



**THE CITY OF WEST JORDAN
FAIRWAY ESTATES SPECIAL SERVICE
RECREATION DISTRICT MEETING
June 14, 2023**

Thomas M. Rees Justice Center
8040 S Redwood Road
West Jordan, UT 84088

Zoom Webinar ID: 831 3672 7344 Password: 8000 [Click Here to Join](#)

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**FAIRWAY ESTATES SPECIAL SERVICE RECREATION
DISTRICT 6:00 pm (or as soon thereafter as possible)**

1. CALL TO ORDER

2. PUBLIC HEARINGS

- Resolution No. 008** amending the annual budget for the City of West Jordan Fairway Estates Special Recreation District for Fiscal Year 2023.
- Public hearing to receive comment on the Fairway Estates Special Service Recreation District's Annual Budget for Fiscal Year 2024.

3. CONSENT ITEMS

Routine items on the Consent Agenda not requiring public discussion by the board or which have been discussed previously may be adopted by one single motion. A board member may request to remove an item from the consent agenda for individual discussion and consideration.

- Approve Meeting Minutes
 - April 26, 2023 – Fairway Estates Special Service Recreation District

Meeting

- May 9, 2023 – Fairway Estates Special Service Recreation District Meeting

4. ADJOURN

Interested parties may contact the board PRIOR to the meeting in one of the following ways: (your comment will not be part of the meeting but will be provided to all members of the board)

- Call the 24-hour Public Comment Line PRIOR to the meeting and leave a message: **(801) 569-5052**. Please include your name and phone number.
- Send an email to councilcomments@westjordan.utah.gov. Please include your name and phone number.

You can follow the City Council on Twitter @WJCityCouncil and on Facebook @WestJordanCityCouncil

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting the West Jordan City Council Office at 801-569-5017, providing at least three working days' advance notice of the meeting.

ELECTRONIC PARTICIPATION

One or more board members may participate electronically in this meeting using online video conferencing technology per Utah Code (§52-4-207) and West Jordan City Ordinance 1-13-1-E. Members' participation via electronic communication will be broadcast and amplified so other board members and all other persons present in the meeting will be able to hear or see the communication.

INTELLECTUAL PROPERTY PERMISSION NOTICE

By attending this meeting/event, you consent to the use of your photograph, voice, likeness, and image in broadcasts of this meeting/event, and in subsequent productions drawn from video or audio recordings of this meeting/event, in the sole and absolute discretion of the City of West Jordan. The city retains copyright for all video and audio recordings. Video and audio recordings may not be modified, manipulated, or distributed in any way without the express written consent of the City's Chief Executive Officer.

CERTIFICATE OF POSTING

I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah Public Notice website <https://www.utah.gov/pmn/>, on West Jordan City's website <https://westjordan.primegov.com/public/portal>, and notification was sent to the Salt Lake Tribune, Deseret News, and the West Jordan Journal.

Please note: agenda items are subject to change and may be reordered or tabled in order to accommodate the needs of the board, staff, and the public.

Posted and dated June 9, 2023 Cindy M. Quick, MMC, Secretary



REQUEST FOR BOARD ACTION

Action: Need Board to take action

Meeting Date Requested : 06/14/2023

Presenter: Danyce Steck

Deadline of item : 06/14/2023

Applicant: .

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Time Requested: 5 minutes presentation, 10 minutes Board

(Board may elect to provide more or less time)

1. AGENDA SUBJECT

Resolution No. 008 amending the annual budget for the City of West Jordan Fairway Estates Special Recreation District for Fiscal Year 2023.

2. EXECUTIVE SUMMARY

Final adjustment of the budget for fiscal year 2023. The current estimates for actual expenditures are in excess of the budget due to the increased cost of utilities and landscaping services in the District.

3. TIME SENSITIVITY / URGENCY

The fiscal year ends June 30, 2023.

4. FISCAL NOTE

Increase expenditures in the amount of \$10,000.

5. PLANNING COMMISSION RECOMMENDATION

N/A

6. STAFF ANALYSIS

Staff recommends approval of Resolution No. 008 amending the budget for fiscal year 2023.

7. MOTION RECOMMENDED

Motion to approve Resolution No. 008 amending the annual budget for the City of West Jordan Fairway Estates Special Recreation District for Fiscal Year 2023.

8. MAYOR RECOMMENDATION

N/A

9. PACKET ATTACHMENT(S)

Resolution No. 008

10. OTHER INFORMATION

1 IncFAIRWAY ESTATES SPECIAL SERVICE RECREATION DISTRICT
2 A Special Service Recreation District
3

4 **RESOLUTION NO. 008**
5

6 **A RESOLUTION AMENDING THE BUDGET FOR THE FAIRWAY**
7 **ESTATES SPECIAL SERVICE RECREATION DISTRICT FOR FISCAL**
8 **YEAR 2023.**
9

10 WHEREAS, the Executive Director of the Fairway Estates Special Service Recreation
11 District (the District) has prepared an amended budget for the District for Fiscal Year 2023 and
12 has submitted the same to the Board of the Fairway Estates Special Service Recreation District
13 (the Board); and
14

15 WHEREAS, the Board held a public hearing on June 14, 2023 concerning such fund and
16 the proposed amended budget for such fund;
17

