



Minutes of the City of West Jordan
Fairway Estates Special Service Recreation District Meeting
Tuesday, May 5, 2026 - 6:10 PM
Approved May 26, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. Call to Order

- Board:** Chair Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock (absent)
- Staff:** Council Office Director Alan Anderson, City Attorney Josh Chandler, Budget & Management Analyst Rebecca Condie, Utilities Manager Greg Davenport, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Acting Chair Wignall called the meeting to order at 7:01 pm and noted Board Member Bedore was joining remotely and Board Member Whitelock was excused

2. Public Comments

None

3. Business Items

a. Accept the Proposed Budget for the Fairway Estates Special Recreation District for the Fiscal Year Ending June 30, 2027

Budget Analyst Becky Condie presented the proposed Fiscal Year 2027 budget for the Fairway Estates Special Service District, explaining that the district is a separate taxing entity that funds landscaping and open space maintenance through property taxes rather than HOA fees. She reviewed prior discussions with residents regarding long-term funding needs and noted the proposed budget included a third consecutive 10% property tax increase, equating to approximately \$24 annually for the average property, to help maintain services and reserve balances. Ms. Condie explained the district's reserve balance was projected to continue declining despite the increase and staff would continue monitoring future utility and landscaping contract costs. She also reviewed the anticipated budget timeline, public hearing process, and noted that while the district is exempt from Truth in Taxation requirements due to its size, staff intended to continue providing public notice and opportunities for resident input.

Council Member Harris asked whether residents had been informed about the possibility of future increases above 10% shown in the five-year projection. Ms. Condie responded that future projections had not been communicated in that level of detail because staff reviews the budget annually.

Council Director Alan Anderson reminded the Board that the City previously held a public meeting with Fairway Estates residents to discuss the district's long-term fund balance concerns. He explained that residents were presented with multiple funding options and participated in a survey process to identify their preferred approach. He noted that the City was currently following the multi-year plan as selected by residents.

MOTION: Acting Chair Wignall moved to accept the budget.

Board Member Lamb seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Jessica Wignall

NO:

ABSENT: Kayleen Whitelock

The motion Passed 6-0.

b. FESSRD Resolution No. 024 Acknowledging the Statement of Intent to Increase Property Tax in the Fiscal Year 2027 Budget and the Property Tax Impact Schedule

Budget Analyst Becky Condie explained that recent State code changes require a public statement when a proposed budget includes a property tax increase. Although the Fairway Estates Special Service District is exempt from those requirements due to its size, staff chose to provide the information for transparency.

She reviewed the proposed 10% property tax increase for Fiscal Year 2027, which would generate approximately \$1,226 in additional revenue and increase annual taxes by about \$24 for the average property owner. Ms. Condie explained the increase was intended to keep pace with inflation and maintain reserve balances, noting that without the increase the district would continue drawing down reserves more quickly, potentially resulting in steeper increases in future years. She also confirmed the public hearing on the proposed budget was scheduled for May 26, 2026.

Council Member Jacob asked questions regarding projected utility costs and reserve balances, noting the district's water expenses continued to rise while revenues had remained flat for many years. He commented that the situation illustrated the challenges that occur when revenues are not periodically adjusted to keep pace with increasing costs.

Council Member Shelton asked about the long-term reserve strategy and whether reserves were currently being used to minimize tax increases. Staff explained reserves were gradually being reduced and that future adjustments could depend on landscaping changes or reduced maintenance costs, such as xeriscaping. Staff indicated that a reserve balance of approximately six to nine months of operating expenses would likely be appropriate for the district, given the district's limited infrastructure and operational responsibilities.

MOTION: Board Member Lamb moved to APPROVE FESSRD Resolution No. 024

Acknowledging the Statement of Intent to Increase Property Tax in the Fiscal Year 2027 Budget and the Property Tax Impact Schedule.

Acting Chair Wignall seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Jessica Wignall

NO:

ABSENT: Kayleen Whitelock

The motion Passed 6-0.

4. Consent Items

a. Approve Meeting Minutes

- **September 9, 2025 – Fairway Estates Special Service Recreation District Meeting**

MOTION: Board Member Jacob moved to APPROVE Consent Items as listed.

Board Member Shelton seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Jessica Wignall

NO:

ABSENT: Kayleen Whitelock

The motion Passed 6-0.

5. Adjourn

Meeting adjourned at 7:22 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 5, 2026. This document constitutes the official minutes for the City of West Jordan Fairway Estates Special Service Recreation District meeting.

/s/ Cindy M. Quick, MMC
Secretary

Approved this 26th day of May 2026