

SOUTH JORDAN CITY  
CITY COUNCIL MEETING

MAY 5, 2026

**Present:** Mayor Dawn R. Ramsey, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistance City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, CFO Sunil Naidu, Fire Chief Chris Dawson, Director of Recreation Janell Payne, Director of Planning & Economic Development Brian Preece, Director of Engineering/City Engineer Brad Klavano, Director of Public Works Raymond Garrison, PIO/Communication Manager Rachael Van Cleave, GIS Coordinator Matt Jarman, Community Center Manager Jamie Anderson, Parks Manager Jason Miller, Recreation Manager Kaitlin Youd, Grant/Sponsorship Coordinator Kelsey Nelson, City Recorder Anna Crookston

**Absent:**

**Other (Electronic) Attendance:** Council Member Patrick Harris, John Gust, Matt Ence, Ashley Spencer, Michael, Rachel Ivers, User, Azure Briggs, Jerald, Bert, Hayden, Duece

**Other (In-Person) Attendance:** Glenda Robretson, Jonathan Robertson, Aaron Zupenick, Morson Gibson, Logan Guncalves, Braelee Swan, Erie Walker, Linda Walker, Billie Lawrence, Midge Treglown, Amy Holgate, LeeAnn Powell, Kevin Schmidt, Jackson Pingroe, John Miller, Tomas Langholtz, Jordyn Bates, David Cannon, Joe Anderson

6:43 P.M.  
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

**B. Invocation - By Council Member, Tamara Zander**

Council Member Zander offered the invocation.

**C. Pledge of Allegiance – By Police Chief, Jeff Carr**

Police Chief Carr led the audience in the Pledge of Allegiance.

**D. Minute Approval:**

**D.1. March 4, 2026 City Council Budget Meeting**

Council Member Shelton reported that he had corresponded with City Manager Dustin Lewis and City Recorder Anna Crookston regarding a minor amendment to the meeting minutes. He noted that the revision clarified a comment made by City Manager Lewis and expressed appreciation for the update.

**Council Member Shelton motioned to approve the March 4, 2026 City Council Budget Meeting with an amendment to page 2, last paragraph. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.**

**E. Mayor and Council Reports:**

Mayor Ramsey stated that, due to the meeting starting later than scheduled and time constraints, the Mayor and Council Reports portion of the agenda would be skipped. She explained that this agenda item is typically used to provide updates on activities and projects being addressed by elected officials. Mayor Ramsey noted that significant work is underway throughout the city and encouraged residents to stay informed through city communications, community observations, social media, and the city newsletter. She emphasized that city officials and staff continue to work diligently on a variety of initiatives and projects.

**F. Public Comment:**

Mayor Ramsey opened the public comment portion of the meeting. There were no comments. Mayor Ramsey closed the public comment portion of the meeting.

**G. Presentation Items:**

**G.1. The APWA Utah Chapter -Transportation Project of the Year award for Grandville Avenue (from Lake Ave to Old Bingham). (By Joe Anderson, PE.)**

Mayor Ramsey introduced Item G, recognizing the Utah Chapter of the American Public Works Association (APWA) Transportation Project of the Year Award for the Granville Avenue project between Lake Avenue and Old Bingham Highway. She noted that the project was a significant undertaking involving multiple partners and extended coordination efforts and welcomed Joe Anderson to present the award.

Joe Anderson representing APWA Utah Board and a South Jordan resident, congratulated the city on receiving the award. He highlighted the complexity of the Granville Avenue project, describing it as a major multimodal transportation corridor that incorporates multi-use trails, on-street parking, the TRAX line, proximity to the baseball fields, and nine signalized intersections. He stated that the project represented a significant engineering accomplishment and commended Director of Engineering/City Engineer Brad Klavano and city staff for their work in successfully completing the project.

Director of Engineering/City Engineer Brad Klavano noted the complexity of the Granville Avenue project, noting that planning efforts began in 2019. He stated that the project required extensive coordination among numerous agencies and partners, including UTA, UDOT, Rocky Mountain Power, West Jordan City, Jordan Valley Water Conservancy District, and multiple signal system stakeholders. He also acknowledged the assistance of the city's legislative advocates in securing project funding and emphasized the importance of partnerships with both Daybreak developers and Larry H. Miller Real Estate. He noted that those partners contributed financially toward portions of the project and played a significant role in coordinating development and infrastructure improvements. He concluded by expressing appreciation that the lengthy and complex project had been successfully completed.

Mayor Ramsey congratulated Director Klavano, Deputy City/Transportation Engineer Jeremy Nielson and the many staff members and partners involved in the Granville Avenue project. She acknowledged the extensive coordination required with numerous landowners and agencies throughout the process and stated that the completed project turned out exceptionally well. Mayor Ramsey noted that the APWA Utah Chapter Transportation Project of the Year Award was well deserved and thanked Joe Anderson for attending the meeting and presenting the recognition.

G.2. Utah Recreation and Parks Association (URPA) and the Sports Fields Management Association (SFMA) professional category awards and outstanding facility award. (By LeAnn Powell & Kevin Schmidt)

LeeAnn Powell introduced herself as a representative of the Utah Recreation and Parks Association (URPA), noting that she was attending in place of McKell Christensen, who was unable to be present. She explained that URPA represents approximately 2,000 parks and recreation professionals throughout Utah and annually recognizes outstanding work through a statewide awards program. She stated that the association received more than 90 submissions across 11 categories this year. She outlined the three core pillars used in evaluating award nominations: promoting health and wellness through recreation opportunities and open space, supporting conservation and sustainability efforts, and ensuring recreation opportunities are accessible to all members of the community. She noted that the projects and facilities being recognized reflected those principles. She also highlighted the leadership involvement of several South Jordan parks and recreation professionals within the association, including Parks Manager Jason Miller, Recreation Manager Kaitlin Youd, Community Center Manager Jamie Anderson, and Director of Recreation Janell Payne, who currently serve in various leadership roles on the URPA Board of Directors. She commended South Jordan staff for their professionalism, leadership, and contributions to parks and recreation across the state. She expressed appreciation to the Mayor and City Council for their continued support of parks, recreation, arts, culture, trails, and community programming, noting that such accomplishments are made possible through the city's ongoing investment and support.

Kevin Schmidt announced multiple award recipients recognized by the Utah Recreation and Parks Association and the Sports Field Management Association. He stated that Mulligans Greenskeeper Rocky Miller received the Parks Professional of the Year award and invited him forward for recognition. He also announced that the South Jordan baseball and softball fields received the Sports Field Management Association Sports Complex of the Year award, noting the strong collaboration between parks and recreation staff and commending South Jordan as an example of

effective teamwork between the disciplines. He further recognized Community Center Manager Jamie Anderson as the Outstanding Active Aging Professional of the Year and Grant/Sponsorship Coordinator Kelsey Nelson as the Outstanding Administrative Professional of the Year. He added that Coordinator Nelson also assists with the association's auction supporting student and professional scholarships. He expressed appreciation for her contributions and the city's continued excellence in parks and recreation services.

Mayor Ramsey expressed appreciation for the award recipients and commended the city's parks and recreation team for their efforts, noting that the recognition was well deserved. She stated that the staff's work is a key contributor to the city's overall success and character as a community, and extended congratulations to all honorees. She invited attendees to join in a round of applause in recognition of the recipients. She expressed appreciation to Kevin Schmidt and LeeAnn Powell for attending and presenting the awards and thanked them for their time and contributions.

### G.3. Water Conservation & Drought Mitigation. (By Associate Director of Public Works, Colby Hill)

Associate Director of Public Works Colby Hill reviewed prepared presentation (Attachment A). He presented the city's drought response and water conservation strategy for parks and open space. He explained that the city is currently experiencing drought conditions and noted that parks are among the largest municipal water users, making conservation efforts necessary while still maintaining essential services. He referenced recent action by the Jordan Valley Water Conservancy District (JVWCD) implementing a Level 2 water reduction, which encourages a 10% voluntary reduction in water use and imposes a 25% surcharge on usage exceeding 110% of contracted allocations. He noted that the city has historically operated near or slightly above its contracted water volume (Between 105% and 107%) in recent years, making conservation planning particularly important. He outlined coordination between culinary and secondary water systems, noting that reduced canal deliveries could require greater reliance on culinary water for irrigation, increasing operational costs and impacting overall water demand. He stated that staff developed a drought response plan beginning in December, guided by the principle of preserving resources that cannot be replaced, sustaining community-serving spaces, and reducing irrigation in areas that can recover more easily. He described a tiered system for park irrigation management, replacing the term "priority" to better reflect balanced community needs. Tier 1 includes trees, newly planted landscaping, and athletic fields; Tier 2 includes high-use turf and gathering spaces; Tier 3 includes low-use turf areas; and Tier 4 includes park strips and natural or undeveloped open spaces. He explained the recommended irrigation reductions based on evapotranspiration (ET) rates, including maintaining 70–90% ET for athletic fields, 70–80% for high-use turf (with expected summer dormancy), 50–60% for lower-use turf, and 20–30% for Tier 4 areas, with fire mitigation measures as needed. He noted that staff would also hand-water trees where necessary to preserve long-term assets. He discussed anticipated impacts, including potential turf dormancy, reduced usability of some park areas, and visible brownout conditions during peak summer months. He also recommended operational reductions for splash pads, including limiting operating days and reducing hours during peak evaporation periods, while noting that these systems are recirculating but still experience significant water loss. He reviewed past conservation efforts such as turf to xeriscaping conversions and centralized irrigation controls, current efforts including ongoing landscape conversions, such as the park strips along 11400 South and Redwood Road, staffing dedicated to irrigation management, and future initiatives such as further xeriscaping,

expanded system automation, and potential conversion of select athletic fields to artificial turf. He concluded by presenting a GIS-based prioritization map (URL Hyperlink: [MAP](#)) used to guide irrigation decisions across city properties and stated that staff will use it operationally to adjust watering strategies as conditions evolve. He noted the plan is intended to reduce water usage responsibly while maintaining critical community assets and invited Council feedback or direction.

Council Member Zander noted her support for the proposed drought response measures, particularly prioritizing the preservation of trees. She emphasized the importance of maintaining the city's tree canopy and expressed appreciation for the plan to hand-water trees if necessary. She then asked for clarification regarding the city's decorative water features and splash pads, referencing Attachment A and inquiring specifically about the locations of the existing water features, including the one at the cemetery and any other similar installations.

Associate Director Hill responded that the city has decorative water features located at multiple sites. He identified one fountain feature in front of the Public Safety Building, Gale Center and the Cemetery.

Council Member Zander stated that she supports preserving the city's decorative water features for their aesthetic value but is also open to temporary reductions in operation if necessary for water conservation, including potentially keeping some features dry during drought conditions. She then asked whether the city had analyzed usage data for splash pads, specifically whether attendance patterns had been reviewed to identify lower-use days that could be targeted for reduced operation or temporary closures as part of the conservation strategy.

Associate Director Hill responded that the city does not currently have usage data for splash pads or water features to determine peak or low-attendance days. He noted that staff could obtain that information and would likely coordinate with Director of Recreation Janell Payne and her team, who have tools capable of tracking and analyzing usage. He added that the proposed reduction days are somewhat arbitrary and based on operational judgment rather than specific data analysis.

Council Member Johnson confirmed that there are two splash pads in the city and suggested that if operational reductions are implemented, both facilities should not be closed on the same days. She recommended alternating closure schedules so that at least one splash pad remains available to residents at all times. She emphasized that splash pads provide an important recreational and cooling resource for families, particularly those with young children during the summer months, and noted that maintaining at least partial access would be beneficial to the community.

Mayor Ramsey expressed concern about ensuring continued access to splash pad amenities, emphasizing the importance of maintaining at least one operational facility for residents, particularly families during the summer months. She noted that the city has invested significantly in providing these recreational features, including recirculating systems designed to improve water efficiency. She stated that closure schedules should not be based on arbitrary decisions and emphasized the importance of maintaining consistent community access where possible while still achieving water conservation goals.

Council Member Johnson supported the idea of alternating splash pad operations rather than closing both facilities simultaneously. She noted that while alternating closures could result in

reduced total availability days, it would ensure that residents still have access to at least one splash pad at any given time during the season, preserving an important community recreation opportunity.