18 NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE FAIRWAY
19 ESTATES SPECIAL SERVICE RECREATION DISTRICT:
20

21 *Section 1.* The Board hereby adopts the Amended Budget for the Fairway Estates Special
22 Service Recreation District for the Fiscal Year 2023.
23

24 *Section 2.* The budget for the fund described above shows balanced revenues and
25 expenditures in the following total amount and any adjustments made earlier this evening:
26

	Adopted <u>Budget</u>	<u>Amendment</u>	Amended <u>Budget</u>
Fairway Estates	\$ 15,500	\$ 10,000	\$ 25,500

27
28
29
30

31 *Section 3.* This Resolution shall take effect immediately upon adoption.
32

33 ADOPTED by the Board of the Fairway Estates Special Service Recreation District this
34 14th day of June, 2023.
35

36 BOARD OF THE FAIRWAY ESTATES SPECIAL
37 SERVICE RECREATION DISTRICT
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39

40 _____
Christopher McConnehey
41 Board Chair

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ATTEST:

Cindy M. Quick, MMC
Board Clerk

46	Voting by the Redevelopment Agency Board		
47		"YES"	"NO"
48	Board Chairperson Christopher McConnehey	☐	☐
49	Board Vice Chairperson Pamela Bloom	☐	☐
50	Board Member Kelvin Green	☐	☐
51	Board Member Kayleen Whitelock	☐	☐
52	Board Member David Pack	☐	☐
53	Board Member Zach Jacob	☐	☐
54	Board Member Melissa Worthen	☐	☐
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EXHIBIT A
Budget Amendment

	Adopted Budget	Amendment	Amended Budget
Revenue	<u>\$ 12,335</u> 12,335	No change	<u>\$ 12,335</u> 12,335
Expenditure			
Utilities	3,500	4,000	7,500
Landscape services	<u>12,000</u>	<u>6,000</u>	<u>18,000</u>
	15,500	10,000	25,500
Net change	<u>(3,165)</u>	<u>(10,000)</u>	<u>(13,165)</u>
Beginning reserves	\$ 52,669		\$ 52,669
Net change	<u>(3,165)</u>		<u>(13,165)</u>
93 Ending reserves	<u>\$ 49,504</u>		<u>\$ 39,504</u>



REQUEST FOR BOARD ACTION

Action: Other

Meeting Date Requested : 06/14/2023

Presenter: Danyce Steck

Deadline of item : 06/14/2023

Applicant: .

Department Sponsor: Admin. Services

Agenda Type: PUBLIC HEARINGS

Time Requested: 5 minutes presentation, 10 minutes Board

(bOARD may elect to provide more or less time)

1. AGENDA SUBJECT

Public hearing to receive comment on the Fairway Estates Special Service Recreation District's Annual Budget for Fiscal Year 2024.

2. EXECUTIVE SUMMARY

This public hearing fulfills the requirements of Utah State Code 17B-1-610 which states, ""At the time and place advertised . . . the board of trustees shall: (1) hold a public hearing on the budgets tentatively adopted; and (2) give all interested persons in attendance an opportunity to be heard on the estimates of revenues and expenditures or any item in the tentative budget of any fund."

3. TIME SENSITIVITY / URGENCY

In a regularly scheduled meeting on April 26, 2023, the District Board approved Resolution No. 009 adopting the FY 2024 Tentative Budget and setting the public hearing date as June 14, 2023.

4. FISCAL NOTE

See FY2024 Tentative Budget as adopted

5. PACKET ATTACHMENT(S)

Fairway Estates Annual Budget for Fiscal Year 2024 as adopted on 04/26/2023

6. OTHER INFORMATION

Legal References:

Per Utah State Code §17B-1-609(1), "At the meeting at which the tentative budget is adopted, the board of trustees shall: (a) establish the time and place of a public hearing to consider its adoption; and (b) except as provided in Subsection 6 [mailing notice of hearing to individual residents], order that notice of the hearing (i) be posted in three public places within the district and (ii) be published at least seven days before the hearing on the Utah Public Notice Website created in Section 63A-16-601.

Per Utah State Code §17B-1-610, "At the time and place advertised . . . the board of trustees shall: (1) hold a public hearing on the budgets tentatively adopted; and (2) give all interested persons in attendance an opportunity to be heard on the estimates of revenues and expenditures or any item in the tentative budget of any fund.

Per Utah State Code §17B-1-611, after the public hearing, the Board has continuing jurisdiction and 1) may do the following: (a) continue to review the tentative budget; (b) insert any new items; or (c) increase or decrease items of expenditure that were the proper subject of consideration at the public hearing. The Board may not decrease the amount appropriated for debt retirement and interest or reduction of any existing deficits. The Board shall increase or decrease the total anticipated revenue to equal the net change in proposed expenditures in the budget of each fund.

Per Utah State Code §17B-1-614, the Board is to adopt, by resolution, a budget for the ensuing fiscal year for each fund for which a budget is required.

Per Utah State Code §17B-1-627 and 59-2-912(2), the Board must set the property tax rates no later than 14 days after receiving the certified tax rate.



