Minutes of the City of West Jordan
Committee of the Whole
Tuesday, June 23, 2026 – 4:00 pm
Approved July 14, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. Call to Order

Council: Chair Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb, Kent Shelton, Kayleen Whitelock

Staff: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Utilities Manager Greg Davenport, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Public Information Manager Marie Magers, Fire Chief Derek Maxfield, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, Policy Analyst Walter Schmidt

Chair Bedore called the meeting to order at 4:00 pm, and noted that Council Member Jacob participated remotely.

2. Discussion Topics

a. Amending the Property Tax Impact Schedule for Fiscal Year 2027

Administrative Services Director Danyce Steck explained that estimated tax revenue from new growth was not included in the original Property Tax Impact Schedule for FY2027. She reported that certified property tax information was received from the County on June 12, 2026, with revenue exceeding the amount included in the FY2027 Tentative Budget by $221,000. Ms. Steck showed that the new proposed property tax rate was lower than the current 2025 property tax rate:

2025 Property Tax Rate	0.001328
2026 Certified Property Tax Rate	0.001281
2026 Proposed Property Tax Rate	0.001309

Council Member Whitelock said she found it interesting that the County said home values had gone up, because she had seen home values go down. She asked when the valuations were done. Ms. Steck said the reported average home value was affected by the high-value new growth in West Jordan.

Ms. Steck said the Council could amend the Property Tax Impact Schedule, and emphasized the schedule should include: items the Council was willing to do without if the property tax increase did not pass, and funds the Council was willing to restrict until September 1, 2026. The following items were currently included on the Property Tax Impact Schedule:

- Parks Department – add one full-time parks maintenance worker and one full-time parks planner, eliminating three seasonal laborer positions
- Police Department – add one full-time crossing guard supervisor, and upgrade one Police Officer I position to a Police Lieutenant
- Establish “Beet Days” event
- Passport Office – add one full-time passport agent and eliminate two part-time positions
- Recorder’s Office – add one new customer service representative to serve the west side of the City at the Public Works Building

Council Member Jacob said he had always liked the idea of frequent small property tax increases to keep up with inflation, but said the City had never had to specifically call out what the tax increase would pay for. He said the items currently listed on the Property Tax Impact Schedule were items the City needed because of growth, not because costs had gone up. Council Member Jacob expressed the opinion that needs from growth should be paid for by growth. He suggested that wages, health insurance, and things that increased in cost because of inflation should be included on the Property Tax Impact Schedule. Council Member Jacob proposed including roughly half of the $980,000 employee cost of living adjustment (COLA) on the Property Tax Impact Schedule, giving employees half of the FY2027 COLA on July 1 and the other half on September 1 after the property tax increase passed. If the property tax increase did not pass and the Council still felt the employees deserved the remainder of the COLA, the Council could discuss funding options.

Mayor Burton said he liked the direction Council Member Jacob was going, and said he believed the general idea made sense, but said he had not had time to discuss the concept with employees and prepare them to not receive the full COLA beginning July 1. Mayor Burton suggested the Council consider listing inflation-related fuel costs, health insurance premiums, and IT costs to equal the proposed property tax increase. Ms. Steck said fuel costs represented an inflationary increase of approximately $700,000, health insurance premiums had increased approximately $800,000, IT costs increased approximately $500,000, and the COLA was $900,000.

Ms. Steck said listing the COLA would send a message to employees. Council Member Lamb suggested listing health insurance would send a similar message. Council Member Whitelock suggested listing fuel costs. Council Member Jacob said he would support listing any of the options mentioned by Ms. Steck.

Responding to a question from Chair Bedore, Council Member Jacob explained again that he felt the items currently listed on the Property Tax Impact Schedule were needed as a result of growth in the City, not inflation. Ms. Steck said the property tax increase could be viewed as being about the rising cost of things. Council Member Lamb said in his time on the

Council, property tax increases had been suggested because of both rising costs and the need to add staff. Council Member Jacob pointed out that the City had never had to justify the increase with a specific list of items in the past. Chair Bedore said the difference was in the messaging. Council Member Lamb said the result was the same with either message. Ms. Steck explained the State required that funds for items listed on the Property Tax Impact Schedule be restricted until September.

Council Member Whitelock said the City could function without the new positions currently listed on the Property Tax Impact Schedule until September and said she would prefer to not postpone paying employees the full increase. Council Members Shelton and Lamb said they did not want the COLA to be split. Council Member Shelton said he liked the Mayor's suggestion to list fuel costs.

