Minutes of the City of West Jordan
City Council Truth in Taxation Hearing
Tuesday, August 11, 2026 – 6:00 pm
Approved August 25, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

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1. Call to Order

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

Staff: Council Office Director Alan Anderson, City Attorney Josh Chandler, Budget Manager Rebecca Condie, City Administrator Korban Lee, Public Information Manager Marie Magers, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck, Policy Analyst Walter Schmidt

Chair Wignall called the meeting to order at 6:00 pm

2. Pledge of Allegiance
Alan Anderson led participants in the Pledge of Allegiance

3. Public Hearings

a. Amended Property Tax Impact Schedule for Fiscal Year 2027
Administrative Services Director Steck reviewed the Amended Property Tax Impact Schedule, noting that it had been updated using certified tax information received from the County on June 12 and amended as part of the June 23 Interim Budget adoption. The amended schedule had been available to the public since June 23.

She highlighted the proposed property tax revenue of $23.6 million compared to certified revenue of $23.1 million, with a proposed tax rate of 0.001309 compared to the certified rate of 0.001281. The proposed increase in West Jordan's property tax revenue was 2.19%, resulting in an estimated annual increase of $8.66 for a home with an average value of $562,200 and $15.74 for a business.

Council Member Lamb asked why the property tax rate decreased from 0.001328 in 2025 to 0.001281 in 2026 and whether the State provided an explanation.

Ms. Steck explained, under Truth in Taxation requirements, the City's property tax revenue from existing properties remained the same regardless of changes in assessed values. When property values increase, the tax rate decreased proportionally to maintain the same property tax revenue. She clarified that the decrease in the tax rate reflected increases in assessed property values and did not necessarily indicate a reduction in taxes.

The purpose of the tax increase was to address inflationary Fuel and IT Costs. Staff proposed allocating half of the increase to fuel and half to IT costs. The city was seeing increased costs of fuel to run City vehicles and in technology for the prices of memory storage and software. This will maintain the fund balance reserves in the Fleet Fund and IT Fund at sufficient levels.

Council Member Whitelock asked how new growth affected the property tax rate. Ms. Steck explained that new residential and business growth increased property tax revenue but also increased service demands, including road maintenance and snow removal, police and fire services, and park maintenance. Revenue from new growth increased and service requirements also increased.

b. Truth in Taxation Public Hearing

Administrative Service Director Danyce Steck Administrative reviewed the Truth in Taxation requirements under Utah Code § 59-2-919, noting that the required impact schedule, public notices, and public hearing requirements had been completed. She stated that West Jordan City was included in the Salt Lake County consolidated advertisement for a proposed 2.21% property tax increase.

Under Truth in Taxation, the property tax rate generally decreased as assessed property values increased, allowing the City to receive the same revenue from existing properties unless a separate tax increase was approved. It was clarified that individual property taxes could vary based on changes to individual property assessments.

She noted that average home values had increased from approximately $208,100 in 2010 to $562,200 currently. The City's property tax revenue was reviewed, and it was noted that new growth increased 2025 revenue to approximately $22.17 million and 2026 certified revenue to approximately $23.1 million. The proposed 2.2% tax increase would generate approximately $500,000 in additional revenue.

Council Member Jacob asked whether the proposed 2.2% tax increase would also apply to property tax revenue from new growth. Ms. Steck confirmed that the increase would apply to both existing properties and new growth. She clarified that the proposed rate was calculated based on the overall revenue target and that the new growth amount would increase accordingly. The discussion confirmed that both revenue components would reflect the proposed 2.2% increase, with a total proposed property tax revenue of approximately $23.6 million.

Administrative Services Director Steck reviewed the proposed property tax increase and its impact on taxpayers. She noted that the average home value increased from $550,000 in 2025 to $562,200 in 2026. Under the certified rate, the estimated property tax for an average home would decrease from $402 to $396; under the proposed rate, it would increase to approximately $405, an $8.66 annual increase. She clarified that the City received approximately 15% of the total property tax bill.

Ms. Steck explained that the increase would help address rising technology, software, cybersecurity, fleet, and fuel costs, with approximately $250,000 directed toward fuel and operations. She noted that property tax revenue supported General Fund services, including streets, parks, police, fire, and general government, and that West Jordan remained among the lower-property-tax communities in the area when comparable services were considered. The proposed approach would provide smaller, incremental increases to address inflation, service demands, and long-term revenue sustainability. She noted that property assessments, tax calculations, noticing, and collection were subject to County and State oversight.

Ms. Steck stated that the Council needed to adopt the property tax rate and final budget before September 1, with adoption scheduled for August 25 at 7:10 pm. She mentioned that if the tax increase was not adopted, staff would need to make corresponding budget adjustments.

Chair Wignall opened the public hearing at 6:29 pm

Comments:
Casey Gill, West Jordan resident, opposed the proposed property tax increase, expressing concern that incremental increases could create significant financial burdens for residents over time. He felt that rising home values did not necessarily provide accessible income for residents and questioned tax incentives provided to businesses. He also raised concerns about Flock cameras and privacy. He disclosed contacting his Council Member regarding bond information but was disappointed that he had not received a response.

Chair Wignall opened the public hearing at 6:33 pm

Chair Wignall invited Mr. Gill to remain after the meeting to discuss his concerns further.

c. **Receiving Public Comment on Adopting the Annual Budget for FY 2027**
Administrative Services Director Danyce Steck provided an overview of the annual budget, totaling approximately $263.8 million, including approximately $40 million for capital projects and nearly $90 million for utilities. Charges for services accounted for 44% of total revenue, taxes accounted for 39%, and intergovernmental grants accounted for 7%.

Expenditures included approximately 34% for operations, 33% for infrastructure, and 31% for personnel. She emphasized that the City had limited outstanding debt, consisting of a water bond, sales tax revenue bond, and lease revenue bond. Public safety accounted for more than 50% of General Fund expenditures.

The Council would need to adopt the final property tax rate and budget before September 1, with adoption recommended for the August 25 City Council meeting.

Chair Wignall opened the public hearing at 6:37 pm

Comments:
None

Chair Wignall opened the public hearing at 6:37 pm

4. Adjourn

Chair Wignall adjourned the meeting at 6:37 pm

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 11, 2026. This document constitutes the official minutes for the West Jordan City Council Truth in Taxation hearing.

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

Approved this 25th day of August 2026