Council Member Zander suggested adjusting splash pad operating hours as an additional conservation measure, noting the current schedule of 10:00 a.m. to 8:00 p.m. She proposed reducing hours to approximately 11:00 a.m. to 7:00 p.m., stating that this change would likely have minimal impact on families while still preserving access for children during peak use times. She also observed that reducing operating hours could help address water loss during the hottest part of the day, when evaporation rates are highest, while still maintaining the recreational benefit of the splash pads for residents.

Associate Director Hill responded that the city does not currently have specific data and that his observations were anecdotal. He noted that splash pad usage appears to be high during the morning hours, while attendance tends to decrease during the hottest part of the day. He suggested that many parents may be limiting outdoor activities during peak heat to reduce sun exposure to their children.

Council Member Zander expressed agreement with the proposed approach to splash pad operations and conservation measures, noting support for maintaining access for residents while still implementing necessary water reductions. She endorsed Council Member Johnson's suggestion to ensure that both splash pads are not closed simultaneously, emphasizing the importance of always preserving at least one available facility.

Council Member McGuire expressed concern regarding fire risk at Sunrise Mountain Park and Hillside Park, noting that both areas were identified as lower-priority (Tier 4) irrigation zones under the proposed drought response plan. He acknowledged the water conservation rationale but raised concerns about wildfire risk even in non-drought years due to dry vegetation conditions. He requested clarification on the city's fire mitigation strategy for these areas, specifically whether regular vegetation management such as mowing or clearing would continue throughout the year to reduce fuel loads and minimize wildfire risk, even with reduced irrigation levels.

Associate Director Hill responded that the draft drought response plan includes continued vegetation management for lower-priority park areas to reduce fire risk. He stated that even with reduced irrigation, the city would maintain mowing operations approximately two to three times per year in those locations. He added that due to the dry conditions and use of heavy equipment in these areas, staff would coordinate closely with the fire department in advance of maintenance activities. This coordination would include notifying fire officials of planned work schedules to ensure appropriate safety precautions are in place.

Council Member Johnson suggested exploring additional operational adjustments for splash pad management during peak heat periods, including the possibility of temporarily closing facilities for a few hours during the hottest part of the day to allow for more efficient scheduling of open hours. She also recommended implementing immediate public communication measures, such as posting signage at facilities, to inform residents in advance of any changes, clearly explaining the reasons for adjustments and ensuring transparency so that the community is aware of conservation efforts before they take effect.

Mayor Ramsey responded that if any modifications are made to splash pad operations, she would prefer that the facilities remain open daily. She suggested a consistent daily schedule with defined operating hours and a midday closure period, rather than full-day closures, in order to preserve predictable access for residents while still supporting water conservation efforts.

Council Member McGuire suggested establishing a consistent daily closure window during peak heat hours as a potential conservation strategy. He proposed a model in which splash pads remain open every day, but are closed for a set period, such as approximately 2:00 p.m. to 5:00 p.m., to reduce usage during the hottest part of the day while still maintaining daily access for residents.

Council Member Harris expressed shared concern regarding splash pad operations and noted their high community usage, particularly during hot summer months when residents rely on them for cooling and recreation. He acknowledged the importance of water conservation efforts but questioned the overall water savings achieved through proposed operational reductions, given that splash pads use recirculating systems. He asked whether limiting splash pad operations would result in a significant reduction in water use compared to other irrigation uses, such as turf watering, and whether the conservation benefit justified potentially reduced access for residents. He emphasized the importance of ensuring that any restrictions provide meaningful water savings before impacting heavily used community amenities.

Mayor Ramsey responded that Council Member Harris accurately articulated her concerns regarding splash pad operations. She agreed that the key consideration is whether proposed restrictions would result in meaningful water conservation relative to the impact on a highly utilized community amenity and reiterated her concern about balancing conservation efforts with maintaining valuable recreational services for residents.

Council Member Zander added that splash pads serve an important equity function in the community, noting that they are free, publicly accessible amenities frequently used by families who may not have the means to pay for alternative recreational facilities. She emphasized the importance of maintaining access to these spaces to ensure that all residents, particularly lower-income families, continue to have opportunities for safe and affordable summer recreation.

Mayor Ramsey expressed strong support for the city's drought mitigation efforts while acknowledging the importance of balancing conservation with community amenities. She noted that the city invested in recirculating systems specifically to reduce water use and emphasized her overall support for the proposed conservation measures, while expressing hope for improved precipitation conditions in the future. She stated that her primary concern is preserving access to the city's splash pads for residents, as she believes their water use impact is relatively minimal compared to other irrigation demands. She emphasized that the city is already taking significant conservation actions and expressed a desire to maintain operation of the splash pads to continue serving residents, particularly during hot summer months.

Council Member Shelton raised questions regarding the proposed splash pad limitations, stating that if operational reductions are necessary, limiting use by a few hours during the afternoon would be preferable to closing facilities for entire days. He also inquired about the city's park irrigation infrastructure, specifically asking whether parks currently served by secondary water are fully equipped to switch to culinary water if needed during drought conditions, and whether such a

transition is operationally feasible. Associate Director Hill responded yes, the city's parks system does have the capability to switch irrigation to culinary water if necessary.

Council Member Shelton reiterated and clarified his understanding that any park currently irrigated with secondary water could be switched over to culinary water if required, emphasizing the flexibility of the city's irrigation system in responding to drought conditions.

Associate Director Hill clarified that, with the exception of Calendar Square and Hillside Park in Daybreak, the city can convert parks from secondary irrigation water to culinary water if necessary. He explained that those two parks were originally constructed with connections to the Daybreak secondary water system and were not plumbed for culinary water access. He added that all other city parks do have the capability to switch water sources, though the systems are separate and switching would involve operational adjustments.

Mayor Ramsey stated that she would like to invite the City Manager Dustin Lewis to provide input and perspective on the discussion.

City Manager Lewis responded that he agreed with the importance of splash pads as community amenities and suggested maintaining their current operating schedules while monitoring usage and water impacts. As an alternative conservation measure, he proposed shutting off or suspending operation of the city's decorative water features, including the fountain at the Public Safety Building, Cemetery and Gale Center, which operate continuously and represent a more consistent water use. He recommended beginning with those reductions to achieve water savings without immediately limiting splash pad access, noting that preserving recreational options could help avoid unintended increases in residential sprinkler use. He suggested implementing this approach temporarily while collecting better usage data and evaluating water conditions as the summer progresses.

The Mayor and Council expressed agreement with City Manager Lewis's proposed approach.

Council Member Zander asked for clarification regarding the map showing Hillside Park and Calendar Park in yellow, with surrounding areas shown in red, and confirmed that the red areas represented natural grasses. She further noted that Hillside Park and Calendar Park were identified as locations that could not receive culinary water and asked whether there were concerns that the secondary water system could be depleted during the summer, resulting in a loss of access to secondary water.

Assistant City Manager Rasmussen responded that the Daybreak Secondary Water Company has storage capacity in Oquirrh Lake, which provides additional resilience compared to canal systems that rely more directly on Utah Lake. He explained that because of this storage, the system is generally able to sustain irrigation longer into the season even if canal systems are reduced or shut down due to drought conditions. He stated that he does not have major concerns about the availability of secondary water in that area this summer. He also noted that the water company, in which the city is a shareholder, is expected to continue emphasizing conservation practices across Daybreak's green spaces to help ensure that available water supply lasts throughout the irrigation season.

Council Member Shelton expressed appreciation for the city's internal water conservation efforts and raised a question about broader community engagement. He asked whether the city has a plan in place to educate and encourage residents to reduce water use, noting that residential consumption may exceed municipal usage. He inquired whether the city intends to implement a resident-focused conservation outreach strategy in addition to its tiered water use plan for city-owned properties.

City Manager Lewis invited Communications Manager/PIO Rachael Van Cleave to provide an update on the city's public education and outreach efforts related to water conservation and resident engagement.

Communications Manager/PIO Rachael Van Cleave reported that the city has already begun public outreach efforts related to water conservation. She noted that informational articles were released earlier in the year in anticipation of drought conditions and that additional messaging is currently underway. She stated that postcards with key water conservation information are scheduled to be delivered to all households in the city. These materials also direct residents to the city's updated "Water Smart SoJo" webpage, which serves as a central resource for drought-related information, watering guidance, and conservation updates. She explained that the webpage is regularly updated by the city's Water Conservation Coordinator Connor Oswald and includes weekly watering recommendations, drought level information, and reservoir status updates. She added that the resource is designed to help residents understand current conditions and make informed decisions about water usage throughout the season.

Mayor Ramsey provided an informational update noting that water planning is being discussed at the Wasatch Front Regional Council (WFRC) Regional Growth Committee for the first time at a substantive level during her tenure on the committee. She stated that she participated in a pre-meeting to help identify key areas for discussion at the upcoming session. She emphasized the importance of integrating water supply realities with long-term land use and development planning, noting that these areas have historically been addressed separately. She expressed support for the increased coordination between water planning and growth planning at the regional level, describing it as a positive and significant step toward more aligned decision-making.

Council Member McGuire raised a question regarding city assets not fully addressed in the drought mitigation discussion, specifically referencing the city's joint partnership in Bingham Creek Regional Park. He asked what the water conservation and management plans are for that site, noting the significant acreage involved and the potential impact of irrigation needs on overall water usage.

Associate Director Hill responded that he serves on the Bingham Creek Regional Park board along with Assistant City Manager Don Tingey. He explained that in a recent board meeting, the city's draft drought response plan was shared with county staff responsible for maintaining the park, and they indicated interest in reviewing it to potentially align their own practices with the city's approach. He noted that the board's intent is to provide direction to park management on appropriate water conservation measures. He added that, due to its high level of athletic and recreational use, the sports field portions of Bingham Creek Regional Park would be treated similarly to the city's Tier 1 assets, while other less intensively used areas would likely fall into Tier 2 or lower categories for reduced irrigation.

Council Member Harris asked for clarification on the irrigation schedule for Mulligans, requesting confirmation of the watering timing and schedule previously referenced for that facility.

Associate Director Hill responded that Mulligans is classified as a Tier 1 asset, meaning it is among the city's highest irrigation priorities. He added that, as with any operational plan, the city's drought response strategy will remain flexible and subject to adjustment based on evolving conditions. He noted that staff will conduct weekly briefings to review weather trends, soil conditions, and overall park health to determine whether operational changes are needed. He stated that any necessary adjustments will be communicated to City Manager Lewis, Assistant City Manager Rasmussen, and Assistant City Manager Tingey to ensure timely updates are provided to the City Council. He also indicated that informational signage will be placed in parks to notify the public about water conservation efforts. He explained that the messaging will clarify that reduced irrigation is intentional.

Mayor Ramsey acknowledged the difficulty of balancing conservation decisions with community expectations, noting that the situation requires careful judgment. She stated that given the significantly low precipitation and limited snowpack conditions, the region is facing an unusually dry year and may be on track for record dryness. She emphasized that, in light of these conditions, the city must respond appropriately and take necessary actions to manage water responsibly while adapting to ongoing drought impacts.

City Manager Lewis added that the city will continue to monitor and follow guidance from JVVCD, as well as recommendations from Salt Lake County and the Governor's Office. He stated that if drought conditions or official directives change, the city will adjust its water conservation strategies accordingly to remain aligned with regional and state-level guidance.

Council Member Zander suggested the possibility of establishing a public hotline or similar communication channel for residents during the summer conservation period. She proposed that such a resource could allow residents to ask questions about park conditions, understand ongoing water restrictions, and report concerns such as trees or landscaping showing signs of stress or decline. She noted that this type of system could improve transparency and responsiveness by enabling the city to provide timely updates and reassurance that reported issues are being monitored and addressed by staff.

City Manager Lewis responded that the city already has communication systems in place to support that need. He noted that residents can currently use the 446 helpline to report issues such as streetlight outages, concerns about trees, or questions regarding watering restrictions and park conditions. He explained that staff are available to receive those calls and route residents to the appropriate departments for answers and follow-up.

Council Member Zander asked whether it would be beneficial to include the city's 446 helpline number on the park signage being developed for water conservation messaging, so residents would know where to call with questions or concerns.

City Manager Lewis responded that the city could include the 446 helpline number on the park signage as well as on the city's website. He stated this would help ensure residents know where to direct questions or report concerns related to water conservation and park conditions.