**FAIRWAY ESTATES
SPECIAL SERVICE
DISTRICT
FISCAL YEAR 2024
ANNUAL
BUDGET**

westjordan.utah.gov





FISCAL YEAR

Fairway Estates Special Service Recreation District 2024 Annual Budget

BOARD MEMBERS

Board Chair, District 1 Chris McConnehey
Board Member, District 2 Melissa Worthen
Board Member, District 3 Zach Jacob
Board Member, District 4 David Pack
Board Vice-Chair, At-Large Pamela Bloom
Board Member, At-Large Kelvin Green
Board Member, At-Large Kayleen Whitelock

ADMINISTRATION

Executive Director Mayor Dirk Burton
Chief Administrative Officer Korban Lee

BUDGET COMMITTEE

Mayor Dirk Burton
Chief Administrative Officer Korban Lee
Administrative Services Director Danyce Steck
Budget & Management Analyst Becky Condie

FAIRWAY ESTATES

SPECIAL SERVICE RECREATION DISTRICT

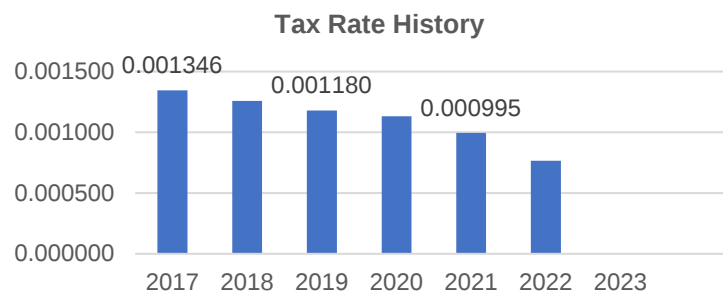
FUND DESCRIPTION & PURPOSE

The Fairway Estates Special Service Recreation District is a separate taxing entity created to provide park strip landscaping services to the area within the district. The service demand is in excess of normal city-provided services.

GOVERNING BOARD

The District is managed by a Governing Board of seven trustees consisting of the members of the West Jordan City Council. Meetings are held at such times and places as needed, with an annual meeting held for the purpose of setting the annual property tax rate, electing trustees and officers.

PROPERTY TAX RATE HISTORY



Tax Year	Tax Rate
2017	0.001346
2018	0.001258
2019	0.001180
2020	0.001132
2021	0.000995
2022	0.000766
2023	0.000766

BUDGET & FINANCIAL HISTORY

		Prior Year Actual FY 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
Revenue						
1	250-311000	Property Taxes	\$ 10,224	\$ 10,135	\$ 10,135	
2	250-312000	Delinquent Taxes	-	-	-	
3	250-316000	Fee In Lieu-Vehicles	943	700	400	
4	250-319000	Penalty & Int On Del Tax	-	10	-	
5	250-361000	Interest Earnings	261	-	1,000	
6			11,428	10,845	12,335	11,535
Expenditures						
7	250-427000	Utilities	(3,324)	(3,500)	(7,500)	(8,000)
8	250-448000	Dept Supplies	-	-	-	-
9	250-462100	Miscellaneous Services	(9,176)	(12,000)	(15,000)	(18,000)
10			(12,500)	(15,500)	(22,500)	(26,000)
11	Net change		\$ (1,072)	\$ (4,655)	\$ (10,165)	\$ (14,465)



FAIRWAY ESTATES

SPECIAL SERVICE RECREATION DISTRICT

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2022	Adopted Budget FY 2023	Estimated Actual FY 2023	Annual Budget FY 2024	FY24 to FY23 Budget
12 Beginning reserve balance	\$ 53,741	\$ 52,669	\$ 52,669	\$ 42,504	
Net change	(1,072)	(4,655)	(10,165)	(14,465)	
13 Ending reserve balance	\$ 52,669	\$ 48,014	\$ 42,504	\$ 28,039	

JUSTIFICATION

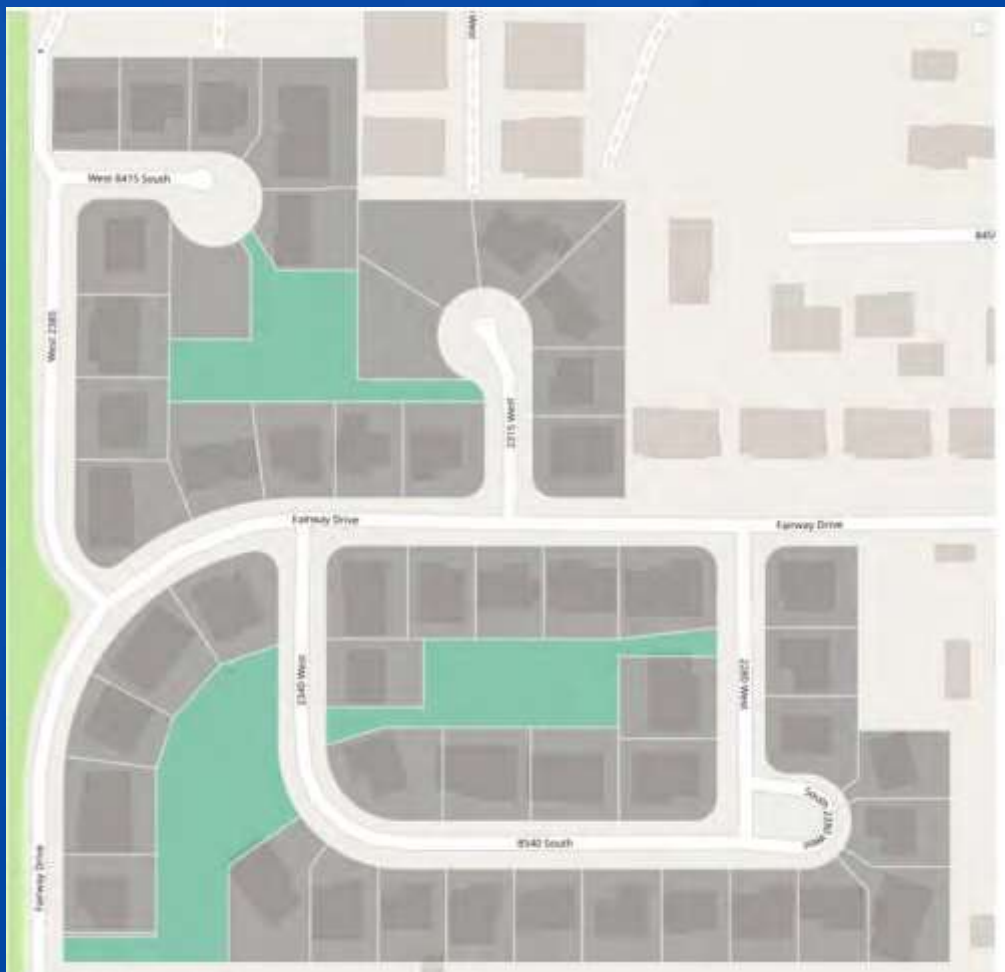
Expenditures				
14	250-427000	Utilities	8,000	Electricity
15	250-462100	Miscellaneous Services	18,000	Landscaping contractor
16			<u>26,000</u>	

