SOUTH JORDAN CITY
COMBINED CITY COUNCIL &
REDEVELOPMENT AGENCY MEETING
JUNE 2, 2026

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Police Lieutenant Adrian Montelongo, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, Fire Chief Chris Dawson, Director of Recreation Janell Payne, CFO Sunil Naidu, Director of Planning & Economic Development Brian Preece, Director of Public Works Raymond Garrison, PIO/Communication Manager Rachael Van Cleave, Senior System Administrator Phill Brown, CTO Matthew Davis, City Recorder Anna Crookston

Absent:

Other (Electronic) Attendance:

Other (In-Person) Attendance: Chuck Newton, Shane Manwaring, Chris Thompson, Kent Davis, Youth City Council members and guests (Sign-in sheet, Attachment C)

6:32 P.M.
REGULAR MEETING

A. Welcome, Roll Call, and Introduction: By Mayor Dawn R. Ramsey

Mayor Ramsey welcomed everyone present and introduced the June 2, 2026 Combined City Council and Redevelopment Agency Meeting for the City of South Jordan.

B. Invocation: By Council Member, Kathie Johnson

Council Member Johnson offered the invocation.

C. Pledge of Allegiance: By Assistant City Manager, Jason Rasmussen

Assistant City Manager Rasmussen led the audience in the Pledge of Allegiance.

D. Presentation Items:

D.1. Youth City Council Annual Report. (By Youth City Council Mayor, Preston Ballentine)

Youth City Council Mayor Preston Ballentine reviewed prepared presentation (Attachment A). He stated that the Youth City Council included 44 members, including seven executive members, and noted that participation had doubled from the prior year. He reported that members completed approximately 550 hours of service through activities including service at the Gale Center, Light the Night, Summerfest, and senior programs. He also described monthly meetings, including presentations from Salt Lake City Representative Carlos Moreno and Pure SoJo, and highlighted Local Officials Day at the Capitol and the USU leadership event as meaningful opportunities for members to learn, serve, and build relationships.

Mayor Ramsey thanked Mr. Ballentine and the outgoing Youth City Council members for their service, leadership, influence, and volunteer hours. She stated that the city benefits from the work and example of the Youth City Council.

D.2. Oath of Office Ceremony City Youth Council. (By Mayor, Dawn R. Ramsey)

Mayor Ramsey administered the oath of office to the 2026-2027 Youth City Council members. She encouraged the incoming members to take advantage of the leadership, service, and civic learning opportunities available through the program, including Local Officials Day at the Capitol and the USU leadership event. She thanked the youth, their parents, and supporters for their willingness to serve and represent the city.

D.3. Fraud Risk Assessment. (By CFO, Sunil Naidu)

Chief Financial Officer Sunil Naidu introduced Assistant Controller Trevor Coburn to present the annual fraud risk assessment (Attachment B).

Assistant Controller Coburn stated that the fraud risk assessment is a questionnaire issued by the State Auditor's Office and completed annually to evaluate the City's fraud risk. He reported that the assessment was reviewed with both the external auditor and internal auditor, with no discrepancies identified. He stated that the city received the highest possible score, indicating a very low fraud risk. He highlighted the City's reporting fraud and abuse policy, fraud hotline, and review of cash handling separation of duties. He stated that the internal auditor found no issues with the City's cash handling policies.

Council Member Johnson stated that the report appeared straightforward. Mayor Ramsey thanked staff and noted that the presentation represented significant work by City staff throughout the year.

E. Minute Approval:

E.1. May 5, 2026 City Council Study Meeting

Council Member Zander motioned to approve the May 5, 2026 City Council Study Meeting Minutes as published. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

F. Mayor and Council Reports:

Council Member Shelton thanked staff for the fraud risk assessment and stated he was pleased that the city remains at very low risk for fraud. He reported on a Jordan River Commission field trip to natural habitat near the Jordan River and south of 10600 South, where he learned about beaver dams that contribute to natural stormwater cleaning before water enters the Jordan River. He also reported that he spoke at the senior program Memorial Day lunch, attended the City's Memorial Day program, and celebrated his 47th wedding anniversary.

Council Member Zander stated that the Memorial Day service was beautiful and patriotic, and that she appreciated gathering with the community to honor veterans and those who have passed away. She expressed appreciation for the City's America 250 banners and encouraged residents to recognize the upcoming 250th anniversary of the United States. She also reported that she and Council Member McGuire attended the Summerfest parade preview in Highland Park and expressed appreciation for the event and for activities held on the west side of the city.

Council Member Harris reported that he attended the Memorial Day program and appreciated the reading of the names of those who served our country. He also reported attending a Jordan Basin meeting and stated that sewer service in the south valley area is operating well. He further reported attending the Under One Sky America 250 Utah Awards gala, where local participants and Merit Medical's Founder, Chairman, and CEO Fred Lampropoulos were recognized.

Council Member Johnson agreed with Council Member Zander regarding the importance of recognizing the upcoming 250th anniversary of the United States and encouraged the public to remember the blessings of the country's form of government and consider how to strengthen it.

Council Member McGuire reported that he attended the Memorial Day program and stated that resident feedback regarding loved ones being buried in the city cemetery because of the program demonstrated the significance of the event. He expressed appreciation for the America 250 flag and banners, reported attending the Summerfest parade float preview, and stated that he attended the Healthy SoJo meeting to learn more about the City's healthy city efforts and future programming.

Mayor Ramsey reported that she attended an economic development conference with City Manager Dustin Lewis and Director of Planning & Economic Development Brian Preece, where the team held productive meetings regarding future opportunities for South Jordan. She reported attending Bingham High School's graduation and stated she would attend Herriman High School's graduation the following morning, noting that both schools serve many South Jordan students. She reported visiting 48 fifth-grade classes in Jordan School District schools within South Jordan to share an America 250 message after students had studied American history and government. She also reported visiting Monte Vista Elementary to speak with second, third, fourth, and fifth grade students about community and government, and Jordan Ridge Elementary to read to first grade students. She stated that she conducted the Wasatch Front Regional Council (WFRC) Regional Growth Committee meeting and chaired the regular WFRC meeting. She reported that, of 69 grant applications submitted for three grant programs, 17 were awarded, including two awards to South Jordan for the Shields Lane project totaling $2.5 million. She also thanked staff for their work on the Memorial Day program and the SoJo Baseball closing ceremonies, noting that the baseball event was successful despite unexpected rain.

G. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Chuck Newton (Resident) - The main reason for me coming tonight, actually, I have been wanting to come a couple times and kept missing it, had other things going on for work, so I have several thank-you comments to make. The first, the primary reason was I called in today. There was broken glass over by Elk Meadows Elementary School on the sidewalk, a beer bottle. Somebody tossed a beer bottle, so I called up the city, and I appreciate Director of Public Works Raymond Garriosn's leadership because one of his teams tore out there with jet engines on their truck and cleaned it all up, so when elementary school got out, the kids would be safe. I appreciate that. That's the first thank you. The second thank you is to the City Council, our City Manager, and staff coordinating another what looks to be another fantastic Summerfest. I'll just tell a little secret on the City Manager, if I may. Many years ago, when I was on the City Council, he took over the planning for it and made it bigger and better, and it just went kaboom and has gone from there. Kudos to his continuing leadership to make it such a success. Mayor, kudos to you for your ongoing efforts to be bouncing around like a bee in a bottle, going bing, bing, bing, bing, bing. I should say more like a pinball machine, going everywhere, making the top 250 in the nation. That is amazing, and it's obvious everything that you have done to benefit this City. On behalf of my friends and neighbors who know what's going on, or I've told them what's going on, and they better like it, thank you so very much. Really appreciate it. Also, kudos to the police, who, as they rotate around trying to catch speeders, 9800 South is a particular problem. Sometimes during the days, sometimes during school hours, those parents are crazy, but also particularly on Friday nights between 11:00 and 1:00, there's some street racing there, and they're out there all the time catching and taking care of it and calming things down. I appreciate the leadership of our Police Chief. He has served the city well over these many years. He became the Police Chief as I was leaving my last couple months, and he's been great for the city. I appreciate it, Chief. Thank you so very much. I'd also like to point out, make sure I got all those, the last couple things. Number one is the risk fraud checklist. Congratulations, CFO Sunil Naidu is turning gray with good reason. His hard work, long hours. Didn't think I'd notice that, huh, Sunil? He revised, when you heard the discussion about cash management, he revised the cash management rules just before I got on the Council, and then we had an audit and just did a couple other things to clean it up. Some of those on those fraud checklists, by the way, came from South Jordan. We put several of those things into place, and other cities came to me even after I was on the Council, also, saying, what did you do, how did you do it? I was spending a lot of hours on the phone answering questions for people. Other cities have followed in South Jordan's footsteps, so I just want you to know that. Lastly, I know you're going to do a park fee tonight as part of the budget. As I read through it, I didn't see a separate resolution. I'd like to suggest, for your consideration, since the resolution isn't on the agenda, that during your motion to approve the budget, that you also bring forth or comment that it should be put in an enterprise fund, and then you can always deal with the resolution later. I think it's important to put into an enterprise fund for tracking purposes and for it to appear in both the budget and the Comprehensive Annual Financial Report (CAFR) for a couple reasons. Number one, transparency, and number two, one of the things that Sunil adopted was, as we move forward and made a bunch of changes on how the budget is presented, is that the budget talks about goals on each of the areas, same thing for the enterprise funds, and then on the CAFR, it talks about the completion of each of those goals. I think that's important for transparency, and I think given that some people are going to be surprised, and not necessarily in a positive way with the park fee, but I understand why you're doing it and the philosophy behind it. I get it. You've got to do something. I get how that goes. I think establishing that as an enterprise fund would be a great way to handle that, and I'd like to suggest that for your all's consideration. Thanks so very much for your time today.

Shane Manwaring (Bluffdale Resident) - I'm Shane Manwaring, and I want to introduce myself. I'm running for Sheriff of Salt Lake County, and this is just meant to be an introduction so you can put a face with the name. I'm a resident of Bluffdale City. I'm married. I have five children, and if you count my ROTC time, I spent over 30 years in the military, so I'm going to take your challenge and 250 years. I often get told, "Thank you for your service," and my response is always the same; it was the privilege of a lifetime. This country has given me and my family more than I could ever give back, so I officially ended that privilege last July. It was a hard decision, but I retired as a colonel out of the Utah National Guard. The biggest budget I ever ran was $300 million. I was in Afghanistan in 2019-2020, and that unit that I was in charge of, we had 2,995 people, and I was always teasing we should have come up with five more people, then we could have said 3,000. I've been in law enforcement for over 23 years. When I started, your Chief was my undersheriff, and he's been a great mentor my whole career. I love that gentleman. I'm currently a lieutenant, and I get to have the best job in the police department. I'm the watch commander, and I get to drive all over this valley and go to all the fun stuff. I'm here to report your South Jordan officers are incredible, and we see them often, and they're doing great things out there. I'll challenge you to ask your police officers how they feel things are going right now with the Salt Lake County Jail. My priority is that jail. We've got to fix the jail. We've got to fix the fact that we're not holding prisoners, and worse off, we're letting them go. Addiction is the biggest group of folks that are in that jail, and we're releasing them out of jail about the time they're the most drug sick. When they leave the jail, they have no drugs, because we, of course, took that from them, and they're so drug sick they're desperate to get back to that baseline. The answer to that is they have to go commit a crime, and so we're not taking care of them with the current status of the jail, and that's going to be my priority, is to fix that jail. I want to be the best partner South Jordan's ever had. That's my goal. When I started law enforcement, I said my goal was to be the nicest police officer anybody ever was in contact with, and I've got some people that will swear that that's true. But that's my goal as a sheriff, is to be the best partner that South Jordan's ever had, and that means we've got to prioritize where the Sheriff's Office is at. We're going to stop doing stuff that South Jordan can do for themselves, and we're going to start doing things that make things better for South Jordan. You can find me on Facebook. I'm Shane For Sheriff. I used the number four because I thought it looked more country, but Shane for Sheriff on Facebook, Instagram. Thanks for your time, and thanks for listening to me.