Ms. Steck said Council Member Jacob's suggestion centered on setting up a philosophy of small inflationary property tax increases. Council Office Director Alan Anderson pointed out the Council would need to be willing to do without items listed on the Property Tax Impact Schedule, or find a different source of funding, if the property tax increase was not approved in August. Council Member Jacob commented that the Council could amend the budget at any time during the fiscal year. Mayor Burton said the new positions would not be filled until funding was assured.

Ms. Steck asked the Council to discuss what to do with the extra $221,000. She said her initial suggestion was to divert some of the sales tax revenue in the budget to Class C Road funds to start reducing dependence on other government entities to fund road maintenance. Ms. Steck emphasized that the Council had a lot of options.

The Council discussed messaging and philosophy of raising taxes. Chair Bedore said it appeared the Council was unanimous in not wanting to list the COLA on the Property Tax Impact Schedule. Council Member Jacob said the Council needed a defendable philosophy that made sense. He emphasized that prices went up every year, and said a small annual inflationary increase made sense to him. Council Member Harris said she agreed.

Council Member Shelton suggested spreading the property tax increase over multiple items on the Property Tax Impact Schedule, such as asphalt and fuel. Ms. Steck said IT costs, fuel, COLA, and health insurance premiums were the four items most impacted by inflation. She suggested splitting the tax increase four ways with $125,000 from each. Council Member Harris asked if the COLA could be removed from the list, with the increase split three ways.

Council Member Whitelock expressed concern that the list had already been made public with the Mayor's Budget, and changing the list may appear to some like a moving cup and ball game. Ms. Steck said the Mayor's Budget was a proposal that was considered by the Council, with changes made before adoption as the final budget. Council Member Whitelock did not think most residents viewed the Mayor's Budget and the budget formally approved by the Council as being different, but simply as the City's Budget.

Council Member Jacob repeated his opinion that a defensible philosophy was needed. Responding to a question from Council Member Lamb, Council Member Jacob explained that the City would only need to add positions to increase services because of growth in the City, which should be paid for by the new growth. If the City did not grow, certain costs would still increase because of inflation. He expressed the opinion that increased costs due to inflation were justification for a property tax increase.

Chair Bedore agreed with including the three inflationary items (IT, fuel, and health insurance premiums) on the Property Tax Impact Schedule. Ms. Steck suggested she work with staff to draft an explanation for residents to be added to the link with the Impact Schedule. She said the process may appear a little sloppy to the public if they did not understand this was the first year with the Property Tax Impact Schedule.

A majority of the Council indicated support for listing inflationary items rather than growth-related items on the Property Tax Impact Schedule. Council Member Lamb was comfortable with the Impact Schedule the way it was. Council Member Whitelock was comfortable listing IT and fuel costs, but not health premiums. Council Members Jacob, Wignall, and Shelton agreed. Council Member Shelton wanted to see the COLA added to the list in the next fiscal year if the Mayor could adjust the messaging. Council Member Whitelock felt the issue for her was that the Council had not discussed changing the list on the Property Tax Impact Schedule until that evening.

A majority of the Council indicated support for splitting the property tax increase between IT costs and fuel costs on the Property Tax Impact Schedule. The Council discussed the importance of sharing a statement of explanation.

Responding to a question from Council Member Shelton, Ms. Steck said she would receive information from the County in two or three months that would explain where in the City the new growth money ($221,000) came from. Chair Bedore said he agreed with the philosophy that money from new growth should pay for growth-related expenses, and increased costs due to inflation should be funded with an inflationary property tax increase.

b. Discussion of the Fiscal Year 2027 Tentative Budget

Ms. Steck presented Water Rate and Sewer Rate Studies. She said the last comprehensive water rate study was done in 2019, at which time the Council challenged staff to make sure rates applied to a user group paid for the services provided to the user group. Ms. Steck said she believed the City was successful with the goal at the time, and said Council Member Whitelock had challenged staff to again check the rates.

Ms. Steck presented water statistics, showing that 7.1 billion gallons of water were sold throughout the City, exceeding the take-or-pay amount contracted with Jordan Valley Water Conservancy District (JVWCD) by approximately 1 billion gallons.

	% of Accounts	**% of Water Sold**	**$ of Total Revenue**

Residential	90%	56%	58%
Commercial	5%	32%	30%
Landscape	2%	7%	8%
City meters	1%	4%	3%
Other	2%	<1%	<1%

Ms. Steck said the Mayor's Budget proposed no rate increase due to the level of reserve in the Utility Fund. The five-year financial plan presumed rates would remain constant but would be reevaluated each year. Ms. Steck said while reserves were strong in the water utility, reserves were currently needed to subsidize negative reserves from the water impact fee for projects needed for development to continue. Mayor Burton emphasized the City would get a portion of the impact fee amount back as fees were collected.