WHY DO OUR TAXES NEED TO INCREASE?

As a member of the Fairway Estates Special Service Recreation District, your household and others within your neighborhood create a separate taxing district that pays for extra services (i.e. your parks). In order to maintain your parks in future years, the rate at which you are taxed will need to be adjusted.

Right now, it costs the District around \$20,000 to maintain these parks, but the taxes your community is currently paying only covers \$10,000 of this cost. The District has been using reserve funds (also known as savings) to pay the remaining \$10,000 cost, but these reserves will run out if rates aren't raised.

FAIRWAY ESTATES SPECIAL SERVICE RECREATION SERVICE DISTRICT MAP



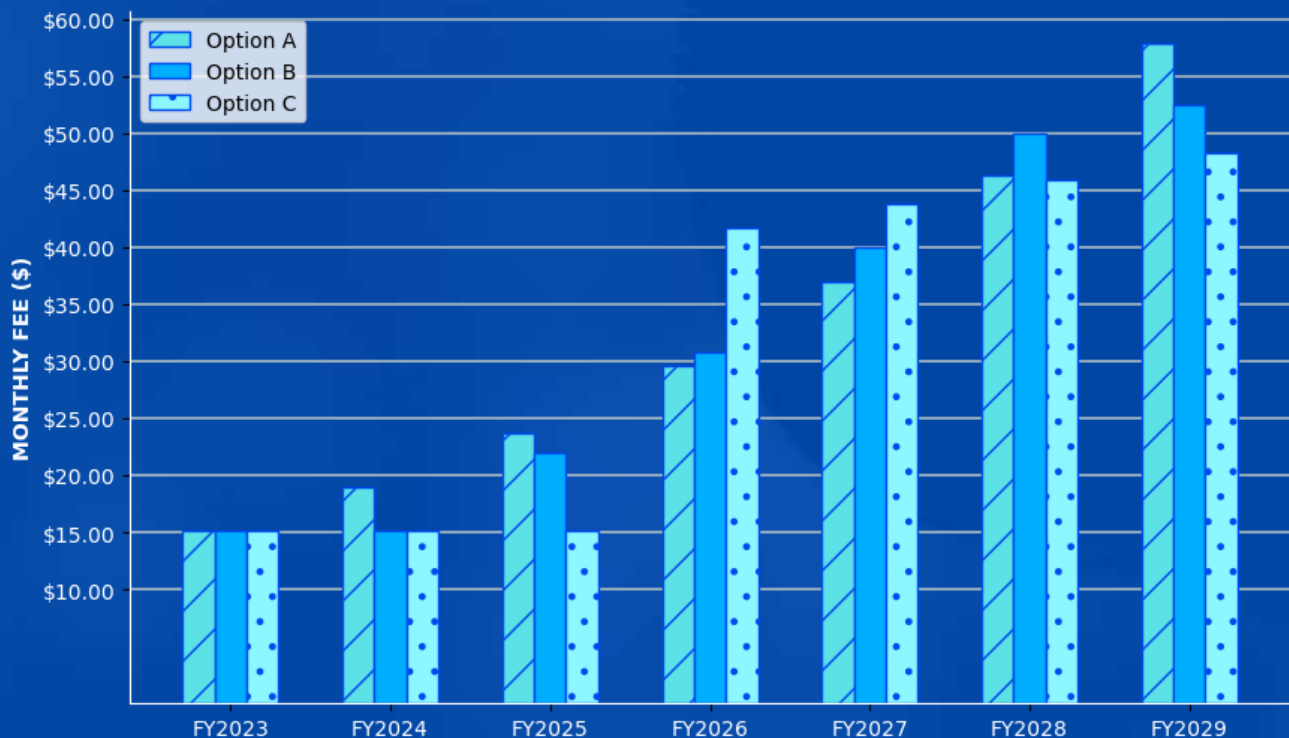
Parks maintained by Fairway Estates Special Service Recreation District

Parcels that contribute money to Fairway Estates Special Service Recreation District

HOW MIGHT THIS IMPACT MY FAMILY'S MONTHLY BUDGET?