Chris Thompson (Resident) - Hello, I am Chris Thompson. I'm a senior at Bingham High School, and I'm really interested in economics, public policy, and local government. I attended tonight to ask you guys a couple of questions and just kind of see how you run the city and how you come to decisions and such. In the face of these super rapid changes to South Jordan, in the face of population growth and our drought and all this new infrastructure coming in, I just had a couple questions that I wanted to ask. My first one is; How does South Jordan determine whether new development is paying its fair share of infrastructure, water, and service costs? After Mayor Ramsey explained that the public comment period is for receiving comments rather than dialogue, Mr. Thompson continued; All right, I'll just talk to you guys about that after. Well, there is one thing I want to discuss, and that is I'm not sure if you guys are aware, but the South Jordan Recreation Center's newly issued free passes, those are just amazing. I have so many of my friends who have gotten into improving their physical health because of this new program that allows them to get a free membership to the facility and use the gym there, use the swimming pool, and do all the different programs there. I just wanted to say that prioritizing students' and children's physical health through programs like that not only helps their physical health, but it also helps their mental health, helps their self-esteem, and helps them feel part of the community. Thank you, guys. I'll be back with my questions. Thank you.

Kent Davis (Cottonwood Heights Resident) - Mayor Ramsey, Council Members, thank you for the courtesy of a few minutes tonight. My name is Kent Davis. I reside in Cottonwood Heights with my wife, Katie, and my two children. I'm the Republican nominee for Salt Lake County District Attorney, and tonight I'm here to listen. A short word on why I'm qualified to do that. I spent two decades leading teams in hard environments. I deployed twice to Iraq. I was an infantry officer. I earned my Ranger tab, a Bronze Star, combat infantryman's badge, and I came home to continue my public service. I went to law school. My first job after law school was clerking for a federal judge. I went from there to the United States Department of Justice, and Sim Gill hired me. I came from Arizona, and came in 2017. I was in that office from 2017 to 2021 until I was hired by Woodbury Corporation. That's where I currently am. I'm the director of cybersecurity and corporate counsel for them. I am the outgoing chair of the Utah State Bar Cyber Law Section. I serve on two Utah Supreme Court advisory committees, including the rules for professional conduct, and I share that not as a resume but to make a point that everyone here is acutely familiar with; public service is showing up and listening where the work is being done. As you all well know, Lieutenant Manwaring and I have been over the past few weeks visiting city councils across Salt Lake County because we're seeking county positions: Bluffdale, Herriman, Taylorsville, Sandy, West Jordan, tonight South Jordan. The reason is because our work touches what happens in your city, and that's what we're doing tonight. That's what I'm doing tonight. What I want to keep doing, regardless of whether or not I'm elected in November. The DA's office is a county office. Its work lives in your city. When your officers refer a case, the outcome lands here in South Jordan. When a domestic violence victim calls 911, what happens next is partly on the District Attorney's Office. South Jordan should not have to wait for a press conference to know what is happening in a case. It shouldn't have to wait to know what is happening about repeat property crime, Wasatch corridor, traffic in fentanyl or stolen vehicles, or violent offenders cycling back through your neighborhoods. So I'm here, and I said I'm here to listen. I'd like to open a direct line. I actually had the pleasure of briefly meeting your Chief earlier. I want to sit down with any Council Member or you, Mayor, who have questions and would like to follow up. I would happily attend a town hall if you'd have me. Tell me what South Jordan needs from the next District Attorney. I'm taking it seriously. I also invite the chance to speak with your City Attorney. I'm an easy guy to find, and I welcome you to do so. Council Members, Mayor, thank you for the time. I look forward to being a District Attorney that you can trust.

Mayor Ramsey closed the public comment portion of the meeting.

H. Action Items:

H.1. Resolution R2026-17, Approving the issuance by the Public Finance Authority of Revenue Bonds on behalf of Roseman University of Health Sciences. (By CFO, Sunil Naidu)

Chief Financial Officer Sunil Naidu explained that Roseman University was seeking approval related to Public Finance Authority revenue bonds and that the Council had approved similar private activity bond matters in the past. He stated that the bonds qualify for tax-exempt status and that federal requirements require approval from jurisdictions where bond proceeds will be spent. He explained that Roseman University planned to refinance existing bonds and add new bonds totaling approximately $140 million, with approximately $3 million to be spent at the South Jordan campus for improvements including solar panels. He stated that a public hearing was noticed and held at Roseman on May 20, 2026, and that no public comments were received.

Sammy Fan, representing Roseman University, stated that it is a pleasure to work in South Jordan. He explained the financial benefit of the nonprofit bond status and highlighted Roseman's dental program, including recent graduation of both the four-year and three-year dental program classes. He stated that 201 dentists had graduated in the prior two months and that approximately 75% of the students come from out of state. He also stated that the next class would include approximately 150 students and that the program receives thousands of applications.

Council Member Shelton asked whether any members of the public attended the May 20 public hearing and whether the City had any liability related to the bonds. CFO Naidu stated that no public feedback was received and confirmed that there is no liability to the City.

Council Member Harris motioned to approve Resolution R2026-17, Approving the issuance by the Public Finance Authority of Revenue Bonds on behalf of Roseman University of Health Sciences. Council Member Johnson seconded the motion.

Roll Call Vote
Council Member Harris - Yes
Council Member Johnson - Yes
Council Member Shelton - Yes
Council Member Zander - Yes
Council Member McGuire - Yes
The motion passed with a vote of 5-0 in favor.

H.2. Resolution R2026-18, Designating the Interim Emergency Successors for 2026-27 and Identification of Alerting Authority and Individuals Authorized to Send Alerts. (By City Manager, Dustin Lewis)

City Manager Dustin Lewis stated that the city is required by the State of Utah to identify interim successors for certain City positions each June. He explained that the resolution includes an emergency interim succession list updated by City staff, as well as emergency alert plan protocols for use of FEMA IPAWS and Valley Emergency Communication Center alert systems. He stated that the resolution identifies who may access those systems and how the process is outlined.