Director Hill added that, in addition to the phone helpline, the city also has an online reporting system available for residents. He explained that submissions through this platform go directly to Public Works.

Mayor Ramsey summarized the council discussion, stating that there appears to be general support for the proposed drought response plan as presented, with the exception of maintaining current splash pad operations rather than reducing or closing them at this time. She noted that the intent is to proceed with the rest of the conservation measures while continuing to monitor conditions on a weekly basis and adjust as needed. She then asked Council Member Harris to confirm whether her summary accurately reflected his position.

Council Member Harris agreed with the Mayor's summary of the council's direction. He added a recommendation that, as the city continues monitoring conditions through the summer, staff should also consider increasing outreach to residents to encourage additional voluntary water reductions if needed. He emphasized the importance of maintaining alignment between municipal water conservation efforts and residential usage, suggesting that broader community reductions may be necessary before significantly scaling back city water use further.

Mayor Ramsey acknowledged Council Member Harris's input as a valid point and expressed appreciation for the collaborative discussion. She confirmed that staff had what they needed from the council at this stage and thanked all contributing departments for their work on the drought response plan, and concluded the discussion item.

#### **H. So Jo Marketplace PID Public Hearing Item:**

- H.1. Resolution R2026-13, Providing for the creation of So Jo Marketplace Public Infrastructure District (The "District") as an independent district; authorizing and approving a governing document; appointing a board of trustees, authorizing other documents in connection therewith; and related matters. (By Assistant City Manager, Don Tingey)

Assistant City Manager Don Tingey presented a proposal related to the creation of a new Public Infrastructure District (PID). He identified the project area as approximately 17 acres located on the north side of South Jordan Parkway, between Grandville Avenue and Mountain View Corridor. He provided a map (Attachment B) and explained that the city had received an initial letter of intent from Arbor Commercial approximately one year earlier and that the proposal had since undergone review and discussion by the City's PID review committee. He noted that the City Council had previously accepted the letter of intent earlier in the year. He stated that the matter before the Council included consideration of the public hearing, resolution, and associated documents necessary for establishment of the PID. He further explained that the proposed development is intended to support retail and commercial uses within the project area.

Applicant John Gust thanked the Council for considering the proposal and explained that the project has been in development for several years. He noted the applicant's long history of development work in South Jordan, including involvement in the District and Towne Center projects where the city offices are located. He stated that the applicant team, including Doug

Young, Cory Gust, and others, have been coordinating with the University of Utah, the Utah power corridor, and the Miller group to maximize land use opportunities and improve the surrounding area. Mr. Gust stated he is excited to move the project forward and has already begun discussions with prospective tenants. He indicated that Matt Ence was also available to provide additional information regarding the project and the proposed PID financing structure.

Mayor Ramsey opened the public hearing for Resolution R2026-13.

**David Cannon** - I am speaking on behalf of my employer, Larry H. Miller Real Estate, and I am also a resident. Thank you, Mayor, Council, and staff, for your service. We are generally supportive of Public Infrastructure Districts (PIDs) and economic development efforts. As a neighboring developer of the Daybreak community and Downtown Daybreak, we support continued economic activity and development in the area. I will defer to the Council and staff regarding the merits of the proposed PID. My comments relate specifically to the master plan image included in the meeting packet, which depicts the project area. I would like to emphasize the importance of transportation planning and connectivity. The plan references coordination with the University of Utah regarding transportation needs, and I believe it is critical that public infrastructure be designed to connect these developments effectively. One of the hallmarks of the vision for this area has been the creation of a strong transportation network and interconnected street grid. High-quality transportation infrastructure and connectivity are important components of successful development and contribute to recognition for effective transportation planning. Connections extending from the signalized intersection through the SoJo Marketplace property and into the future University of Utah site to the north will help support that vision. These improvements are also consistent with the City's Transportation Master Plan, which promotes a fine-grained transportation network serving not only automobiles but also pedestrians and cyclists. I appreciate the collaboration that has taken place with city staff, the University of Utah, and the SoJo Marketplace development team, and I encourage continued emphasis on providing public infrastructure connections throughout the area. Thank you for your service to the community and for your efforts in managing the city's growth and development.

Mayor Ramsey closed the public hearing.

Council Member McGuire asked for clarification regarding the City's obligations associated with Public Infrastructure Districts (PIDs). He referenced recent discussions from the State Auditor's Office concerning PIDs and inquired whether there had been any rulings or determinations indicating that a city could become responsible for PID debt or liabilities if a district were to fail financially.

City Attorney Loose responded that the State Auditor's Office has taken the position in some circumstances that PIDs may be considered "component unit" of a city, depending on the governing language used in the district documents. He explained that, under that interpretation, PID debt liabilities could potentially be counted together with a city's own debt obligations. He stated that discussions are ongoing regarding language that may clarify when a PID would or would not be treated as a component unit and noted that the State Auditor may issue additional guidance or a formal declarative statement on the matter. He also indicated that at least one city is currently engaged in discussions with the auditor regarding whether PID debt should be attributed to the municipality. He stated that, in this particular case, the approximately \$5 million in proposed

PID debt could potentially be treated as part of the City's debt obligations if the auditor's interpretation were ultimately applied. However, he noted that the issue remains unresolved and uncertain at this time. He added that many legislators involved in adopting the PID statute around 2020–2021 did not intend for PID debt to be treated as municipal debt, and he acknowledged that there continues to be ongoing debate and discussion on the issue.

Council Member Johnson asked whether the city was currently bound to or committed to the existing language being used in the PID documents.

City Attorney Loose responded that by approving the resolution, the Council would be approving the PID governing documents, which include the language currently drafted for the district. He stated that, based on input from the applicant's counsel and the City's legal counsel, the City believes the current language is intended to comply with anticipated requirements from the State Auditor's Office. He explained, however, that no formal or final declarative guidance has been issued by the State Auditor, and therefore there remains uncertainty regarding how PID debt will ultimately be classified for audit purposes. He noted that the city is proceeding based on the best available information at this time, but without absolute certainty. He further stated that if the State Auditor ultimately determines that certain PID language results in the district being treated as a component unit, then the City's auditors would be required to evaluate the approved governing documents accordingly and take appropriate accounting action based on that determination. He clarified that this remains an evolving issue and that final interpretation has not yet been established.

CFO Naidu explained that, under the current statutory framework, the State Auditor's Office is interpreting the issue in accordance with Governmental Accounting Standards Board (GASB) rules. He stated that, absent changes to state law, the auditor is unlikely to alter that interpretation or opinion. He noted that legislative action would be required to clarify the statutes and determine that the entity should not be treated as a component unit of the jurisdiction for reporting purposes.

Mayor Ramsey asked whether there were ongoing efforts through the Legislature to address the issue. She expressed concern that the current situation has created uncertainty regarding the City's authority and responsibilities, noting that the lack of clarity makes it difficult to determine what actions and approvals are appropriate under the existing framework.

City Attorney Ryan Loose reported that discussions regarding the issue are actively underway at the state level. He stated that multiple meetings involving legislators, developers, cities, and other stakeholders have been held since the end of the legislative session to explore potential solutions. He noted that he had heard discussions about possible language that could be incorporated into governing documents to address concerns raised by the State Auditor but emphasized that no definitive guidance or formal determination has yet been issued. He explained that, until either legislative changes are enacted or the State Auditor provides clear direction, there remains a risk that the proposed PID debt could be treated as a component unit of the city and reflected in the City's audit and debt calculations. He noted that the City's existing PID may also be subject to similar treatment, although it functions differently and is funded primarily through sales tax revenues rather than property taxes.

Council Member Johnson asked whether there was any way, if the Council chose to move forward with approval, to include language in the motion that would provide protections or safeguards to the City related to the PID structure and potential financial or audit implications.

City Attorney Loose responded that he could not provide legal assurance that any specific motion language would protect the City from potential PID accounting or audit implications. He stated that, if the Council chose to table the item rather than act on it, all current public hearing requirements would still be satisfied. He further explained that, if future clarification is provided by the State Auditor or through legislative action, the matter could be brought back for Council consideration without repeating the full noticing and public hearing process, assuming applicable statutes remain unchanged. He added that, under current conditions, there is no way to eliminate the risk of the PID being treated as a component unit through motion language alone, and he indicated that no party could guarantee a different accounting outcome based solely on Council action at that time.

Council Member Harris asked CFO Sunil Naidu to explain the City's bonding considerations and whether the potential approximately \$5 million in PID-related debt would create concerns when the city approaches the bond market.

CFO Naidu stated that the impact of the approximately \$5 million in PID-related debt on the City's bond issuance would depend on the specific financing instrument used and may not result in an immediate effect on the City's ability to issue bonds. However, he explained that, depending on State Auditor guidance, the PID could be reported in the City's financial statements as a component unit. He further explained that, if treated as a component unit, the PID's financial activity would be reflected within the City's broader financial reporting, alongside funds such as the general fund and water fund. He noted that while the \$5 million amount may not be significant in isolation to bond markets, it would still be considered in overall financial evaluation. He stated that if the PID is classified as a component unit, the City could ultimately face financial exposure in the event of default or insolvency within the district, potentially making the City responsible for repayment of outstanding obligations to bondholders.

Council Member Harris asked whether PID-related debt could negatively impact the City's AAA bond rating and how rating agencies might view it.

CFO Naidu stated that credit rating agencies consider a range of financial, political, and social factors when evaluating a municipality's credit rating, and that PID-related obligations could become part of that review. He noted that the extent of any impact would vary by rating agency, as each uses its own methodology to assess risk and debt exposure. He explained that PID debt may be viewed differently because it is not tied to traditional collateral that the city directly controls. He stated that, under the State Auditor's interpretation, if a district were to default, bondholders could potentially look to the city for repayment depending on how the PID is classified. He added that the city would not have direct control over the underlying assets or infrastructure financed by the district, limiting its ability to liquidate those assets to satisfy debt obligations. He stated that credit rating agencies would evaluate the PID-related obligations in different ways depending on their respective methodologies. He noted that, while the inclusion of such obligations would likely have some impact on the City's credit evaluation, the extent of that impact is uncertain and would vary by rating agency.

Matt Ence, representing Snow Jensen & Reece, stated that two separate issues were being conflated in discussions surrounding PIDs; whether a PID should be reported as a component unit of a city for accounting purposes and whether a city could be held liable for PID debt obligations. He explained that component unit determinations are based on GASB accounting standards and affect only how financial information is reported in audits and financial statements. He emphasized that this accounting classification does not create legal liability for a city regarding PID bond obligations. He noted that PIDs are independent governmental entities, and any debt issued by a PID remains the responsibility of the district itself rather than the creating municipality. He further explained that PID bonds are typically purchased by sophisticated institutional investors who understand that repayment is limited to the specific revenue stream pledged to the bonds, such as property tax revenues generated within the district. He stated that bondholders have no recourse against the City if revenues fall short of projections and can only rely on the revenue source established for repayment. He also noted that the Utah Legislature had recently taken actions intended to address concerns related to component unit reporting and that the governing documents presented for approval had been drafted to reflect current statutory requirements while maintaining as much separation as possible between the City and the PID. He acknowledged ongoing disagreement with the State Auditor's interpretation but stated that recent legislative changes were intended to reinforce the independent nature of PIDs. He expressed appreciation for the Council's consideration of the proposal, reiterated his view that PID debt would not create legal liability for the City, and offered to answer any questions.

City Attorney Loose stated that he did not dispute the legal distinctions raised by Mr. Ence regarding liability and component unit structure. However, he clarified that his concern was not direct legal liability, but rather the potential accounting treatment of the PID as a component unit in the City's financial statements. He explained that such classification could still have practical implications for the City, including how the PID is reflected in the City's audit and financial reporting. He noted that this remains an unresolved issue, with at least one other municipality currently navigating similar discussions with the State Auditor's Office. He stated that, as of recent discussions, there is not yet clear consensus or confirmation from the State Auditor that the current governing language fully resolves the component unit concern. He indicated that unless and until the State Auditor issues definitive guidance or accepts the revised language, there remains uncertainty regarding how the PID will be treated in the City's financial reporting.