The Board is exploring various ways to apply this tax increase, but wants to hear which plan best fits your family's needs:

- Option A - equalize the increases year over year, starting next year
- Option B - start with a high increase and decrease the increase rate year over year
- Option C - use reserves until they run out at the end of FY2025 and have a large increase followed by inflationary increases



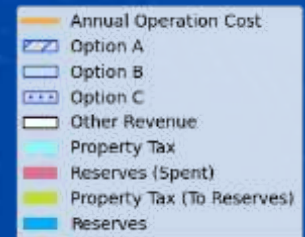
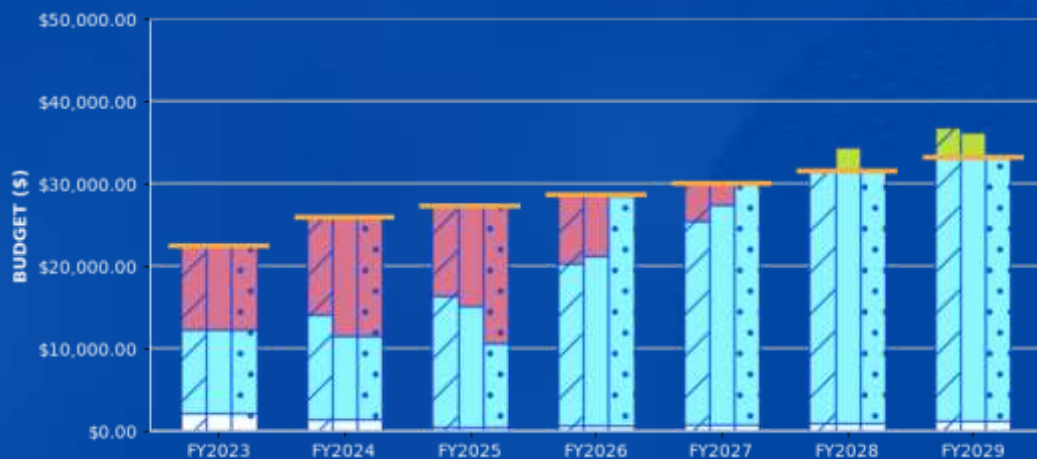
Tips to help you read this graph:

- Start by looking at the trend of each option individually. For example, if you look at Option C graph from year to year, you'll notice that your monthly cost stays the same until FY2026, then it increases dramatically.
- After looking at the different patterns of each option, you might want to decide which plan works best for your finances.

HOW DO THE DIFFERENT OPTIONS IMPACT THE FAIRWAY ESTATES SPECIAL SERVICE DISTRICT FUND OVERALL?

Each tax increase option impacts the savings of the Fairway Estates Special Services Recreation District differently. Traditionally, reserve funds (or savings) exist to help alleviate unforeseen costs. (For example, if the sprinkling experiences a major malfunction and needs to be replaced.)

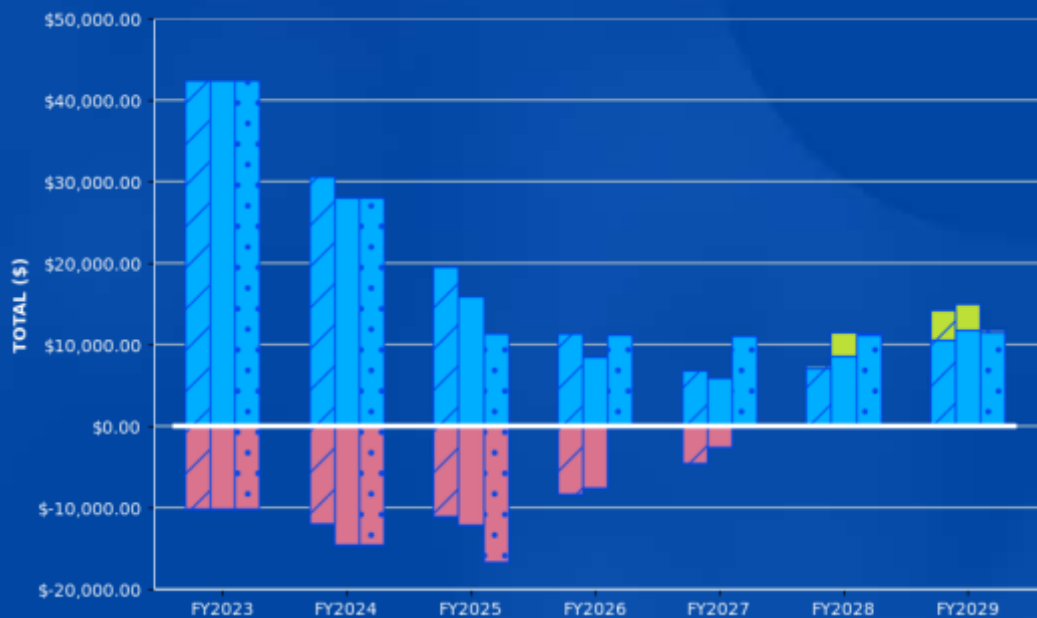
HOW THE DIFFERENT PLANS WILL MEET OPERATIONAL COSTS OF YOUR PARKS



Tips to help you read this graph:

- The orange lines represent how much it will cost to maintain your parks each year.
- The light blue bars show how much of the operational costs you will pay with your tax dollars under the proposed plans. The ultimate financial goal for the District is to have these tax dollars fund your parks instead of using both your taxes and savings to pay for your parks.
- The red bars show how much of the District's savings are being spent to support your parks as your tax rate is adjusted to meet the District's overall financial goal. You might notice that the red bars on the top graph and bottom graph match--this is to help show you how much of your savings you are spending under each plan.
- The dark blue boxes on the bottom graph show how much savings you have AFTER spending some of your savings to support operational costs for that year.

IMPACT ON THE DISTRICT'S RESERVES (OR SAVINGS)



FAIRWAY ESTATES SPECIAL SERVICE RECREATION DISTRICT

COMMUNITY MEETING

FAIRWAY ESTATES PARK | JUNE 7th | 6:00 p.m.

WHY ARE WE HAVING A COMMUNITY MEETING?

The Fairway Estates Special Service Recreation District Board represents you. We'd like to meet you and discuss your parks. We'll be talking with you about the maintenance, service-levels, and costs of the parks owned by Fairway Estates. Your opinions are valuable.

WHY SHOULD I ATTEND?

Your parks and open space are maintained by the District using property tax paid by you. The Board needs to decide on the amount of tax needed to service the parks in your area. As maintenance and utility costs have risen, decisions must be made to move towards a more financially sustainable plan.

IS A PROPERTY TAX INCREASE REALLY NECESSARY?

The District is currently using its savings, but those savings will run out in less than a year. A property tax increase will likely be necessary, but there are several different ways to arrive to financial stability. **This community meeting gives you a chance to learn about the issue and have a voice in the solution.**

ARE THERE WAYS WE CAN REDUCE OUR MONTHLY COSTS

We will be presenting some of our ideas at the Community Meeting, and you can provide us with your ideas. That's the best result of coming together!

THE FAIRWAY ESTATES SPECIAL SERVICE RECREATION DISTRICT BOARD
801-569-5052 (24-HOUR COMMENT LINE)
COUNCILCOMMENTS@WESTJORDAN.UTAH.GOV



SCENARIO A

- Equalized increases year over year, starting in FY 2024
- 5% year over year increase in utilities and landscaping services
- Minimum reserve at \$11,000

PER TAXPAYER IMPACT

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
% tax increase	0%	25%	25%	25%	25%	25%	15%
Avg property tax	\$182	\$227	\$284	\$355	\$444	\$555	\$694
Per month	\$15.17	\$18.94	\$23.68	\$29.60	\$37.00	\$46.24	\$57.81

5-YEAR FINANCIAL PLAN

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Property tax	\$10,135	\$12,669	\$15,836	\$19,795	\$24,744	\$30,930	\$35,570
Other	2,200	1,400	500	625	781	976	1,220
Utilities	(7,500)	(8,000)	(8,400)	(8,820)	(9,261)	(9,724)	(10,210)
Landscape services	(15,000)	(18,000)	(18,900)	(19,845)	(20,837)	(21,879)	(22,973)
	(\$10,165)	(\$11,931)	(\$10,964)	(\$8,245)	(\$4,573)	\$303	\$3,607
Reserves	\$42,504	\$30,573	\$19,609	\$11,364	\$6,791	\$7,094	\$10,701

SCENARIO B

- Declining increases year over year, starting in FY 2025
- 5% year over year increase in utilities and landscaping services
- Minimum reserve at \$11,000

PER TAXPAYER IMPACT

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
% tax increase	0.0%	0.0%	45.0%	40.0%	30.0%	25.0%	5.0%
Avg property tax	\$182	\$182	\$264	\$369	\$480	\$600	\$630
Per month	\$15.17	\$15.17	\$21.97	\$30.76	\$39.99	\$49.99	\$52.49

5-YEAR FINANCIAL PLAN

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Property tax	\$10,135	\$10,135	\$14,696	\$20,574	\$26,746	\$33,433	\$35,105
Other	2,200	1,400	500	625	781	976	1,220
Utilities	(7,500)	(8,000)	(8,400)	(8,820)	(9,261)	(9,724)	(10,210)
Landscape services	(15,000)	(18,000)	(18,900)	(19,845)	(20,837)	(21,879)	(22,973)
	(\$10,165)	(\$14,465)	(\$12,104)	(\$7,466)	(\$2,571)	\$2,806	\$3,142
Reserves	\$42,504	\$28,039	\$15,935	\$8,469	\$5,898	\$8,704	\$11,846

SCENARIO C

- Use of reserves until FY 2026 when rate increases to demand then flattens out to inflationary increases
- 5% year over year increase in utilities and landscaping services
- Minimum reserve at \$11,000

PER TAXPAYER IMPACT

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
% tax increase	0%	0%	0%	175%	5%	5%	5%
Avg property tax	\$182	\$182	\$182	\$500	\$525	\$551	\$579
Per month	\$15.17	\$15.17	\$15.17	\$41.67	\$43.76	\$45.94	\$48.24