Council Member McGuire motioned to approve Resolution R2026-18, Designating the Interim Emergency Successors for 2026-27 and Identification of Alerting Authority and Individuals Authorized to Send Alerts. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

I. Public Hearing Items:

I.1. Ordinance 2026-15, Amending Section 16.04.320 of the City Code regarding Water Share Exactions. (By Director of Engineering/City Engineer, Brad Klavano)

Director of Engineering/City Engineer Brad Klavano explained that the ordinance updates the City's water share requirement following a recent appeal and guidance from the Office of the Property Rights Ombudsman. He stated that state law requires the calculation to be based on equivalent residential connections (ERCs) rather than acre-feet per acre. He explained that the amendment replaces the prior 2.2 acre-feet per year language with the average annual demand per ERC in the current water use level of service memorandum. He also stated that the amendment removes language regarding collection of water shares from commercial, industrial, and mixed-use development because the city has historically collected water shares only from residential development.

Mayor Ramsey opened the public hearing for Ordinance 2026-15. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Shelton asked for clarification regarding water share exactions. Director Klavano explained that residential development outside of Daybreak has been required to provide water shares, which support the City's long-term indoor and outdoor water rights needs. He stated that a future work session discussion regarding water shares and Jordan Valley Water Conservancy District issues is planned. Council Member Shelton asked whether a developer must acquire or provide water shares as part of development. Director Klavano confirmed that this is required unless water shares already come with the land. Council Member Shelton asked whether the new formula would affect the amount collected. Director Klavano stated that it could be slightly more or less depending on lot size and density.

Council Member Johnson asked whether the new calculation would be adequate for development. Director Klavano stated that he believed it would be adequate and simpler to administer. City Attorney Ryan Loose clarified that the city had not been acting unlawfully, but that a state law change required updating the formula. He stated that water share exactions help ensure that new development contributes proportionally to its impact and are consistent with the legal requirements for development exactions. Council Member Shelton asked whether accessory dwelling units have separate meter. City Attorney Loose and Director Klavano stated that generally they do not, with some exceptions. Council Member McGuire clarified that the ordinance applies to any size development, including subdivision of larger lots.

Council Member Johnson motioned to approve Ordinance 2026-15, Amending Section 16.04.320 of the City Code regarding Water Share Exactions. Council Member Shelton seconded the motion.

Roll Call Vote

Council Member Johnson - Yes
Council Member Shelton - Yes
Council Member Harris - Yes
Council Member Zander - Yes
Council Member McGuire - Yes

The motion passed with a vote of 5-0 in favor.

I.2. Resolution R2026-11, Adopting a Final Budget; making appropriations for the support of the City of South Jordan for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 and determining the rate of tax, and levying taxes upon all real and personal property within South Jordan City, Utah made taxable by law for the year 2026. (By CFO, Sunil Naidu)

Chief Financial Officer Sunil Naidu stated that the Council had adopted the tentative budget approximately one month earlier and that the budget had been made available for public review and comment at the City Recorder's Office and on the City's website. He stated that he had not received public comments as of the meeting date. He explained that the final budget adopts the certified tax rate to be calculated by the Utah Tax Commission and does not propose an increase or change to the tax rate. He stated that the primary change from the tentative budget relates to development fees, including updated commercial building fee layers based on the City's refined review process and updated employee costs.

Mayor Ramsey opened the public hearing for Resolution R2026-11. There were no comments. Mayor Ramsey closed the public hearing.

Mayor Ramsey noted that many neighboring cities and counties were holding public hearings to consider significant property tax increases, with some proposing increases of 25 percent or more. She stated that South Jordan City had worked diligently to avoid raising property taxes and would instead adopt the certified tax rate. She explained that although the City had avoided a property tax increase, rising costs continued to place pressure on the City's finances. She emphasized that throughout the past decade, the City's annual resident surveys had consistently identified parks and open space as one of the community's highest priorities. The city had therefore sought a way to provide a reliable, dedicated funding source to preserve and maintain those assets. She explained that, unlike many counties in Utah, Salt Lake County does not have statutory authority to implement a RAP (Recreation, Arts, and Parks) tax or place such a funding mechanism before voters. As a result, the City could not establish a voter-approved dedicated parks tax similar to those available in other counties. She stated that property tax revenues currently flow into the City's General Fund, where they support numerous municipal services, including public safety, parks, and other general government operations. During financially difficult periods, she said the City has an obligation to prioritize public safety but did not want parks and open space to suffer because of competing demands on General Fund resources. She said the City had conducted extensive financial analysis to identify an alternative method of creating a dedicated funding source for parks. While the City already operates enterprise funds for utilities and other self-supporting operations such as water, storm drainage, and Mulligan's Golf Course, parks do not qualify for that same funding structure. Consequently, staff determined that the only practical option available under current law was to establish a dedicated parks fee. She explained that the proposed parks fee would be deposited into its own dedicated fund and used exclusively for park maintenance and future capital improvements. She stressed that the fee was not intended to fund employee salaries or generate excess revenue, but rather to ensure that the City could continue maintaining parks and preserving open space as South Jordan continues to grow. She further explained that the proposed monthly fee was $5.38 for a single-family residence and $3.28 for a multifamily dwelling. She emphasized that these amounts were not arbitrary but were developed through extensive analysis to establish a modest funding source sufficient to begin addressing long-term park maintenance and capital needs. She stated that the City believed the proposal reflected the priorities residents had consistently expressed through more than ten years of annual community surveys and public feedback. She reiterated that no property tax increase was included in the proposed budget, but that the parks fee represented the City's effort to protect one of the community's highest-valued assets while maintaining essential public safety services. She concluded by noting that South Jordan conducts annual resident surveys, something she believed few other cities in the state do, and stated that the proposed budget reflected the City's effort to remain responsive to the priorities residents have repeatedly identified.

