13, 2026)

April 6, 2026

The Jordan Valley Water Conservancy District Board of Trustees Work Session was held in person and electronically on Monday, April 6, 2026, at 3:01 p.m. at the District Administration Building located at 8215 South 1300 West, West Jordan, Utah.

This meeting was conducted electronically in accordance with the Utah Open and Public Meetings Act (Utah Code §§ 52-4-101 et seq.) and Chapter 7.12 of the Administrative Policy and Procedures Manual ("Electronic Meetings").

Trustees:

Corey L. Rushton, Board Chair (electronic)
Andy Pierucci (electronic)
Barbara L. Townsend (electronic)
Cindy Wood (electronic)
John H. Taylor (electronic)
John B. Richardson (electronic)
Mick M. Sudbury (electronic)
Zach Jacob (electronic)

Trustees Not Present:

Dawn R. Ramsey

Staff Present:

Jacob Young, General Manager/Chief Executive Officer (electronic)
Ben Stanley, General Counsel (electronic)
David Martin, Chief Financial Officer/Treasurer (electronic)
Shazelle Terry, Chief Operating Officer (electronic)
Brian Callister, Director of Asset Management (electronic)
Carl Wilkins, Director of Digital Services (electronic)
Clifton Smith, Digital Solutions Group Leader (electronic)
Eric Stone, Controller (electronic)
Gordon Batt, Director of Water Quality & Operations (electronic)
Kelly Good, Director of Community Engagement (electronic)
Kurt Ashworth, Human Resources Manager (electronic)
Lisa Wright, Administrative Assistant III (In Person)
Martin Feil, Database Administrator (electronic)
Mindy Keeling, Executive Assistant (In Person)
Shane Swensen, Director of Engineering & Water Development (electronic)
Travis Christensen, Engineering Group Leader (electronic)
Wade Tuft, Water Supply Manager (electronic)

Others Present:

Claire Houston, BYU Student (In Person)
Dawnee Johnson (electronic)
Eric Johnson (electronic)
Kevin Lorentzen, HDR Engineering (electronic)

Lauren Alley, BYU Student (In Person)
 Shawn Koorn, Associate Vice President, HDR Engineering (electronic)
 Zach Shoemaker, BYU Student (In Person)

Welcome

Mr. Corey Rushton, Chair, called the meeting to order at 3:01 p.m. He reviewed guidelines for the virtual meeting, requesting that Trustees keep their video on and remain muted when not speaking to ensure professional focus. Mr. Rushton noted that while the chat feature is available for clarifying questions, any substantial discussions must be conducted verbally for the official record.

**Review
 agenda for
 April 8, 2026,
 Board meeting**

Mr. Jacob Young, General Manager, reviewed the April 8, 2026, Board Meeting agenda, highlighting a completion report on the public health stewardship key result from the strategic plan and a discussion on establishing a water supply availability level. He noted that the Board would consider tentative approval of the fiscal year 2026/2027 budget, financial plan, and water rates. Mr. Young noted other key items including the award of professional services for an independent auditor and modifications to the water purchase agreement with the City of South Salt Lake to align to a calendar year, similar to the other member agencies. He also mentioned a planned closed session to discuss real property, followed by an open meeting discussion on the sale of surplus property to Bluffdale.

Mr. John H. Taylor, Trustee, arrived at 3:03 p.m.

**COMMITTEE
 REPORTS**
**Finance
 Committee:**
**Review tentative
 water rates for
 FY 26/27**

Mr. David Martin, Chief Financial Officer/Treasurer, explained that the proposed budget and water rates are the culmination of work beginning in January, based on the strategic plan and level of service documents. He summarized the key budget inputs, which include projected water deliveries of 108,500 acre-feet, a 4.7% average water rate increase, and no property tax increase. Mr. Martin noted the financial plan also includes a new bond issue with proceeds of 120 million dollars. He then transitioned the presentation to consultant HDR to detail the water rate study and cost of service analysis.

Mr. Shawn Koorn, HDR, presented the tentative water rates that were developed using the base-extra capacity methodology using revenue requirement and cost of service. He stated that the overall average system increase is 4.7%, though individual rate increases vary by member agency. He indicated that a key change for this year is splitting the retail rate structure into single-family residential and non-single-family customers, while wholesale agencies retain a uniform structure with agency-specific cost adjustments.