5-YEAR FINANCIAL PLAN

	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Property tax	\$10,135	\$10,135	\$10,135	\$27,871	\$29,265	\$30,728	\$32,264
Other	2,200	1,400	500	625	781	976	1,220
Utilities	(7,500)	(8,000)	(8,400)	(8,820)	(9,261)	(9,724)	(10,210)
Landscape services	(15,000)	(18,000)	(18,900)	(19,845)	(20,837)	(21,879)	(22,973)
	(\$10,165)	(\$14,465)	(\$16,665)	(\$169)	(\$52)	\$101	\$301
Reserves	\$42,504	\$28,039	\$11,374	\$11,205	\$11,153	\$11,254	\$11,555

**MINUTES OF THE CITY OF WEST JORDAN
FAIRWAY ESTATES SPECIAL SERVICE
RECREATION DISTRICT MEETING**

Wednesday, April 26, 2023 - 6:00 PM
[Waiting Formal Approval]

Thomas M. Rees Justice Center
8040 S Redwood Road
West Jordan, UT 84088

FAIRWAY ESTATES SPECIAL SERVICE RECREATION DISTRICT

1. CALL TO ORDER

BOARD: Chairperson Chris McConnehey, Vice Chairperson Pamela Bloom, Kelvin Green, Zach Jacob, David Pack, Kayleen Whitelock, Melissa Worthen

STAFF: Council Office Director Alan Anderson, Policy Analyst & Public Liaison Cassidy Hansen, Council Office Clerk Cindy Quick, Budget & Management Analyst Rebecca Condie

Chairperson McConnehey called the meeting to order at 8:52 pm and noted that Board Member Worthen was participating via Zoom.

2. BUSINESS ITEMS

- a. Resolution No. 009 adopting the Tentative Budget for the West Jordan Fairway Estates Special Service Recreation District for Fiscal Year 2024 and setting June 14, 2023 as the date for a public hearing regarding the adoption of the final budget and setting the property tax rate.**

Administrative Service Director Danyce Steck proposed adoption of the tentative budget and to set June 14, 2023 as a public hearing to consider adoption of the final budget. She also suggested holding a work session to discuss budget options if the board so chose.

Chairperson McConnehey asked the board if May 9th could work for that discussion and with no opposition, he asked the Council Office to plan for a meeting that day.

MOTION: Board Member Green moved to APPROVE Resolution No. 009 adopting the Tentative Budget for the West Jordan Fairway Estates Special Service Recreation District for Fiscal Year 2024 and setting June 14, 2023 as the date for a public hearing regarding the adoption of the final budget and setting the property tax rate.
Vice Chairperson Bloom seconded the motion.

The vote was recorded as follows:

Yes: Chris McConnehey, Pamela Bloom, Kelvin Green, Zach Jacob, David Pack, Melissa Worthen
No: Kayleen Whitelock

Absent:

The motion passed 6-1.

3. CONSENT ITEMS

a. Approve Meeting Minutes

- ***April 12, 2023 – Fairway Estates Special Service Recreation District Meeting***

MOTION: Board Member Green moved to Approve consent items as listed.
Vice Chairperson Bloom seconded the motion.

The vote was recorded as follows:

Yes: Chris McConnehey, Pamela Bloom, Kelvin Green, Zach Jacob, David Pack, Melissa Worthen, Kayleen Whitelock

No:

Absent:

The motion passed 7-0.

4. ADJOURN

Board Member Green moved to adjourn the meeting. Board Member Whitelock seconded the motion. All voted in favor and the motion passed unanimously (7-0).

The meeting adjourned at 8:55 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on April 26, 2023. This document constitutes the official minutes for the City of West Jordan Fairway Estates Special Service Recreation District meeting.

Cindy M. Quick, MMC
Secretary

Approved this ____ day of ____ 2023

**MINUTES OF THE CITY OF WEST JORDAN
FAIRWAY ESTATES SPECIAL SERVICE
RECREATION DISTRICT MEETING**

Tuesday, May 09, 2023 - 6:00 PM

Waiting Formal Approval

Thomas M. Rees Justice Center
8040 S Redwood Road
West Jordan, UT 84088

FAIRWAY ESTATES SPECIAL SERVICE RECREATION DISTRICT

1. CALL TO ORDER

COUNCIL: Chair Christopher McConnehey, Vice-Chair Pamela Bloom, Kelvin Green, Zach Jacob, David Pack, Kayleen Whitelock, and Melissa Worthen

STAFF: Council Office Director Alan R. Anderson, Policy Analyst & Public Liaison Cassidy Hansen, City Administrator Korban Lee, Economic Development Director Chris Pengra, Administrative Services Director Danyce Steck

Board Chair McConnehey called the regular meeting to order at 6:10 pm. He apologized for technical difficulties with the audio and zoom. He asked Board Members to log into zoom in order to see the slides.

2. BUSINESS ITEMS

a. Work session to discuss Fairway Estates Special Service Recreation District Annual Budget for FY 2024.

Administrative Services Director Danyce Steck presented a brief history of the district which was established August 5, 1986. The district initially had 56 residential parcels spanning 7.97 acres. The 2022 assessed value was \$24,227,800 with a taxable value of \$13,325,290. The average lot size in the district is .14 acres. The purpose of establishing the district was to provide larger open spaces due to the small size of the lots. The average assessed value of properties in the district is \$431,620, with an average taxable value of \$237,391 and an average property tax of \$182 per year.