Council Member McGuire requested that CFO Naidu explain why the proposed parks fee was not being established as an enterprise fund, referencing earlier public comments suggesting that approach. CFO Naidu explained that, under governmental accounting standards, an enterprise fund is intended to operate like a self-supporting business, with its own revenues fully covering its operating and capital costs. He stated that the City's parks operations alone exceed $5 million annually, while the proposed parks fee is expected to generate approximately $1.7 million, covering only about 30 percent of total park-related costs. Because the fee does not fully fund the service, classifying it as an enterprise fund would not accurately reflect the City's finances. He further explained that creating an enterprise fund under these circumstances could be misleading because residents might reasonably assume that payment of the fee covered the full cost of park services, when the majority of funding would still come from the General Fund. He said Governmental Accounting Standards Board (GASB) guidance contemplates enterprise funds for activities that are substantially self-supporting through user charges. He noted that if the city were to fully recover park costs through user fees, a comprehensive cost-of-service study would likely result in fees substantially higher than those being proposed.

Council Member McGuire then asked whether the revenue generated by the parks fee would nevertheless be separately tracked and reserved exclusively for parks rather than being absorbed into the General Fund. CFO Naidu confirmed that it would. He explained that although the accounting process would be somewhat more administratively burdensome than using an enterprise fund, the City would establish dedicated budget line items to separately account for all parks fee revenues and expenditures.

Mayor Ramsey asked whether those revenues would appear as a standalone line item within the City's utilities or budget accounting. CFO Naidu confirmed that they would. Council Member McGuire stated that he wanted residents to clearly understand that the proposed parks fee was being created specifically to support parks, even though it would not be classified as an enterprise fund. He emphasized that the revenues would have their own dedicated budget line items and would be tracked separately. CFO Naidu noted that funding would support both ongoing operations and capital improvements, including approximately $500,000 annually for capital projects. He stated that he intended to monitor those expenditures closely. He further noted that any funds remaining at the end of a fiscal year would carry forward and remain dedicated to future park projects rather than reverting to other City purposes. He affirmed that every dollar collected and spent through the parks fee would be individually tracked, ensuring full accountability. He reiterated that although the fee would not appear in the City's Annual Comprehensive Financial Report (ACFR) as an enterprise fund, it would nevertheless be separately accounted for through dedicated budget line items established specifically for parks.

Council Member Johnson confirmed that the fee does not prevent additional General Fund money from being used for parks. CFO Naidu confirmed that it does not.

Council Member Zander asked when residents would see the fee on utility bills. CFO Naidu stated that if approved, the fee would be effective July 1, 2026, and would likely appear on utility bills calculated at the end of July and received in late July or early August. Council Member Zander asked for clarification regarding the parks budget and how the fee relates to the existing budget. CFO Naidu stated that the parks budget is a little over $5 million, and that the park fee would help pay for that existing budget. City Manager Dustin Lewis clarified that the fee supports operations and maintenance, including materials, repairs, water, resurfacing, and similar needs, but not salaries and benefits. He also clarified that no park fee funds would be used for Mulligans, which operates as a separate enterprise fund.

Council Member Shelton asked whether some of the funds would support implementation of the Parks Master Plan. CFO Naidu and City Manager Lewis stated that approximately $500,000 would be directed toward capital projects, including parks-related projects that previously could not be funded. CFO Naidu stated that additional parks capital needs would continue to compete with other General Fund projects.

Mayor Ramsey added that one of the ongoing financial challenges facing the City's parks system is the cost of repairing vandalism, particularly at Prospector Park. She explained that the park experiences repeated acts of vandalism throughout the year, which she attributed in part to its location adjacent to the high school. As a result, the City incurs substantial and recurring repair costs that exceed those experienced at other parks. She stated that neither the city nor its residents want to continue spending significant resources repairing vandalized facilities. However, allowing damaged equipment or park amenities to remain unrepaired is not an option because the city has a responsibility to maintain safe parks for public use. Consequently, the City must continue investing funds to restore damaged facilities, despite the frustration of repeatedly addressing the same issues at Prospector Park. She also emphasized that South Jordan is not unique in implementing a parks fee, noting that at least one neighboring city has maintained a similar fee for approximately fifteen years. According to the Mayor, that funding mechanism has helped the neighboring community expand and maintain its parks system as the city has grown. She reiterated that the proposed parks fee is intended solely to establish a dedicated and transparent funding source for parks. She explained that current state law and the accounting requirements governing municipalities in Salt Lake County do not provide an available mechanism to create either a dedicated parks tax or an enterprise fund for this purpose. Therefore, the proposed parks fee represents the City's best available option. She further noted that the proposed fee would generate revenue equal to approximately one-third of the City's existing annual parks budget, meaning it would supplement, not replace, the General Fund support already provided for parks. Those revenues would be deposited into a separate, dedicated account, tracked through distinct budget line items, and used exclusively for parks-related purposes to provide maximum transparency and accountability. She concluded by stating that residents have consistently asked the City to find a way to ensure that parks and open space remain protected and well maintained. She said the proposed parks fee reflects the City's best effort to respond to that long-standing public priority while providing residents with clear visibility into how those funds are collected and spent.

Council Member McGuire added a final comment regarding the proposed parks fee, stating that one aspect he particularly appreciated was that the fee amount was based on a formal financial study rather than an arbitrary figure. He noted that, like the City's other user fees, including the proposed adjustments to garbage and recycling fees, the parks fee was developed through a comprehensive fee study. He explained that South Jordan's practice is to base its fees on objective analysis rather than selecting amounts at random. He stated that the city relies on third-party consultants to conduct fee studies and determine the costs associated with providing municipal services. As a result, he said the proposed parks fee reflects documented costs and factual analysis rather than a number chosen without supporting data. He concluded by expressing his appreciation for the City's data-driven approach to establishing fees, stating that South Jordan consistently bases its financial decisions on objective facts and professional analysis to ensure fees are justified and aligned with the services they support.

Council Member Shelton motioned to approve Resolution R2026-11, Adopting a Final Budget; making appropriations for the support of the City of South Jordan for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 and determining the rate of tax, and levying taxes upon all real and personal property within South Jordan City, Utah made taxable by law for the year 2026. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Shelton - Yes
Council Member McGuire - Yes
Council Member Harris - Yes
Council Member Johnson - Yes
Council Member Zander - Yes
The motion passed with a vote of 5-0 in favor.