Mayor Ramsey asked for clarification regarding the potential risks associated with approving the proposed PID. She stated that her primary concern was whether South Jordan could experience consequences similar to those faced by another Utah city that reportedly had funding withheld following a State Auditor interpretation related to a PID. Mayor Ramsey asked whether approval of the proposed PID could expose South Jordan to a similar situation or whether the issue remains unresolved and uncertain due to the lack of definitive guidance from the State Auditor and the Legislature.

CFO Naidu stated that the situation could potentially occur depending on how the State Auditor interprets the PID requirements. He reiterated that, from a legal and intent standpoint, the City agrees with prior counsel that PIDs were not intended to create City liability or component unit treatment; however, he noted that the State Auditor may interpret the requirements differently. He explained that the State Auditor has authority to enforce compliance through audit determinations and could withhold state-distributed funds if reporting requirements are not met. He stated that

these funds could include revenues distributed through the State Tax Commission, such as property tax distributions, sales tax revenues, in-lieu fees, and telecommunications-related taxes. He added that he does not intend to report the PID as a component unit; however, he acknowledged that doing so against the State Auditor's interpretation could create financial risk to the City in terms of withheld state revenues.

City Attorney Loose clarified that, in reference to prior comments about withholding funds, the State Auditor's action would not directly withhold revenues but would instead require compliance through audit reporting requirements. He explained that the effect described by CFO Naidu relates to the potential consequences of noncompliance with the State Auditor's interpretation of component unit reporting. He reiterated that the issue is tied to audit treatment and required financial reporting standards, which could in turn affect the City's receipt or certification of certain state-distributed revenues if compliance is not met.

CFO Naidu stated that under the State Auditor's current interpretation, the City's receipt of certain state-distributed revenues could be impacted if the City does not comply with required PID reporting treatment. He explained that compliance may be necessary to ensure continued receipt of revenue streams administered through the State Tax Commission until there is legislative clarification or formal guidance clearly defining PIDs as separate legal entities for reporting purposes. He further stated that, in the absence of statutory or regulatory clarification, the city cannot predict with certainty whether enforcement actions would occur. He noted that the issue remains unresolved and subject to interpretation by the State Auditor's Office.

Mayor Ramsey asked the Council to provide their views on the proposed PID, separate from the discussion regarding potential State Auditor interpretations or related audit and compliance considerations.

Council Member Shelton requested clarification before providing input on the PID proposal. He asked to confirm that no residential development was planned for the project area.

City Attorney Loose responded that the property is currently zoned for commercial use and does not include residential entitlements. He stated that any proposal for residential development would require rezoning approval by the City Council.

Assistant City Manager Tingey confirmed that all residential references have been removed from the governing documents and that the proposal reflects commercial use only.

City Attorney Loose stated that the governing documents would effectively prohibit residential development, as the district would not be able to levy assessments on residential property. He added that any change to allow residential use would require a rezoning action by the City Council.

Mayor Ramsey expressed appreciation for the clarification provided and stated that the issue of residential use had been a lingering concern. She reiterated her understanding that no residential development is included in the current proposal.

Council Member Shelton asked to confirm that the proposal is strictly for commercial development. He further inquired that, if the PID were approved, how soon the project would be expected to proceed to the bond market.

Cory Gust stated that the project application is valid through October and that the first phase of development has completed the City's approval process, including construction plans and site plan approval. He indicated that all required plans for the first phase have been reviewed and approved by City departments. He reported that the applicant is currently finalizing a traffic agreement with Larry H. Miller Real Estate related to a future signal at the main intersection connecting properties across South Jordan Parkway, to be implemented when warranted by traffic conditions. He clarified that only the first phase of the project has been fully designed, consisting of approximately six to nine acres, while the second phase has not yet been planned in detail. He described the current action item as the financing component of the project, stating that once completed, the applicant intends to finalize remaining requirements and proceed to construction later in the summer.

Assistant City Manager Tingey stated that, following Council approval of the PID resolution, the district must be submitted to the Lieutenant Governor's Office for approval within 30 days. He noted that the State review is required before the PID can move forward. He further provided reference to a prior example, stating that the Downtown Daybreak PID was approved by Council at the first meeting in December and subsequently issued bonds approximately in February or March, illustrating the typical timeline for bond issuance following approval.

Council Member Shelton asked for clarification from CFO Naidu and City Attorney Loose regarding the timeline for PID bond issuance and whether approval of the PID would require the City to include the associated debt on its next financial statements in accordance with the State Auditor's guidance. CFO Naidu clarified that if the debt has not yet been issued, it would not appear on the City's financial statements at that time. Council Member Shelton clarified his question by asking whether, once the PID bonds were issued following approval, the associated debt would then be reflected in the City's financial statements. CFO Naidu stated that the debt would need to be issued before June 30 to appear in the current fiscal year's financial statements. Council Member Shelton clarified that, based on the anticipated timeline, the debt would likely not appear in the current fiscal year but rather in the following year's financial statements. CFO Naidu clarified that the debt itself would not appear in the current fiscal year, but the PID could still be reflected as a component unit in the City's financial statements. Council Member Shelton asked whether the PID itself would appear in the City's financial statements as a component unit even if no associated debt had yet been issued or reported. CFO Naidu confirmed that the PID would appear in the City's financial statements as a component unit.

City Attorney Loose stated that, under the State Auditor's current interpretation, the City and its legal advisors have attempted to update governing document language to reflect the most recent guidance and discussions with counsel, including input from outside legal representatives. He explained that while efforts have been made to align the language with anticipated requirements, there is no guarantee that the State Auditor will interpret or apply it in the same manner. He further stated that, at this time, any expectation of a definitive outcome remains uncertain and would be based on interpretation rather than confirmed approval or guidance.

Council Member Shelton asked whether inclusion of the PID in the City's financial statements could affect the City's bonding capacity or credit position, or whether the impact is uncertain.

CFO Naidu stated that he was uncertain to what extent the inclusion of the PID as a component unit would affect the City's bonding capacity or credit rating. He explained that rating agencies apply their own evaluation formulas and that the impact could vary depending on how the PID is treated in the City's financial reporting. He noted that the effect could range from minimal to more significant, but that the exact outcome cannot be determined in advance.

Council Member Shelton asked Cory Gust whether the project currently has executed lease agreements or commitments in place with future tenants.

Cory Gust stated that the applicant has been in discussions with potential tenants and that some have met with City staff; however, no lease agreements have been finalized at this time. He explained that leasing commitments have not been executed pending finalization of the project's financing and approvals.

Council Member McGuire questioned the necessity of the proposed PID, noting that significant development and infrastructure already exist in the area. He observed that the project site does not appear to require extensive new public infrastructure extensions compared to undeveloped areas. He asked what would occur if the PID were not approved and expressed curiosity about how the development might proceed without the district. He also questioned whether approving the PID could establish expectations for similar financing requests in the future as additional areas of the city are developed.

Cory Gust responded that they had not yet reached that stage in the process and therefore could not fully address what the long-term outcome would be if the PID were not approved or implemented at this time. He added that the project has been in development for approximately two years.

Council Member McGuire stated he is seeking to better understand the full scope and implications of the proposal in order to make an informed decision.

John Gust stated that the PID structure is necessary for ongoing lease negotiations, explaining that PID-related obligations must be disclosed and incorporated into lease terms. He noted that tenants require clarity on the project's financing structure in order to evaluate lease terms and payment capacity, and that this directly affects negotiation outcomes. He further stated that lease discussions have been placed on hold pending resolution of the PID issue, which has been under consideration for approximately two years. He added that the PID is considered essential to finalizing leases with current and future tenants, including larger prospective tenants and institutional partners, as it provides financial structure and certainty needed for continued development.

Council Member McGuire asked Applicant John Gust to clarify whether he was referring to multiple PIDs and whether there were plans to establish additional PIDs within the project area.

John Gust clarified that he was referring to only one PID. He also stated that there would be no housing component included in the development.

Council Member Harris stated that he was seeking clarity regarding the State Auditor's position in order to determine whether the PID should be approved or rejected. He noted that while he understood the perspectives provided by the applicant, City Attorney, and CFO, he believed

additional clarification from the State Auditor was needed to fully resolve outstanding concerns. He stated that, in his view, the most prudent course of action would be to table the item rather than take immediate action, despite the completion of the public hearing process. He added that tabling the item could allow time to seek clarification from the State Auditor's Office before proceeding further.

Council Member Johnson stated that she is generally comfortable with the idea of tabling the item but expressed concern about timing constraints related to the applicant's approval and expiration deadlines. She noted uncertainty about how long the Council could delay action without negatively impacting the applicant's process and stated a desire to avoid creating unintended consequences for the project timeline.

Council Member Zander stated that she is generally supportive of the proposed economic development and noted enthusiasm for advancing commercial development in the area, referencing related projects such as Downtown Daybreak and SoJo Marketplace. She stated that while she initially intended to support moving the project forward, further discussion with staff and consideration of the issue raised concerns. She stated that, after reviewing the complexity and potential risks associated with the proposal, she agreed with the idea of tabling the item. She expressed concern about exposing the city to unnecessary risk and indicated that, although she supports the project conceptually, she believes delaying action would be the more prudent approach to allow additional review and coordination.

Cory Gust responded that tabling the item appeared to be the most reasonable course of action.

Mayor Ramsey stated that she was unsure of the Council's decision but asked whether tabling the item would be helpful. She further inquired about the procedural implications of tabling the item.

Cory Gust asked if tabling the item would require an additional public hearing.

Mayor Ramsey stated that tabling the item would not require an additional public hearing. She further suggested that the applicant seek clarification from the State Auditor's Office regarding the issue, noting concern about the uncertainty created by the current interpretation and indicating that the City may be among the first jurisdictions addressing this situation.

Cory Gust stated that the legislature had attempted to clearly define its intent regarding the issue through recent statutory actions.

Mayor Ramsey stated that the Council should consider the State Auditor's determination and its implications as part of their decision-making process.

Mr. Ence acknowledged the Council's concerns regarding the uncertainty surrounding PIDs and the State Auditor's interpretation. He stated that, in his opinion, the uncertainty itself may be influencing decisions regarding new PIDs. He expressed skepticism that delaying action would necessarily provide greater clarity, noting that he was uncertain whether the City would be in a materially different position if the matter were revisited at a later date. He further stated his belief that the State Auditor has expressed concerns about the use of PIDs as a development financing tool and is taking actions that make approval of new districts more challenging for local

governments. He emphasized that this was his personal opinion and perspective on the situation and wanted the Council to consider that possibility as part of its deliberations.

City Attorney Loose stated that he generally agreed with the prior comments and noted that the primary challenge with tabling the item is the need to set a specific return date to provide clarity and manage expectations. He explained that the Council would typically want certainty regarding when the item would be returned for consideration. He further stated that, in this case, obtaining that clarity would depend on direction from the State Auditor, which he characterized as uncertain. He added that he believed Mr. Ence accurately summarized the current situation regarding that uncertainty.

Council Member Shelton stated that, in his view, meaningful clarity would likely need to come from legislative action rather than the State Auditor's Office. He expressed concern that such changes would require strong legislative intervention, potentially through a special session, and noted that absent that, clarity may not be achieved for an extended period.

City Attorney Loose stated that while a special legislative session may not be necessary, interim legislative committees could potentially address the issue. He noted that Senator McKay and others have been actively engaged with the State Auditor in an effort to develop language that would be acceptable to all parties. He further stated that, at present, he agreed with prior comments that the uncertainty surrounding PIDs appears to be a central issue in the ongoing discussion.

Mayor Ramsey stated that the Council could not risk potential financial impacts to the City, referencing concerns about the possibility of the State Auditor withholding state-distributed revenues similar to what has occurred in another municipality in Utah. She emphasized that such an outcome would not be acceptable given the City's reliance on state revenue streams, including sales tax distributions. She noted that, while she did not view the situation as ideal for the applicant or the city, tabling the item appeared to be the most prudent course of action while seeking additional clarity from legislative and state-level stakeholders. She emphasized the need for clear direction from the State regarding PIDs so that both municipalities and developers can proceed with certainty.

Applicant John Gust acknowledged the difficulty and uncertainty surrounding the current PID discussions for all parties involved. He referenced a prior project in Coalville, stating his view that the financing structure there ultimately functioned as intended, with another developer stepping in and bond obligations continuing to be paid. He stated that uncertainty surrounding the current proposal could delay the project timeline and affect ongoing tenant discussions and convention-related meetings scheduled in the coming weeks. He further explained that financing conditions remain challenging and noted that, while the development team intends to provide a significant amount of self-financing, the scale of the project still requires careful financial planning and additional financing mechanisms.