The district provides maintenance for three separate parks totaling 1.23 acres. These parcels are owned by the district but have no public benefit. District funds are used to pay a landscape contractor, water, and electricity, however there is no charge for administrative overhead of the district.

In 1997, district residents paid approximately \$107 in property tax. There was a 67.2% increase in 2006 due to rising costs, followed by a 1.5% increase in 2010. The proposed budget is not sufficient to maintain reserves at the current level. Over the past four years, between four and five years' worth of tax collections have accumulated in reserves. Danyce explained that if the district requires \$10,000 for maintenance and has \$50,000 in reserves, there is ample money for reserves. However, initially services were not charged for, resulting in a buildup of reserves. This year there has been a significant increase in maintenance and utility costs, almost doubling the budget. Property tax

revenue is not enough to cover the expenses, necessitating a tax increase to generate revenue needs.

Three scenarios were presented for the board's consideration:

- Scenario A – increase the property tax by 25% and continue using approximately one year's worth of reserves over the next five years.
- Scenario B – maintain a minimum reserve value of \$11,000 and gradually reduce the use of reserves from 40% to 5% over the next four years.
- Scenario C – exhaust all reserves, creating a dramatic 175% property tax increase in 2026, followed by a 5% increase each year thereafter.

Costs per month were mentioned, similar to an HOA fee.

Board Member Whitelock expressed discomfort with not increasing the tax in the proposed budget and requested alternative scenarios. Residents had expressed a preference for smaller incremental increases rather than a large one.

Board Member Green inquired about the utility costs and the last competitive bidding process for the service contract. Utility Manager Isaac Astill responded that the utility costs included two meter systems and power for park maintenance. The contract was competitively bid four years ago with a 4% increase. It was noted that the contractor holds the state contract, providing competitive costs, and had been renewed for five years.

Board Member Jacob sought clarification on the district's distinction from a homeowners association (HOA) and expressed the feeling that it should be an HOA rather than being taxed by the city. Board Member Green responded that dissolving the district was not possible. Danyce proposed selling the district to themselves and reaching an agreement with the HOA, where the city owns the property but the HOA is responsible for its maintenance, potentially involving an HOA manager.

Board Member Green suggested holding a neighborhood meeting and community outreach before making a decision. He noted that an incremental tax increase would result in a higher cost per month when compared to the 175% increase. Board Member Worthen, Whitelock and Jacob supported the idea of a neighborhood meeting. Danyce emphasized the need to decide by June 14th whether to go through the truth in taxation period this year. Board Member Green proposed conducting the meeting and surveying residents to gather their input. Board Member Jacob suggested that after the neighborhood meeting and survey, the board should make a policy decision on the most fair approach. Board Member Green wanted long-term input from residents in the district on how to proceed. Board Member Worthen agreed, she felt seeking feedback from residents in the neighborhood would be valuable in making a decision.

Chair McConnehey summarized the three scenarios: Scenario A anticipated a 25% increase in the coming year, Scenario B involved no increase this year but gradually reduced use of reserves, and Scenario C had no increase for a few years but required a 175% increase in 2026. He expressed support for Scenario A and suggested posting a public hearing with that option. He recommended a 25% increase as the decision for June 14th and then proceeding with meetings to gather residents' thoughts, with the

possibility of adjusting the increase amount later. He believed this approach provided the most flexibility to move forward this year instead of postponing the decision until the next year.

Board Member Whitelock agreed that the decision was primarily up to the board but emphasized the importance of hearing from the residents. She suggested providing cake and water during the meeting, which Board Member Green supported. He believed that proposing Scenario A, holding a neighborhood meeting, and conducting a public hearing was a good option.

Danyce confirmed their intentions and assured preparedness for the truth in taxation process and neighborhood meetings. Chair McConnehey requested that she present long-term scenarios and gather perspectives from the residents as well.

Board Member Green suggested asking residents if they would like to fill board member positions instead of having the board members fill the positions. Chair McConnehey expressed curiosity about this idea but raised concerns about the city's exposure. Board Member Green acknowledged the hesitation but believed that city staff would still support the board, considering it a valid option. Danyce felt that if residents desired to be board members, three board members might yield better results than seven.

Board Member Pack voiced support for not delaying decisions and noted that Scenario C had the lowest cost per month. He preferred Scenario B and emphasized the need for public input. He advocated for a smaller jump in taxes and lower monthly payments.

Council Office Direction Alan Anderson mentioned the possibility of using Qualtrics for a survey prior to the neighborhood meeting.

Chair McConnehey summarized that the board's consensus was to proceed with the truth in taxation process and hold public meetings using all available methods.

3. ADJOURN

Board Member Green moved to adjourn the meeting. Chair McConnehey seconded the motion.

Chair McConnehey reported receiving a text from Mayor Burton that they could skip the video and introduction of the budget for City Council meeting that evening due to technical difficulties they had experienced. He proposed reconvening in City Council meeting to receive the budget.

Chair McConnehey called for a vote on the motion. All voted in favor and the motion passed unanimously (7-0).

The meeting adjourned at 6:52 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on May 9, 2023. This document constitutes the official minutes for the City of West Jordan Fairway Estates Special Service Recreation District meeting.

Cindy M. Quick, MMC, Secretary

Approved this _____ day of _____ 2023