Council Member Harris motioned to recess the City Council Meeting and move to the Redevelopment Agency Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

REDEVELOPMENT AGENCY MEETING

I.3. RDA Resolution 2026-02, Adopting a Final Budget for the Redevelopment Agency of the City of South Jordan, Utah, for the Fiscal Year 2026-2027. (By CFO, Sunil Naidu)

Chair Ramsey opened the Redevelopment Agency Meeting.

Chief Financial Officer Sunil Naidu stated that there had been no changes to the RDA budget since adoption of the tentative budget. Director of Planning & Economic Development Brian Preece noted that this would be the first year in which money would be collected and dispersed for the HTRZ and CRA for the Southwest Area Quadrant, and that those amounts are included in the budget.

Chair Ramsey opened the public hearing for RDA Resolution 2026-02. There were no comments. Chair Ramsey closed the public hearing.

Board Member McGuire motioned to approve RDA Resolution 2026-02, Adopting a Final Budget for the Redevelopment Agency of the City of South Jordan, Utah, for the Fiscal Year 2026-2027. Board Member Johnson seconded the motion.

Roll Call Vote

Board Member McGuire - Yes
Board Member Johnson - Yes
Board Member Harris - Yes
Board Member Shelton - Yes
Board Member Zander - Yes
The motion passed with a vote of 5-0 in favor.

Board Member Zander motioned to adjourn the Redevelopment Agency Meeting and return to the City Council Meeting. Board Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

I.4. Resolution R2026-22, Stating proposed compensation increases for specific city officers. (By CFO, Sunil Naidu)

Chief Financial Officer Sunil Naidu stated that the Legislature requires the city to adopt compensation for certain City officials by resolution and that Resolution R2026-22 satisfies that statutory requirement.

Mayor Ramsey opened the public hearing for Resolution R2026-22. There were no comments. Mayor Ramsey closed the public hearing.

Mayor Ramsey stated that the proposed 3% merit increase and 3% cost-of-living adjustment, for a total of 6%, is the same increase included in the approved budget for City employees outside of public safety, which is handled differently.

Council Member Shelton motioned to approve Resolution R2026-22, Stating proposed compensation increases for specific city officers. Council Member Harris seconded the motion.

Council Member Shelton stated that employees received only a 1% increase the prior year and expressed support for the increase as a matter of fairness and employee retention.

Mayor Ramsey agreed and expressed support for the increase.

Roll Call Vote
Council Member Shelton - Yes
Council Member Harris - Yes
Council Member Johnson - Yes
Council Member Zander - Yes
Council Member McGuire - Yes
The motion passed with a vote of 5-0 in favor.

I.5. Ordinance 2026-18, Fixing the compensation for the South Jordan statutory officers. (By CFO, Sunil Naidu)

Chief Financial Officer Sunil Naidu stated that the city is required to fix compensation for statutory officers by ordinance, and that Ordinance 2026-18 accomplishes that requirement. He stated that the proposed increase matches the increase for other City employees. Mayor Ramsey clarified that the statutory officers are the City Recorder and City Treasurer.

Mayor Ramsey opened the public hearing for Ordinance 2026-18. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Harris motioned to approve Ordinance 2026-18, Fixing the compensation for the South Jordan statutory officers. Council Member McGuire seconded the motion.

Roll Call Vote
Council Member Harris - Yes
Council Member McGuire - Yes
Council Member Johnson - Yes
Council Member Shelton - Yes
Council Member Zander - Yes
The motion passed with a vote of 5-0 in favor.

J. Staff Reports and Calendaring Items:

City Manager Dustin Lewis thanked the Council for its work on the budget over the prior nine to ten months. He then recognized Mayor Ramsey and PIO/Communication Manager Rachael Van Cleave for attending a national public relations awards event in New York, where the city received an Award of Excellence for the "Welcome to South Jordan, the New Home of the Bees" campaign.

PIO/Communication Manager Van Cleave stated that she and Mayor Ramsey attended the event and were among top public relations professionals from both the public and private sectors. She stated that the campaign had received the top award in the state and an Award of Excellence at the national level. She expressed appreciation for her communications team, Communications Specialist Joshua Timothy and Graphic Design Content Coordinator Tyson Cole, and for Mayor Ramsey's willingness to support City messaging.

City Manager Lewis reminded the Council that Summerfest would take place that week and noted that bags with Council shirts and vouchers had been provided for the parade. Council Member Zander asked for clarification on the meeting location for Summerfest, and Director of Recreation Janell Payne stated that the location would be the same food tent near the food trucks at the North City Park playground.

Mayor Ramsey congratulated the communications team and stated that the award recognized government public outreach and communication with constituents. She stated that South Jordan's small communications team performs at a high level and helps tell the City's story. She also reported that South Jordan was again named the highest-ranked city in Utah by U.S. News & World Report for 2026 and 2027.

Council Member Zander motioned to adjourn the June 2, 2026 City Council & Redevelopment Agency Meeting. Council Member Harris seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The June 2, 2026 Combined City Council & Redevelopment Agency Meeting adjourned at 8:20 p.m.

This is a true and correct copy of the June 2, 2026 Combined City Council & Redevelopment Agency Meeting Minutes, which were approved on July 21, 2026.