Mayor Ramsey stated that she appreciated the applicant's comments and expressed concern that the Council could not fully evaluate the merits of the project independently from the uncertainty surrounding the State Auditor's interpretation. She stated that the unresolved situation creates concern that the city could become involved in a broader political or regulatory dispute if the item were approved without additional clarity. She further stated that the potential financial

consequences to the City are significant and emphasized that the City cannot risk jeopardizing its ability to operate or receive critical state-distributed revenues. She acknowledged that neither the City nor the applicant created the current situation and noted that PIDs were established by the legislature several years ago as a financing tool intended to help cities and developers fund infrastructure needed for economic development projects. She explained that the legislation creating PIDs included safeguards intended to protect cities, including considerations related to debt service and bonding capacity, and noted that organizations such as the Utah League of Cities and Towns were involved in shaping those protections. She characterized the current circumstances as unusual and stated that the State Auditor's independent authority has created uncertainty despite widespread disagreement with the interpretation. She concluded by stating that legislative clarification may ultimately be necessary to resolve the issue, but that PIDs currently remain one of the financing tools available to cities and developers for infrastructure and economic development projects.

Council Member Johnson asked for clarification regarding the nature of the City's potential risk associated with the PID. She questioned whether the risk would arise if the development or district were to fail financially and asked at what point the city could become responsible for associated debt obligations.

Mayor Ramsey responded that there are multiple concerns associated with the PID, but stated that the primary concern is not necessarily the City assuming the district's debt obligations. Rather, she explained that the greater concern is the State Auditor's interpretation of the PID structure and the possibility that the State Auditor could withhold state-distributed revenues from cities that approve and report PIDs in a manner consistent with existing legislative direction.

Council Member Johnson clarified her understanding that the concern is not necessarily related to the developer or project failing financially or being unable to repay obligations.

Mayor Ramsey clarified her understanding that the concern is tied to the City's approval of the PID itself, rather than whether the development ultimately succeeds or fails financially.

City Attorney Loose stated that the risk of the city ultimately assuming responsibility for the district's debt is likely very low, if it exists at all. He explained that the more immediate concern relates to the State Auditor's treatment of PIDs as component units for audit purposes. He stated that, under the current interpretation, the City may be required to acknowledge the PID as a component unit in its financial audits in order to continue receiving certain state-distributed revenues. He further explained that failure to comply with that reporting treatment could result in those revenues being withheld.

Council Member Johnson asked what consequences could result from identifying the PID as a component unit in the City's financial documents. She questioned whether doing so could create liability for the City related to the project beyond potential impacts to interest rates or bonding capacity and asked for clarification regarding the actual risks involved.

CFO Naidu stated that, with respect to liability, the PID bonds would be issued as non-rated bonds and would not rely on the City's credit rating. He explained that bondholders are made aware of

the associated risks at the time of purchase, and that the structure is intended to isolate liability from the City. He stated that, in his view, the primary issue is not liability but whether the PID is required to be included as a component unit in the City's financial reporting. He noted uncertainty regarding how rating agencies might interpret that inclusion and whether it could have an impact on the City's credit rating. He further stated that the key risk is related to compliance with the State Auditor's reporting expectations, explaining that failure to report the PID as a component unit, consistent with the current interpretation used by other cities, could result in the State withholding certain revenue distributions to the city.

Council Member Johnson asked whether staff felt comfortable including the PID as a component unit in the City's audit.

CFO Naidu stated that he does not feel comfortable including the PID as a component unit in the City's financial statements.

City Attorney Loose stated that, under the current interpretation, the PID would appear within the City's financial reporting as a component unit. He reiterated that the city would have no operational control over the PID board or its actions. He further noted that, while legal liability may not ultimately transfer to the City, the concern is the financial reporting treatment and how the PID would appear on the City's financial statements, even in the absence of direct city control or execution authority over the district.

Applicant John Gust stated that there are likely numerous PIDs across the state, involving many cities and counties in similar situations. He questioned whether the State Auditor would withhold funds broadly across all affected jurisdictions and suggested that a statewide resolution or clarification would ultimately be necessary given the scale of the issue. He added that the State has PIDs, including projects at Point of the Mountain, and referenced efforts involving the ballpark and downtown development. He expressed the view that PIDs are an important financing tool for ongoing development projects across the state.

Council Member Zander stated that she supports the project and expressed encouragement for its continued development and tenant recruitment efforts. However, she stated that the responsible action would be to table the item rather than take final action at the current meeting. She proposed tabling the item with a set return date and asked for input from City Attorney Loose regarding an appropriate timeframe for reconsideration, suggesting either 30 or 60 days for the Council's review.

City Attorney Loose stated that he could attempt to obtain updates within the next week or two regarding whether any interim legislative or regulatory action was being considered but indicated he could not confidently project a resolution timeline of 30 or 60 days. He noted that, at that time, there did not appear to be a clearly formulated solution that would resolve the issue within that timeframe, and he deferred further input to Mr. Ence.

Mr. Ence stated that he could not provide a more definitive timeline for resolution and expressed doubt that the situation would materially change within 30 days. He indicated that, in his view, the Council would likely be in a similar position if the matter were reconsidered in that timeframe.

Council Member Zander stated that she did not support tabling the item indefinitely and emphasized the importance of setting a specific date to revisit the matter on a future agenda.

City Attorney Loose stated that if the current site plan expires in October, the Council could choose to revisit the item prior to that expiration date.

Council Member Zander suggested setting a specific timeframe to revisit the item, proposing approximately 60 days and asking whether that would be appropriate for scheduling the matter back on the agenda.

Cory Gust asked for clarification on whether the proposed return date would be aligned with the subdivision or site plan expiration timeline.

City Attorney Loose stated that the item could be brought back at any point prior to the subdivision or site plan expiration date and that it would not necessarily need to be scheduled exactly on that date.

Mayor Ramsey stated that the Council would conclude discussion due to a motion being formulated. She then directed the meeting to proceed and invited CFO Naidu to speak.

CFO Naidu requested that the revisit date be set to July 1, stating that this would provide additional time, at least through the next reporting cycle, to work toward resolution with the State Auditor and the Legislature.

**Council Member Zander motioned to table Resolution R2026-13 for 90 days. Council Member Johnson seconded the motion.**

Mayor Ramsey confirmed the motion to table the item for 90 days and stated that the Council would revisit the item at the beginning of August.

Council Member Shelton asked for clarification on the Council's meeting schedule, noting that there is only one scheduled meeting in July.

Mayor Ramsey noted that July does not represent a full 90-day period.

Council Member Shelton referenced that CFO Naidu had indicated he would be comfortable with a July 1 timeframe for revisiting the item.

Mayor Ramsey stated that there is a current motion and second to table Resolution R2026-13 for 90 days. She noted that the Council may continue discussion or propose an alternative motion if desired but clarified that the governing motion at that point is the 90-day tabling motion.

**Council Member Zander made a substitute motion to table Resolution R2026-13 to the first City Council meeting in August.**

Mayor Ramsey stated that there was a motion to table Resolution R2026-13 until the first Council meeting in August and noted that she considered that timeframe to be more specific and definitive for scheduling purposes.

**Council Member Zander amended her motion to table Resolution R2026-13 to July 21, 2026, City Council meeting. Council Member Johnson seconded the motion.**

Mayor Ramsey stated that there was a motion and a second to table Resolution R2026-13 to the July 21, 2026 City Council meeting and opened the floor for discussion on the motion.

Council Member Shelton stated that he was genuinely frustrated with the situation and expressed strong support for the proposed project. He indicated that he would vote in favor of the PID and noted that, while he is generally not supportive of PIDs, he is comfortable with this proposal due to its commercial nature and the requirement for property tax and related obligations to be disclosed in lease agreements. He stated that he is disappointed the Council is being placed in a position where uncertainty between the State Auditor and the Legislature is impacting the ability to move forward with a project, he considers beneficial. He expressed concern that this conflict is effectively forcing the Council to delay action in order to act prudently in the City's best interest.

Mayor Ramsey stated that there was a motion and a second on the table to table the item until the July 21 Council meeting. She clarified that the intent of the motion was to allow time for potential clarification from the State Auditor, Legislature, or other relevant authorities so the City can make a more informed decision.

**Roll Call Vote**

**Council Member Zander - Yes**

**Council Member Johnson - Yes**

**Council Member Shelton - Yes**

**Council Member McGuire - Yes**

**Council Member Harris - Yes**

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

Mayor Ramsey addressed the SoJo Marketplace team, stating that the Council would not have chosen to table the item under different circumstances but felt it was necessary due to unresolved uncertainty and potential financial implications involving the State Auditor's interpretation. She emphasized that the City did not create the situation and does not control the outcome but must act in the City's best financial interest. She encouraged the applicant to engage with the State Auditor's Office and state legislators to seek greater clarity, noting that broader input may help prompt a resolution. She stated that the Council supports the project but requires clarity before proceeding due to potential financial risks. She concluded by thanking the applicant for their patience and stated that the Council would revisit the item at a future meeting.

**I. Action Items:**

- I.1. Resolution R2026-09, Appointing members to the Arts Council. (By Director of Recreation, Janell Payne)

Director of Recreation Janell Payne stated that Jordan Hintze is an applicant to the Arts Council and noted that Council Members had the opportunity to meet him during the April 7 study session and learn about his background and interest in serving.

**Council Member McGuire motioned to approve Resolution R2026-09, Appointing members to the Arts Council. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.**

- I.2. Resolution R2026-10, Adopting a Tentative 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. (By CFO, Sunil Naidu)

CFO Sunil Naidu presented the proposed Fiscal Year 2026–2027 tentative budget and noted that, while the budget is typically adopted earlier in the process, the Council was being asked to adopt the tentative budget and make it available for public review. He emphasized that the budget was the result of extensive collaboration among city leadership and department staff and encouraged residents to review the document and contact him with any questions prior to final adoption. He stated that the budget reflects the City's commitment to maintaining high-quality services through a productive and efficient workforce. He explained that departments continuously evaluate programs, prioritize needs, reallocate resources where appropriate, and seek cost-saving opportunities while requesting only those resources necessary to meet service demands. He noted that continued city growth requires ongoing investment in personnel and infrastructure to maintain service levels and address aging assets. The proposed budget includes funding for 12 new positions, 11 of which are dedicated to police and fire services. He reported that the overall budget is balanced and that the General Fund utilizes approximately \$1.3 million in one-time fund balance reserves to support 911-related services. He also noted the addition of a new park fee to provide a dedicated funding source for park maintenance, operations, and capital improvements identified in the Parks Master Plan. Adjustments to employee insurance benefits were also made to reduce costs for the City. He emphasized that the budget does not propose an increase to the City's property tax rate. He noted that South Jordan's portion of the overall property tax bill represents approximately 15 percent of the total taxes collected by various taxing entities and stated that the City's property tax rate is the fourth lowest in the Salt Lake Valley. The budget also appropriates funding for a variety of capital improvement projects intended to maintain and extend the life of public infrastructure and facilities. These investments include parks, roads, city facilities, water infrastructure, storm drainage systems, Mulligans Golf Course, public safety equipment, and fleet services. He concluded by stating that the proposed budget advances many of the City's goals and priorities established by the Council and provides funding to maintain service levels while addressing critical infrastructure needs. He thanked Council Member Shelton for his email (Attachment C) with detailed review of the budget document and offered to answer questions from the Council and the public as the budget process moves forward.

Council Member McGuire clarified for the public that the proposed park fee discussed during the budget presentation had been reviewed in detail during a prior work study session and stated that the fee would help accomplish goals identified in the Parks and Recreation Master Plan. He also pointed out a typographical error on page 310 of the budget document related to the water meter fee for a three-quarter-inch meter, noting that a comma had been used instead of a decimal point

and suggesting that staff correct the error. He further expressed appreciation for the extensive work involved in the budget process, noting that budget discussions and planning began months earlier during priority based budget sessions. He stated that the public may not fully recognize the length and complexity of the process and thanked City staff, department directors, the Mayor, and Council Members for their collaborative work in identifying City priorities and organizational needs. He stated that he believes the proposed budget reflects the priorities of both the Council and South Jordan residents, specifically highlighting investments in public safety and long-term improvements identified in the Parks and Recreation Master Plan. He concluded by stating that he believes the budget is fiscally sound and thanked everyone involved in its preparation.