Ms. Steck presented a comparison of water rates in West Jordan, Kearns Improvement District, South Jordan, Herriman, and Sandy City, showing that West Jordan had the lowest culinary water rate in the area. She showed a list of the top ten water utility payers.

Ms. Steck explained that the base charge component of the water bill was used to pay for maintenance of the water system, and the metered water usage charge paid for the purchase of water from JVWCD, and for the City's utility operational costs. She explained the take-or-pay contract arrangement with JVWCD, and showed lowest and highest bill amounts for residential, commercial, and landscape users. Responding to a question from Council Member Shelton, Mr. Anderson said several years ago the Council expressed a desire for no one group to subsidize water use of any other group. Greg Davenport explained that the cost of a gallon of water was not always the same. Rates in West Jordan were based on peak time cost. Ms. Steck said considerations that went into making water rate policy decisions included water conservation efforts, affordability, and maintenance of infrastructure.

Ms. Steck presented sewer utility statistics. She explained that sewer volume was calculated in October of each year based on average water usage in the previous November, December, and January.

	% of Connections	**% of Units**	**% Total Revenue**	**% of Volume**
Single-Family	95%	71%	64%	57%
Multi-Family/HOA	1%	25%	19%	10%
Commercial	4%	3%	12%	19%
Industrial	< 1% (Dannon)	< 1%	5%	14%

Ms. Steck said there was opportunity to adjust sewer fees to reduce subsidization between the categories. The Mayor's Budget proposed a rate increase of 5% to the sewer utility effective October 1, 2026. The five-year financial plan presumed the same increase each year of the plan in preparation for large maintenance projects. Responding to a question from Council Member Shelton, Mr. Davenport said Dannon had looked for ways to reduce volume in the short-term. Council Member Shelton said it was his understanding that dairy product was difficult for the sewer treatment plant to process, and said he did not like the idea of subsidizing Dannon's sewer utility. City Administrator Korban Lee said treatment facility costs were proportional to volume, and the City's costs were proportional to the number of units and lateral lines. He said Dannon had one lateral connection with a lot of volume.

Ms. Steck showed a rate comparison, and said many sewer districts relied on property tax revenue. The sewer rate in West Jordan was low compared to most districts in the area. Mr. Lee said when the sewer system was originally built out, thinner pipes were installed toward the edges of the City with the assumption that density would decrease closer to the edges; however, development had not followed that pattern. Mr. Davenport said he was crossing his fingers that the Southwest Quadrant would remain industrial.

The Council reviewed a list of the top ten sewer utility payers. Ms. Steck said the base charge components of the sewer bill were used to pay South Valley Water Reclamation Facility (SVWRF) for sewer treatment, and to pay the City's fixed costs. The volume charge component was based on an account's average winter water consumption. She explained that West Jordan paid SVWRF a flat monthly fee based on plant operations, bond payments for plant maintenance, and plant improvements. The treatment plant had significant upcoming maintenance needs due to EPA requirements, and the City was phasing in annual rate increases to prepare. Ms. Steck said she thought the Legislature was moving toward not allowing flat fees in general.

Ms. Steck thanked the Council for their time.

3. Administrative Items

Council Member Whitelock said she had received at least one phone call about fireworks. She asked staff for information about a communication from the Governor's Office about municipalities having the ability to ban fireworks. City Attorney Josh Chandler said State Statute authorized cities to restrict areas where fireworks could be discharged with certain criteria. He said he believed there were communities that decided their entire city met the criteria, and therefore banned fireworks in the entire city. Mr. Chandler said he did not know if that tactic had been challenged in any of those communities. He said the criteria included heightened danger, with WUI areas, canals, washes, etc. Fire Chief Derek Maxfield expressed the opinion that West Jordan would have a hard time demonstrating heightened risk throughout the entire city.

Council Office Director Alan Anderson read aloud from the State Statute, and said the City's current fireworks restriction map already took areas that met the criteria into account. Council Member Jacob said the City had a lot of canals and washes where fireworks were already prohibited. He said if the borders were expanded to include readily identifiable arterial streets, the prohibited areas would come close to a city-wide ban. Chief Maxfield commented that enforcement in pocket areas could be difficult. Council Member Lamb said getting the word out would also be difficult. Chief Maxfield said he was comfortable with the fireworks prohibition map as it stood. Council Member Whitelock said she wanted people to understand the City had done what they believed to be best.

4. Adjourn

Chair Bedore adjourned the meeting at 6:06 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 23, 2026. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

/s/ Cindy M. Quick, MMC
Council Office Clerk

Approved this 14th day of July 2026