Anna Crookston

South Jordan City Recorder

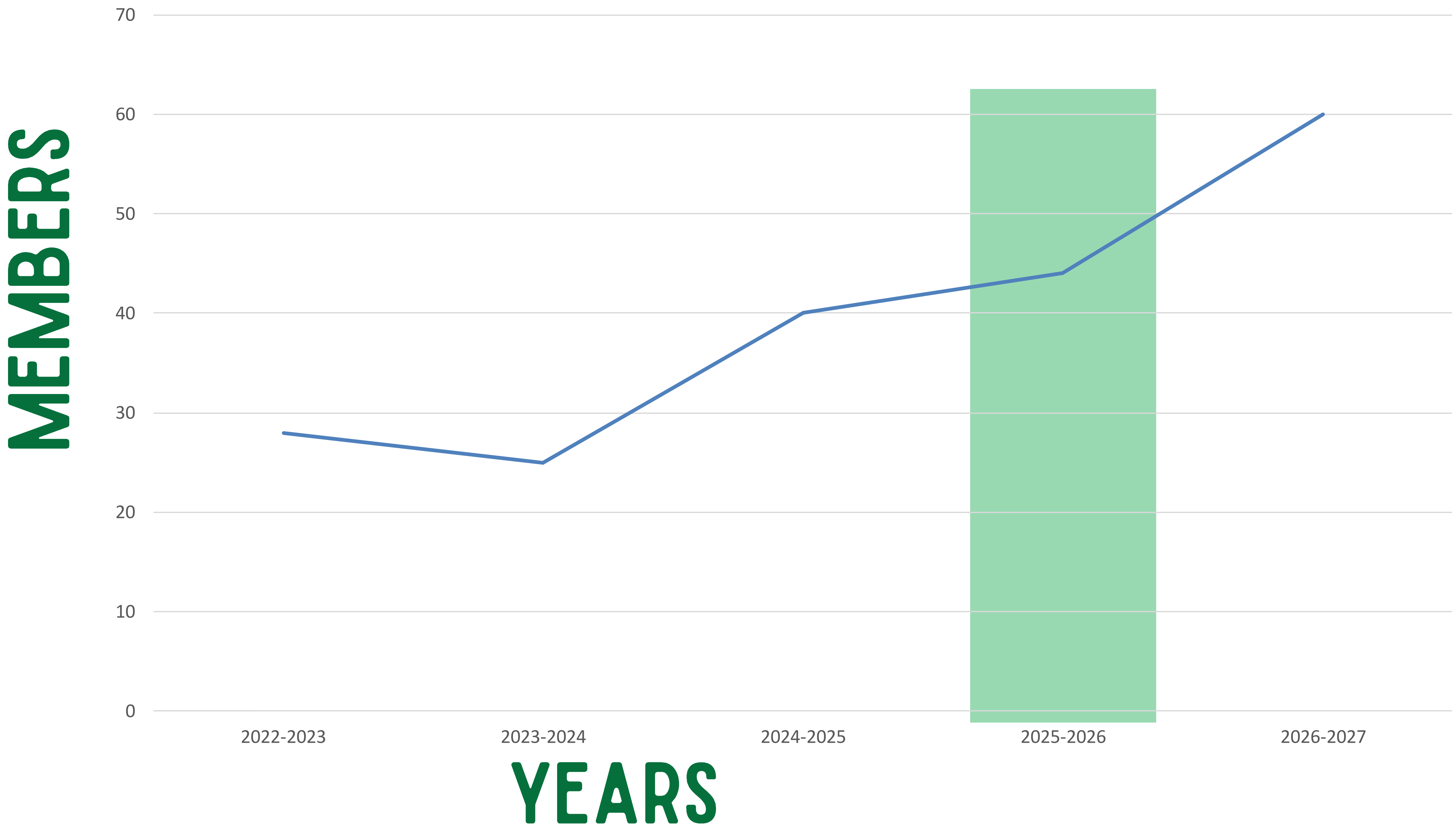
ATTACHMENT A

SOUTH JORDAN YOUTH COUNCIL

OUR COUNCIL

- 44 members total
- 7 Executive Council members
- 8 Freshman, 10 Sophomores, 13 Juniors, and 13 Seniors

VISUAL STATS



SERVICE

Around 550 Service hours in total

THURSDAY MEETINGS

- Active and energetic meetings
- Meetings with Salt lake county representative Carlos Moreno, Pure Sojo, etc.
- Every meeting had a certain objective to learn and expand our youth council
- Numerous activities to envoke bonding and growth during the meetings

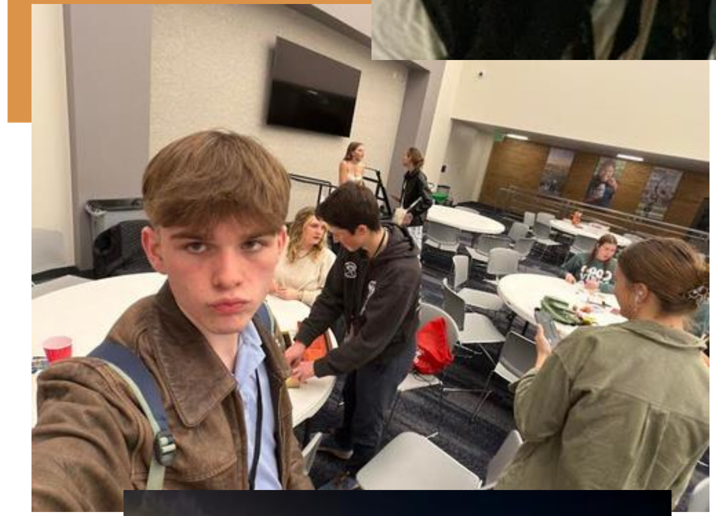
THURSDAY MEETINGS

LOCAL OFFICIALS DAY

LOCAL OFFICIALS DAY 2025 AT THE LEGISLATURE

USU LEADERSHIP

USU LEADERSHIP



THANK YOU

ATTACHMENT B

OFFICE OF THE
STATE AUDITOR

Questionnaire

Revised December 2020

Fraud Risk Assessment

INSTRUCTIONS:

- Reference the *Fraud Risk Assessment Implementation Guide* to determine which of the following recommended measures have been implemented.
- Indicate successful implementation by marking “Yes” on each of the questions in the table. Partial points may not be earned on any individual question.
- Total the points of the questions marked “Yes” and enter the total on the “Total Points Earned” line.
- Based on the points earned, circle/highlight the risk level on the “Risk Level” line.
- Enter on the lines indicated the entity name, fiscal year for which the Fraud Risk Assessment was completed, and date the Fraud Risk Assessment was completed.
- Print CAO and CFO names on the lines indicated, then have the CAO and CFO provide required signatures on the lines indicated.