Council Member Johnson stated that the budget process has been particularly challenging given that other governmental entities are increasing taxes and fees. She stated that the Council has tried to remain mindful of residents' financial circumstances and the impact on families. She expressed hope that the proposed approach would benefit residents while also allowing the city to maintain its level of services, particularly in older areas of the community where continued infrastructure and service support remain important.

Council Member McGuire further noted that the proposed budget utilizes reserve funds to help offset current costs rather than immediately increasing the financial burden on residents. He stated that the City maintains reserve or "rainy day" funds as authorized by state statute and that the Council is using a portion of those funds while evaluating longer-term funding solutions. He stated that this approach reflects an effort to responsibly use existing resources before seeking additional revenue from residents, particularly at a time when other cities are announcing significant property tax increases. He also noted that the Legislature has encouraged municipalities to appropriately utilize reserve funds when necessary.

Mayor Ramsey thanked staff and the Council for the extensive work involved in preparing the tentative budget, noting that the process is effectively year-round and begins again each July. She emphasized that the tentative budget represents a substantial amount of work and clarified that the Council would still consider and adopt a final balanced budget later in the fiscal process.

Council Member Shelton thanked Council Member McGuire for highlighting the City's use of reserve funds to help cover 911 service costs within the proposed budget. He also expressed support for the City's increased transparency and commitment toward funding parks and public spaces, noting that parks have historically competed with public safety priorities during budget discussions. He stated that the proposed funding structure allows the city to continue supporting both parks and public safety in a balanced and sustainable way. He further thanked CFO Naidu and staff for their work on the budget and expressed appreciation for what he described as a fiscally conservative and responsible approach to managing City resources.

**Council Member Shelton motioned to approve Resolution R2026-10, Adopting a Tentative 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. Council Member McGuire seconded the motion. Vote was 5-0, unanimous in favor.**

**Roll Call Vote**

**Council Member Shelton - Yes**

**Council Member McGuire - Yes**

**Council Member Johnson - Yes**

**Council Member Zander - Yes**

**Council Member Harris - Yes**

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

**Council Member Zander 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.**

- I.3. Resolution RDA 2026-01, Adopting a Tentative Budget for the fiscal year 2026-27. (By CFO, Sunil Naidu)

CFO Sunil Naidu provided comments regarding the City's redevelopment-related financial activities, drawing a comparison between current concerns related to Public Infrastructure Districts and prior challenges the City experienced with Salt Lake County regarding redevelopment agencies. He noted that, despite past opposition, redevelopment efforts have resulted in numerous completed projects that have benefited the city. He stated that the city continues to manage several active redevelopment-related obligations, including redevelopment agencies, Community Reinvestment Areas (CRA), Community Development Area (CDA), Housing and Transit Reinvestment Zones (HTRZ), and other similar districts. He explained that the current budget includes funding to track incoming tax increment revenues and to fulfill existing commitments made to developers through these agreements.

Board Member Shelton stated that it is commonly understood that certain Redevelopment Agency (RDA) projects have been completed and are no longer actively collecting revenue through the RDA structure, with tax increment revenue instead flowing back into the City's General Fund. He asked for confirmation of his understanding regarding the status of RDA revenue collection and distribution.

CFO Naidu stated that there had previously been discussion regarding whether property values associated with completed Redevelopment Agency (RDA) areas should be treated as "new growth" once those areas close and roll back into the City's tax base. He explained that this interpretation had historically been disputed by Salt Lake County, which did not consider such increases as new growth. He indicated uncertainty regarding the current status of that interpretation and deferred to staff for further clarification on whether the County continues to treat those values as new growth for revenue purposes.

Director of Planning & Economic Development Brian Preece stated that the County does treat the post-RDA property value increases as new growth; however, he explained that in order for the City to capture those revenues, a formal budget amendment or similar administrative action is required to properly incorporate the additional revenue into the City's budget.

CFO Naidu stated that there is a formal closing process for the Redevelopment Agency (RDA), which includes action by the City Council acting as the RDA Board. He explained that the process

would require an official resolution to dissolve and close out the RDA, along with the necessary administrative steps to finalize its obligations and financial structure.

Director Preece stated that City staff recently met with Salt Lake County and discussed the status of remaining redevelopment project areas. He explained that the County has encouraged municipalities to formally close out certain older project areas, largely due to administrative and system limitations related to maintaining long-term records. He indicated that staff anticipates bringing forward resolutions in the summer to formally close additional project areas. He noted that closing these areas would not negatively impact the city and suggested there may be minor administrative advantages to keeping them open, though he characterized those benefits as limited.

CFO Naidu explained that when redevelopment project areas are formally closed, there are two possible outcomes regarding how Salt Lake County may treat the resulting property value. He stated that, ideally, the County would classify the returned value as “new growth,” allowing it to be added to the tax roll as additional revenue beyond the City’s existing baseline. He noted that this would be the preferred outcome from the City’s perspective, as it would generate increased revenue compared to prior levels. He further explained that an alternative outcome is that the County may instead merge the value into the City’s existing tax base without classifying it as new growth. In that scenario, overall taxable value would increase, which would result in a reduction of tax rates in order to collect the same total amount of revenue as before.

Board Member Shelton mentioned that we will have to get it to be new growth.

Director Preece expressed frustration with the County’s handling of redevelopment-related processes, noting that staff has encountered ongoing challenges in working through County interpretations and administrative requirements. He stated that the County has historically been resistant to redevelopment mechanisms and has made it more difficult for municipalities to utilize them effectively.

**Board Member Zander motioned to approve Resolution RDA 2026-01, Adopting a Tentative Budget for the fiscal year 2026-27. Board Member Shelton seconded the motion. Vote was 5-0, unanimous in favor.**

**Roll Call Vote**

**Board Member Zander - Yes**  
**Board Member Shelton - Yes**  
**Board Member Johnson - Yes**  
**Board Member McGuire - Yes**  
**Board Member Harris - Yes**

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

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

- I.4. Resolution R2026-14, Prohibiting the use of an ignition source, including fireworks, lighters, matches, sky lanterns, and smoking materials, in certain areas. (By Fire Chief, Chris Dawson)

Fire Chief Chris Dawson presented the annual fireworks resolution designating permitted fireworks areas within the city. He noted that only minor adjustments had been made to the map (Attachment D) in the previous year based on Council input and stated that no changes were recommended for the current year as the map remains consistent with state law requirements. He also provided a public safety update, noting current environmental conditions may contribute to an elevated wildfire risk. He explained that recent precipitation combined with dry winter conditions has contributed to increased vegetation growth followed by low moisture levels in larger vegetation, creating conditions conducive to spreading fire. He stated that this combination may result in a more challenging fire season than usual. He concluded by stating that the proposed fireworks map adequately reflects allowable areas under state law and recommended Council approval of the resolution.

Council Member Shelton referenced prior years in which fire department personnel distributed informational notices in neighborhoods discouraging the use of fireworks in restricted areas. He stated that he found the outreach helpful and asked whether similar public education or notification efforts could be implemented again to inform residents of designated fireworks restrictions.

Chief Dawson explained that the outreach Council Member Shelton referenced was part of the City's "Ready, Set, Go" wildfire preparedness program. He stated that the program has been deployed in high-risk areas at various times throughout the year to encourage residents to create defensible space around their homes and to increase awareness of wildfire risk conditions. He noted that the City will be reevaluating and likely expanding these outreach efforts this year due to anticipated elevated fire risk conditions. He further stated that staff expect to conduct additional public education and neighborhood outreach, including distribution of notices and safety information to residents.

Council Member Zander requested clarification on the difference between City-designated and County-restricted fireworks zones, specifically asking whether the area where Council Member Shelton resides falls within a County-restricted zone.

Chief Dawson explained that certain areas are designated as restricted under County ordinance and are identified separately on the fireworks map using different color coding. He clarified that these County-restricted zones are distinct from City-designated restrictions and are specifically outlined in the map for reference and compliance purposes.

Council Member Zander asked about the County's role in fireworks regulation and noted that, while County-restricted areas exist, the City still maintains jurisdiction over the designation and enforcement of fireworks zones within its boundaries. Chief Dawson Confirmed.

Council Member McGuire asked whether the City's fireworks map needs to be updated, noting that the Bastian Agricultural Center property appears to still be marked as a county fireworks restriction area. He questioned whether the designation is still accurate or whether it reflects outdated County mapping information.

Mayor Ramsey noted that the map shows a County fireworks restriction on the Bastian Center property despite the County not owning it.

**Council Member Johnson motioned to approve Resolution R2026-14, Prohibiting the use of an ignition source, including fireworks, lighters, matches, sky lanterns, and smoking materials, in certain areas. Council Member McGuire seconded the motion. Vote was 5-0, unanimous in favor.**

- I.5. Resolution R2026-15, Authorizing the Mayor Dawn R. Ramsey to enter into an Interlocal Agreement MOU to participate in the Salt Lake Area Gang Project. (By Police Lieutenant, Adrian Montelongo)

Police Lieutenant Adrian Montelongo presented the proposed interlocal agreement for the Salt Lake Area Gang Project involving the City of South Jordan. He clarified at the outset that South Jordan does not currently have a gang problem but stated the agreement would allow the city to participate proactively in regional gang prevention and enforcement efforts. He explained that while officers already collaborate informally with surrounding jurisdictions, this agreement would formalize participation in the regional task force. He stated the purpose of the partnership is to proactively identify and address potential gang activity, support diversion efforts for individuals seeking to exit gang involvement and strengthen investigative coordination across agencies. He noted the agreement would provide access to shared databases, analytical resources, interagency communication, and specialized training to improve early identification and response to gang-related activity. He expressed confidence in the City's investigative staff and stated the city could select an appropriate representative for participation. He also referenced prior participation in similar initiatives, noting that the city previously assigned both full-time and part-time personnel to the gang project in earlier years. He stated that, given current operational needs, a part-time participation model would be most appropriate.

Mayor Ramsey thanked Lieutenant Montelongo for the presentation and noted that the city has participated in the Salt Lake Area Gang Project previously, describing it as a regional collaborative effort among multiple jurisdictions. She reiterated that South Jordan does not currently have a gang problem and stated that the intent of participation is proactive prevention and staying ahead of potential public safety issues. She emphasized the City's broader approach of anticipating and managing growth and public safety needs rather than reacting after issues develop.

Council Member Johnson stated her support for the City's participation in the Salt Lake Area Gang Project, describing it as a valuable opportunity for learning, collaboration, and interagency partnership. She compared the concept to regional cooperative efforts such as SWAT coordination, emphasizing the importance of building relationships across jurisdictions. She stated that she believes participation in the program will enhance officer training, awareness, and overall public safety. She also expressed appreciation for the Police Department's proactive approach to addressing emerging and less visible public safety concerns.

Council Member Zander asked Lieutenant Montelongo to elaborate on his comments regarding support and diversion programs for individuals seeking to leave gang involvement.

Lieutenant Montelongo explained that the Gang Project includes programs aimed at helping individuals transition out of gang involvement. He stated that these resources focus on supporting integration and providing alternatives for those seeking to leave gang activity. He noted that he did not have full details on all program components but emphasized that such diversion and support options are part of the initiative's overall approach to reducing gang involvement and assisting individuals in exiting that lifestyle.

Council Member Zander requested that a follow-up report be provided to the Council at a later date, expressing interest in receiving information on outcomes and efforts related to assisting individuals who leave gang involvement. She stated that such information would be valuable to share with residents as an example of proactive public safety efforts and expressed support for continued updates on the program's impact.

Police Chief Jeff Carr provided historical context on the Salt Lake Area Gang Project, noting his prior involvement as governing board chair in 2001 while serving for the Sheriff's Office. He stated that the program has historically included services such as tattoo removal to assist individuals in exiting gang involvement by improving their ability to obtain employment and transition away from that lifestyle.

City Manager Lewis asked Council Member Zander whether the Salt Lake Area Gang Project discussion could be incorporated into the City's semiannual Victim Advocate report, noting that the report is produced twice a year and suggesting it as a consistent opportunity to provide related updates.