Mr. Koorn noted that for single-family customers, a four-tier, conservation-oriented system will be introduced: Tier 1 covers average off-peak use, Tier 2 shoulder-season demand, Tier 3 peak season demand, and Tier 4 everything over Tier 3. Tier thresholds for Tiers 2–4 were slightly reduced to

better reflect irrigable area and encourage conservation. He said that a new high-volume fee, based on Block 2 water costs, applies to Tiers 3 and 4 during off-peak months and to Tier 4 during peak months, and that they increase and expand to Tier 2 during drought conditions. He clarified that the new high-volume fee would be added on top of base rates.

Mr. Koorn stated that fire line charges were also updated to reflect system capacity needs and are cost-based. He showed a retail bill comparison and stated that low-use customers may see slight savings, while higher-use customers will pay more due to higher-tier usage and the added fee. He indicated that wholesale rates are adjusted by member agencies and that the Block 2 rate was updated. The proposed tentative rates will be presented at a public hearing in May, with implementation planned for July.

**DISCUSSION
ITEMS**

Legal/Policy:

**Water Budget
Policy**

The Water Budget Policy is intended to prevent new development from over-committing limited water supplies by coordinating efforts between JWWCD, member agencies, and developers. Mr. Ben Stanley, General Counsel, explained that the need for the policy is driven by challenges facing the Great Salt Lake and Colorado River, along with delays in the Bear River Project, all of which limit new water development. The goal is to create a fair system for both near- and long-term development.

Mr. Jacob Young described the policy's three-bucket model: Bucket 1 (JWWCD supplies), Bucket 2 (member agency sources), and Bucket 3 ("Designated Jordan Valley Water"), which accounts for additional demand through developer-provided rights or treated lower-quality water. He also noted that supply is based on dry-year yield (a 1-in-50-year drought) to reflect actual "wet" water, and that any required reductions would apply proportionally. Chair Rushton added that some agency-held water rights may not be economically feasible to develop, introducing uncertainty into long-term supply planning.

Ms. Shazelle Terry, Chief Operating Officer, outlined a streamlined administrative process that builds on existing tools while adding process checkpoints. These resources include a short water availability form; a contract increase application; a monitoring tool tracking water demand, undeveloped land, population, development agreements, and designated water for each development and member agency; and water allocation agreements.

During Board discussion, Trustee Zach Jacob expressed concern that the process seemed complex, though he acknowledged its value for large developments. Jacob Young responded that the process has already been successfully tested, and Ms. Terry added that JWWCD will work with each member agency to establish baseline data early. Mr. Young also noted that while feedback has been gathered from individual developers, broader outreach is still planned.

Procedures for disposal of surplus property

Mr. Ben Stanley reviewed a proposed twelve-step plan for disposing of real property that incorporates the requirements of House Bill 535 which was passed during the 2026 Legislative Session. He noted the procedure includes an internal determination of whether property is excess to needs, an evaluation of acquisition origin (such as eminent domain), and a 45-day public notice period involving website postings and on-site signage. Mr. Stanley stated that for "significant parcels" valued over \$500,000, additional procedural checks are required, including specific disclosures of the buyer and purchase price in a public meeting. Mr. Stanley was asked about the threshold for determining whether a parcel is "significant". He confirmed the \$500,000 threshold is set by state law and discussed noting in JWCD's guidance language in a manner to reflect any future changes in state code. Chair Rushton suggested that the District should proactively review its inventory to self-initiate surplus declarations rather than waiting for outside inquiries. He also emphasized the importance of securing appropriate zoning and development entitlements before relinquishing control of surplus property to ensure that future water delivery needs are not inhibited by new developments.

Mr. John Richardson, Trustee, arrived at 4:24 p.m.

OTHER BUSINESS

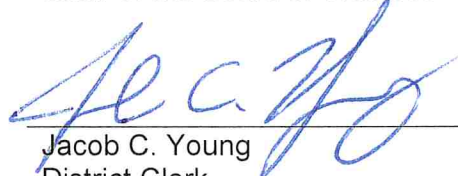
Mr. Jacob Young informed the Board and visitors that a Conservation Committee meeting would be held immediately following the adjournment of the Work Session.

Adjourn

Mr. Rushton called for a motion to adjourn. Ms. Barbara Townsend moved to adjourn. The meeting adjourned at 3:35 p.m.



Corey L. Rushton
Chair of the Board of Trustees



Jacob C. Young
District Clerk