Fraud Risk Assessment

Continued

*Total Points Earned: 395 /395 *Risk Level:

Very Low	Low	Moderate	High	Very High
> 355	316-355	276-315	200-275	< 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	200	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	5	5
b. Procurement?	5	5
c. Ethical behavior?	5	5
d. Reporting fraud and abuse?	5	5
e. Travel?	5	5
f. Credit/Purchasing cards (where applicable)?	5	5
g. Personal use of entity assets?	5	5
h. IT and computer security?	5	5
i. Cash receipting and deposits?	5	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	20	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	10	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	20	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	20	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	20	20
7. Does the entity have or promote a fraud hotline?	20	20
8. Does the entity have a formal internal audit function?	20	20
9. Does the entity have a formal audit committee?	20	20

*Entity Name: City of South Jordan

*Completed for Fiscal Year Ending: FY2024-2025 *Completion Date: 4/24/2025

*CAO Name: Dustin Lewis *CFO Name: Sunil K. Naidu

*CAO Signature: Dustin Lewis (Apr 28, 2025 16:24 MDT) *CFO Signature: Sunil K. Naidu

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check “N/A”.	X			
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check “N/A”.	X			
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check “N/A”.	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check “N/A”.	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check “N/A”.	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check “N/A”.	X			

* MC = Mitigating Control

Basic Separation of Duties

Continued

Instructions: Answer questions 1-12 on the Basic Separation of Duties Questionnaire using the definitions provided below.

☺ If all of the questions were answered “Yes” or “No” with mitigating controls (“MC”) in place, or “N/A,” the entity has achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will be answered “Yes.” 200 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

☹ If any of the questions were answered “No,” and mitigating controls are not in place, the entity has not achieved adequate basic separation of duties. Question 1 of the Fraud Risk Assessment Questionnaire will remain blank. 0 points will be awarded for question 1 of the Fraud Risk Assessment Questionnaire.

Definitions:

Board Chair is the elected or appointed chairperson of an entity’s governing body, e.g. Mayor, Commissioner, Councilmember or Trustee. The official title will vary depending on the entity type and form of government.

Clerk is the bookkeeper for the entity, e.g. Controller, Accountant, Auditor or Finance Director. Though the title for this position may vary, they validate payment requests, ensure compliance with policy and budgetary restrictions, prepare checks, and record all financial transactions.

Chief Administrative Officer (CAO) is the person who directs the day-to-day operations of the entity. The CAO of most cities and towns is the mayor, except where the city has a city manager. The CAO of most local and special districts is the board chair, except where the district has an appointed director. In school districts, the CAO is the superintendent. In counties, the CAO is the commission or council chair, except where there is an elected or appointed manager or executive.

General Ledger is a general term for accounting books. A general ledger contains all financial transactions of an organization and may include sub-ledgers that are more detailed. A general ledger may be electronic or paper based. Financial records such as invoices, purchase orders, or depreciation schedules are not part of the general ledger, but rather support the transaction in the general ledger.

Mitigating Controls are systems or procedures that effectively mitigate a risk in lieu of separation of duties.

Original Bank Statement means a document that has been received directly from the bank. Direct receipt of the document could mean having the statement 1) mailed to an address or PO Box separate from the entity’s place of business, 2) remain in an unopened envelope at the entity offices, or 3) electronically downloaded from the bank website by the intended recipient. The key risk is that a treasurer or clerk who is intending to conceal an unauthorized transaction may be able to physically or electronically alter the statement before the independent reviewer sees it.

Treasurer is the custodian of all cash accounts and is responsible for overseeing the receipt of all payments made to the entity. A treasurer is always an authorized signer of all entity checks and is responsible for ensuring cash balances are adequate to cover all payments issued by the entity.

ATTACHMENT C

CITY OF SOUTH JORDAN
CITY COUNCIL MEETING

JUNE 2, 2026
6:30 P.M.

ALL THOSE ATTENDING, PLEASE PRINT NAME & ADDRESS

PRINT NAME	PRINT ADDRESS
Madeline Hendrickson	[redacted]
Devin Child	
Lisa & Heidi Child	
Annie Sadowski	
Bruce Dresser	
Ariana Singh	
Brooklyn Lee	
Danyashri Malugu	
Talmage Child	
hima	
Hilary Riddle	
Sarah, Mabel, Mads Roper	
Elle & Anna Woodruff	
Elise Jensen	
Isaac Scott	
Jacob Scott	
Camille Grimshaw	
Bryan Grimshaw	
Seth Grimshaw	
Aven Grimshaw	
John Grimshaw	
Natalie Evans	
Trent Evans	
Faith Evans	

CITY OF SOUTH JORDAN
CITY COUNCIL MEETING

JUNE 2, 2026
6:30 P.M.

ALL THOSE ATTENDING, PLEASE PRINT NAME & ADDRESS

PRINT NAME	PRINT ADDRESS
Rob, Kortney, Luke Andreasen	[redacted]
KRAIG E EARL JOHNSON	
Maren and Brynlee Dalton	
Nathan + Emily + Spencer Eversted	
Zachary Rane	
Mandeep Krastana	
~~Charlotte~~ Charlotte Stoker	
Zara Tapicha	
Norah Larson	
Preston & Chloe Ballentine	
Katelyn Farnsworth	
Aidia Hall	
Reeya Sonawale	
Tejal Sonawale	
Cannon family	
Wong Family	
Wakde Family	
Max Bruening	
Luke Davis	
Elias Ferrer	
Tamara Cruz/Sienna Anderson	
Owen Elmer	
Jade Krommenhoek	
Neer Shrestha	
Chuck Newton	

CITY OF SOUTH JORDAN
CITY COUNCIL MEETING

JUNE 2, 2026
6:30 P.M.

ALL THOSE ATTENDING, PLEASE PRINT NAME & ADDRESS

PRINT NAME	PRINT ADDRESS
Gabriella Prince	[redacted]
Caroline Moore	
Aubrey Moore	
ACHUTHAN R. HARIHARA	
cordelia Franklin	
William Franklin	
MIDGE TREGLOWN	
KENT DAVIS	
SHANE MANWARING	
Sammy Fan	
Tomas Langholtz	
Aditya Narayanan	
Talmage Child	