Council Member Zander expressed support for receiving follow-up updates, stating that the issue is likely to continue arising within the community. She emphasized the importance of proactively addressing public safety concerns and stated that receiving information on the City's preventative efforts would be valuable and beneficial to residents.

**Council Member McGuire motioned to approve Resolution R2026-15, Authorizing the Mayor Dawn R. Ramsey to enter into an Interlocal Agreement MOU to participate in the Salt Lake Area Gang Project. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.**

#### **J. Public Hearing Items:**

- J.1. Ordinance 2026-09, Vacating a public utility and drainage easement, a municipal water line easement, and an emergency access easement located generally within and along New Day Drive between Grandville Avenue and Parkline Drive. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (Attachment E). He explained that the request involves New Day Drive, which is a private street, and clarified that the city is not vacating the roadway itself. He stated that the ordinance would vacate an existing water easement and public utility easement to allow future development in the area, with the utilities to be relocated elsewhere as part of the project.

Mayor Ramsey opened the public hearing for Ordinance 2026-09. There were no comments. Mayor Ramsey closed the public hearing.

**Council Member Shelton motioned to approve Ordinance 2026-09, Vacating a public utility and drainage easement, a municipal water line easement, and an emergency access easement located generally within and along New Day Drive between Grandville Avenue and Parkline Drive. Council Member Johnson seconded the motion.**

**Roll Call Vote**

**Council Member Shelton - Yes**

**Council Member Johnson - Yes**

**Council Member Zander - Yes**

**Council Member McGuire - Yes**

**Council Member Harris - Yes**

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

- J.2. Ordinance 2026-10, Vacating a storm drain easement and an access easement located within Lot M-101 of the Daybreak South Station Multi Family #6 Subdivision. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece reviewed prepared presentation (Attachment F). He explained that the proposed easement vacation is located near the Lake Run and Freestone Lake Ave area within the Daybreak development. He stated that the ordinance would vacate an existing drainage easement and the associated access easement to allow development of the property. He further explained that the drainage infrastructure would be relocated to a landscaped median or island area within the development. He noted that the affected property would remain under ownership and maintenance responsibility of the Daybreak Association, while the adjacent streets would remain public streets. He clarified that the City would not maintain the relocated drainage facilities, as they would remain part of the private Daybreak drainage system.

Mayor Ramsey opened the public hearing for Ordinance 2026-09. There were no comments. Mayor Ramsey closed the public hearing.

Council Member McGuire asked for clarification regarding the relocation of the drainage infrastructure into the landscaped median area and whether that median was intended to remain open space along Lake Avenue. He also referenced future plans for recreational amenities in the Bramble area and sought confirmation that the easement relocation would align with those planned improvements.

City Engineer Klavano clarified that the drainage facility would consist of underground storage infrastructure.

Council Member McGuire asked whether the planned recreational amenities for the area could still be constructed despite the underground infrastructure.

Director Preece confirmed that the planned amenities could still proceed as intended.

**Council Member Zander motioned to approve Ordinance 2026-10, Vacating a storm drain easement and an access easement located within Lot M-101 of the Daybreak South Station Multi Family #6 Subdivision. Council Member Johnson seconded the motion.**

**Roll Call Vote**

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

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

- J.3. Ordinance 2026-12, Amending Section 10.04.020 (Definitions) and Chapter 10.24 (Truck Parking and Truck Routes) of the City of South Jordan Municipal Code to prohibit dynamic braking. (By Director of Engineering/City Engineer, Brad Klavano)

Director of Engineering/City Engineer Brad Klavano presented the proposed ordinance amendments related to “dynamic braking.” He explained that the amendments would add a definition of dynamic braking to the City Code and formally prohibit its use within the city. He stated that enforcement authority previously existed through Salt Lake County Health Department regulations; however, the County removed those provisions from its health code the previous year without the City’s knowledge. He noted that after receiving resident complaints regarding dynamic braking activity in various parts of the City, staff investigated the issue and determined that the City would need its own ordinance language in order for the Police Department to enforce the restriction locally. He described the amendments as straightforward and intended primarily to restore enforceability of the restriction within City limits.

Mayor Ramsey opened the public hearing for Ordinance 2026-12. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Zander expressed appreciation to staff and the City Manager for responding quickly to resident concerns regarding dynamic braking. She referenced concerns raised by former Council Member Steve Barnes, noting that his home is located near a major roadway where the issue had become noticeable. She thanked staff for acting promptly to bring the ordinance forward and commended the City’s responsiveness and ability to address resident concerns efficiently.

**Council Member Zander motioned to approve Ordinance 2026-12, Amending Section 10.04.020 (Definitions) and Chapter 10.24 (Truck Parking and Truck Routes) of the City of South Jordan Municipal Code to prohibit dynamic braking. Council Member Johnson seconded the motion.**

**Roll Call Vote**

**Council Member Zander - Yes  
Council Member Johnson - Yes  
Council Member Shelton - Yes**

**Council Member McGuire - Yes**

**Council Member Harris - Yes**

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

**K. Staff Reports and Calendaring Items:**

City Manager Dustin Lewis stated that one item needing attention was the designation of a Mayor Pro Tempore to cover upcoming meetings and responsibilities due to scheduled travel by the Mayor. He requested that the Council appoint a Mayor Pro Tempore to serve through May 19 and handle any related duties that may arise during that period.

Mayor Ramsey explained that at the next Council meeting, she, City Manager Lewis, and Director Preece would be attending a regional economic development conference. She noted that the conference is one of the largest economic development events in the western United States. She stated that a Mayor Pro Tempore would therefore need to be appointed for the upcoming May 19, 2026 City Council meeting and indicated that, according to the Council's rotation, it was Council Member Zander's turn to serve in that role. She further explained that because of upcoming City-related obligations outside the city, the appointed Mayor Pro Tempore may need to sign plats or other documents in her absence. She noted that the authority to sign such items would be delegated temporarily to avoid delaying approvals and stated that staff would provide guidance on the process if needed.

Mayor Ramsey requested a motion to appoint Council Member Zander as Mayor Pro Tem for the May 19 meeting. She explained that the appointment would also authorize Council Member Zander to sign plats or other documents on the Mayor's behalf if needed during periods when the Mayor may be temporarily unavailable due to City-related travel obligations.

**Council Member Johnson motioned to appoint Council Member Tamara Zander as Mayor Pro Tempore through May 19, 2026. Council Member Shelton seconded the motion. Vote was 5-0, unanimous in favor.**

City Manager Lewis noted that Police Week will take place from May 10 through May 16 and encouraged recognition and appreciation of law enforcement officers for their service. He also stated that Public Works Week will follow from May 17 through May 23 and encouraged similar acknowledgment of Public Works staff for their contributions. He further informed the Council that Director of Recreation Janell Payne would provide an update at the May 19 meeting regarding Summerfest activities, including final logistics for Council.

**Council Member McGuire motioned to adjourn the May 5, 2026 City Council Meeting. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.**

**ADJOURNMENT**

The May 5, 2026 Combined City Council & Redevelopment Agency Meeting adjourned at 9:30 p.m.

**This is a true and correct copy of the May 5, 2026 Combined City Council & Redevelopment Agency Meeting Minutes, which were approved on June 16, 2026.**

A handwritten signature in black ink, appearing to read "Anna Crookston". The signature is written in a cursive style with a large initial 'A'.

**South Jordan City Recorder**

South Jordan City  
Parks & Open Space  
Drought Irrigation  
Plan





# Why This Matters

- Drought conditions impacting water supply
- Parks are one of the largest water users
- Balance conservation with community expectations
- Recent actions taken by JWCD Board (Level 2 reductions)

## Guiding Principle

Preserve what cannot be replaced (trees), sustain what serves the community (athletic fields and gathering spaces), sacrifice what can recover (turf & natural open spaces).



# JVWCD Level 2 Requirements

- 10% voluntary reduction in use
- 25% surcharge on water over 110% of contract volume. Traditionally up 120% - reduction as part of level 2
- Previous 2 years we ranged between 107% - 105% of our contract
- Additional factor to consider – status of Utah Lake (secondary canal water)



# Four Priority Zones

Priority	
Tier 1	~8,500 trees, new plantings, athletic fields, and civic landscapes
Tier 2	High use turf grass, event and gathering spaces
Tier 3	Low-use turf grass and passive areas
Tier 4	Park strips, natural and undeveloped open spaces

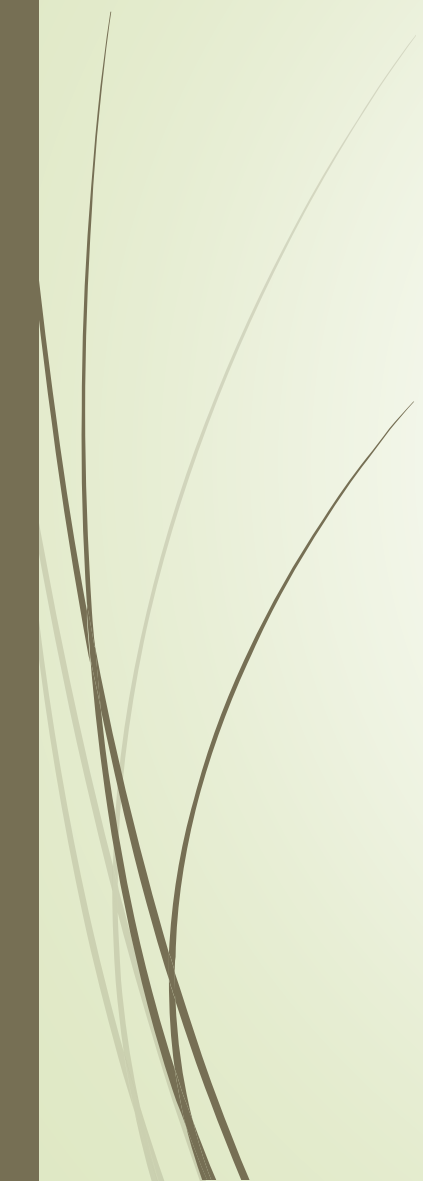
Table Description: Priority irrigation table with four service tiers. Tier 1 is the highest irrigation priority and includes approximately 8,500 trees, new plantings, athletic fields, and civic landscapes. Tier 2 includes high-use turf grass and event or gathering spaces. Tier 3 includes low-use turf grass and passive recreation areas. Tier 4 is the lowest irrigation priority and includes park strips, natural areas, and undeveloped open spaces.

Priority Levels		Phase 1 - Advisory (Normal Operations)	Phase II - Moderate Shortage (Minor reductions; no consecutive irrigation days)	Phase III - Moderate to Severe (Mandatory watering schedules limited to 2-3 days/week)	Phase IV - Severe Shortage (Emergency Conservation Irrigation limited to critical assets only)
<b>Tier 1 - Highest Priority</b>	This includes trees and high value landscaped areas (civic spaces, athletic fields)	Normal operations (90-100% ET), system audits, adjust irrigation seasonally, continue landscape conversion to xeric.	Transition some staff to hand irrigating trees (deep root). <b>Reduce athletic fields to 70-90% ET.</b> Discuss programming impacts to turf and consider reducing programming. Reduce decorative water use. Reduce splash pad water use	Reduce watering to 2-3 x per week. Transition additional staff to hand irrigating trees and continue to deep root water. Athletic fields reduced to 50-60% ET (focus irrigation on high-use fields only). Limit programmed use of athletic fields. Eliminate decorative water use. Eliminate outdoor splash pad use	Irrigation limited to critical assets only (trees and select athletic fields). Entire zones shut off systemwide. Daily executive-level monitoring/reporting
<b>Tier 2 - Functional Turf (Community Use)</b>	High use park turf grass (event and gathering spaces)	Normal operations (80-100% ET), system audits, adjust irrigation seasonally, continue landscape conversion to xeric.	Reduce to 70-80% ET. <b>Expect summer dormancy (brown spots are okay)</b>	Shut-down irrigation in low-priority zones.	Allowed to go dormant
<b>Tier 3 - Non-essential Turf</b>	Low-use and passive turf grass	Normal operations (80-100% ET), system audits, adjust irrigation seasonally, continue landscape conversion to xeric.	<b>Reduce to 50-60% ET.</b> Expect many areas of summer dormancy.	Minimal watering or complete shut-down	No irrigation - allowed to go dormant
<b>Tier 4 - Lowest Priority</b>	Park strips, natural and undeveloped open spaces	Normal operations (80-100% ET), system audits, adjust irrigation seasonally, continue landscape conversion to xeric.	<b>Aggressively reduce irrigation to 20-30% ET.</b> Perform fire hazard mitigation if necessary	Complete shutdown and fire hazard mitigation	Complete shutdown and fire hazard mitigation

Table Description: This table shows four escalating drought response phases for irrigation management, progressing from normal operations to emergency conservation. Phases move left to right from Phase I Advisory (normal operations), to Phase II Moderate Shortage (minor reductions), to Phase III Moderate to Severe Shortage (watering limited to two to three days per week), and Phase IV Severe Shortage (irrigation limited to critical assets only). Colors shift from green to red to indicate increasing severity.




# What to Expect

- Grass may turn brown (temporary)
  - Possible turf loss throughout system
  - Parks may seem unusable to some
  - Water conservation is a shared responsibility
- 



# Water Features & Splash Pads

- ▶ Decorative Water Features (i.e. water fountains and manmade streams and ponds)
  - ▶ **Recommend *site specific* reduction/complete shut-down**
- ▶ Splash Pads (Oquirrh Shadows Park and Heritage Park)
  - ▶ **Recommend reducing operational hours**
  - ▶ **Recommend eliminating two days per week (*Sundays and Wednesdays*)**



# Past, Present, and Future Conservation Steps

## ➤ **Past Steps:**

- Non-functional turf conversions to xeriscape (localscapes)
- Central Control system

## ➤ **Present Steps:**

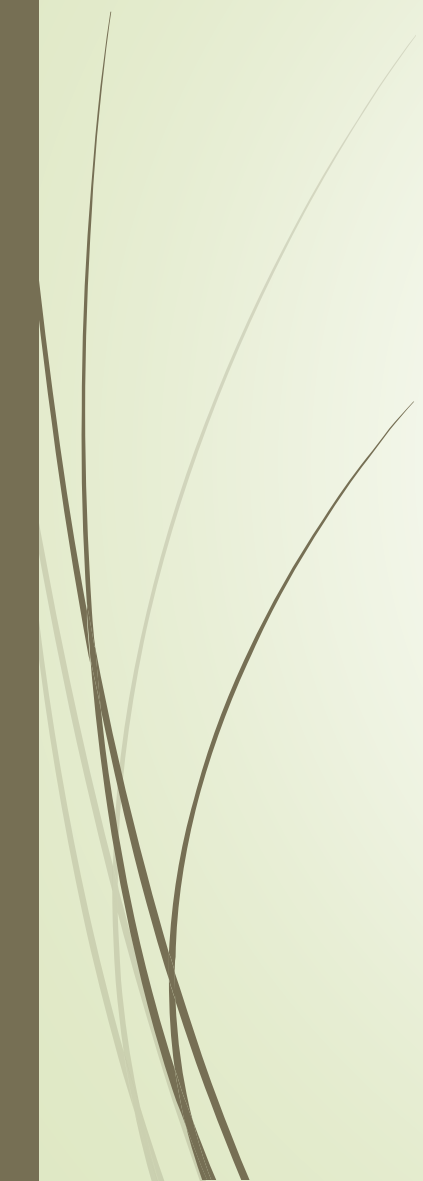
- Continued non-functional turf conversions to xeriscape (localscapes)
- Water Shortage Irrigation Response Plan
- Dedicated staff member to operate central control

## ➤ **Future Steps:**

- Continued conversion of non-functional turf to xeriscape (localscapes)
- Bring all irrigation systems online with central control
- Future conversion of athletic fields to artificial turf



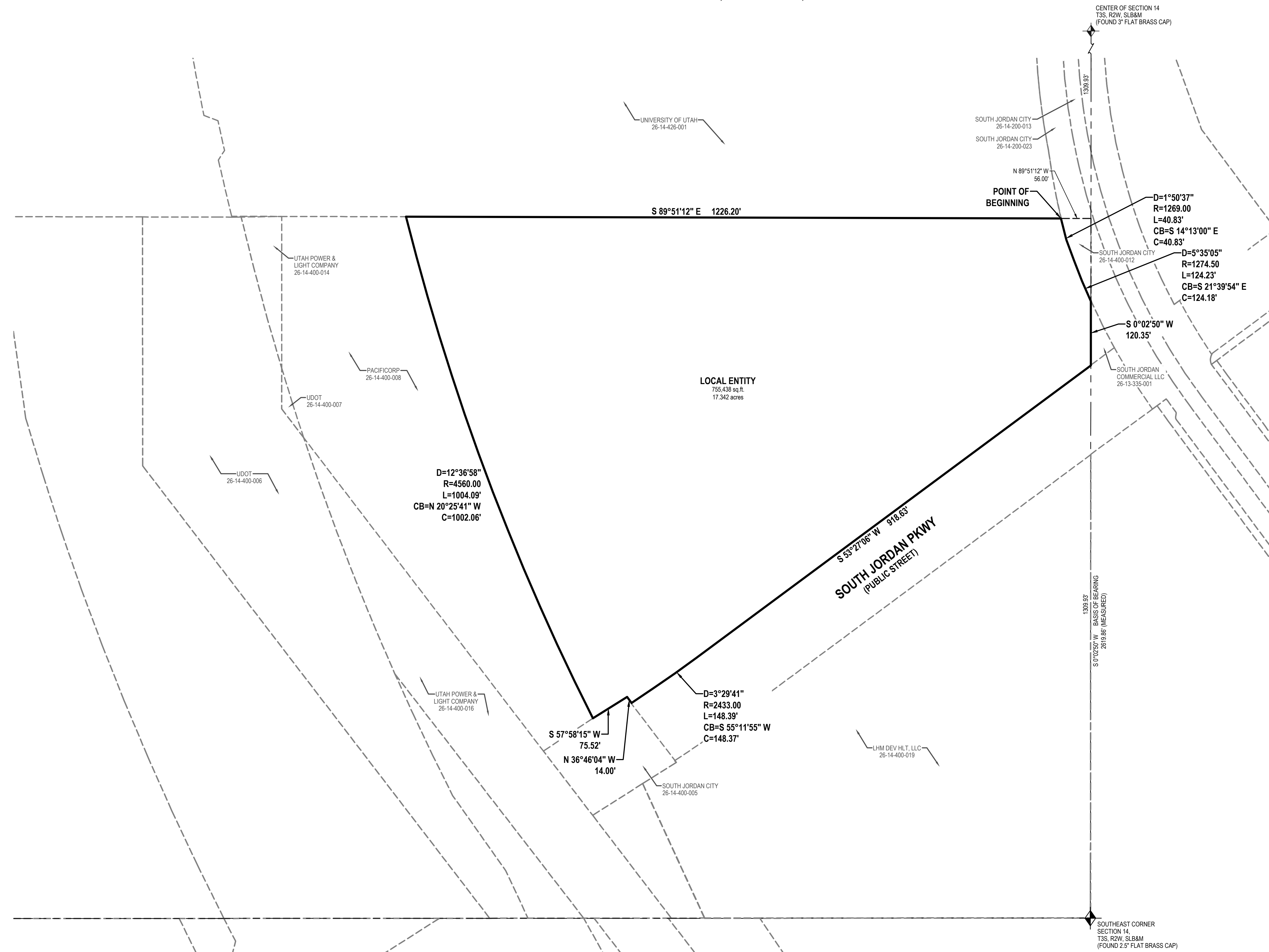
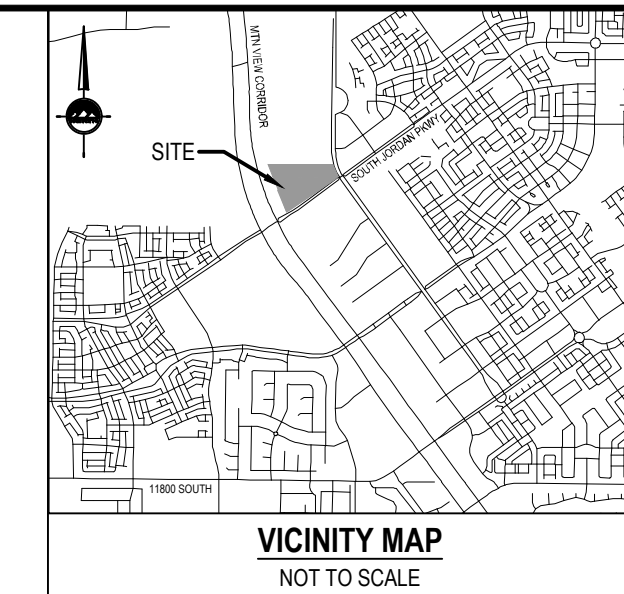
# Questions & Direction

- Discussion
  - Feedback
  - Next Step
  - Council Direction
- 

# ATTACHMENT B

## FINAL LOCAL ENTITY PLAT SO JO MARKETPLACE PUBLIC INFRASTRUCTURE DISTRICT OCTOBER 2025

LOCATED WITHIN SOUTHEAST QUARTER OF SECTION 14,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
SOUTH JORDAN, SALT LAKE COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
I, **PATRICK M. HARRIS**, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Land Surveyors Act, holding License No. 286882, do hereby certify that a Final Local Entity Plat, in accordance with Section 17-23-20 of Utah State Code, was made by me, or under my direction, and shown hereon is a true and correct representation of said Final Local Entity Plat. I further certify that by authority of the Owners, I have prepared this plat for the purpose of depicting those properties within the City of South Jordan, Salt Lake County to be annexed into the SO JO MARKETPLACE PUBLIC INFRASTRUCTURE DISTRICT.

**BOUNDARY DESCRIPTION**  
A parcel of land situate in the Southeast Quarter of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, being more particularly described as follows:  
Beginning at a point South 0°02'50" West 1,309.93 feet along the section line and North 89°51'12" West 56.00 feet from the Center of Section 14, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and running:  
thence Southeast 49.83 feet along the arc of a 1,269.00 feet radius curve to the left (center bears North 76°42'18" East and the chord bears South 14°13'00" East 40.83 feet with a central angle of 01°50'37");  
thence Southeast 124.23 feet along the arc of a 1,274.50 feet radius curve to the left (center bears North 71°07'38" East and the chord bears South 21°39'54" East 124.18 feet with a central angle of 05°35'05"); to the Section line;  
thence South 00°02'50" West 120.35 feet along the Section line to the North Line of South Jordan Parkway;  
thence along the northerly right-of-way line of South Jordan Parkway the following (4) four courses:  
(1) South 53°27'06" West 916.63 feet;  
(2) Southwesterly 148.39 feet along the arc of a 2,433.00 feet radius curve to the right (center bears North 36°32'55" West and the chord bears South 55°11'55" West 148.37 feet with a central angle of 03°29'41");  
(3) North 36°46'04" West 14.00 feet;  
(4) South 57°55'15" West 75.52 feet;  
thence Northwesterly 1,004.09 feet along the arc of a 4,560.00 feet radius curve to the right (center bears North 63°15'50" East and the chord bears North 20°25'41" West 1,002.06 feet with a central angle of 12°36'58");  
thence South 89°51'12" East 1,226.20 feet to the point of beginning.

Contains 755,438 Square Feet or 17.342 Acres



9/30/2025  
DATE  
PATRICK M. HARRIS  
P.L.S. 286882

**CITY OF SOUTH JORDAN**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY OF SOUTH JORDAN.  
MAYOR \_\_\_\_\_ ATTEST: CITY RECORDER \_\_\_\_\_

**SALT LAKE COUNTY SURVEYOR**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE SALT LAKE COUNTY SURVEYOR. THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HERE BY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.  
SALT LAKE COUNTY SURVEYOR \_\_\_\_\_

**FINAL LOCAL ENTITY PLAT  
SO JO MARKETPLACE PUBLIC INFRASTRUCTURE DISTRICT**  
LOCATED WITHIN SOUTHEAST QUARTER OF SECTION 14,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
SOUTH JORDAN, SALT LAKE COUNTY, UTAH

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER \_\_\_\_\_

**LEGEND**  
— BOUNDARY LINE  
- - - SECTION LINE  
- - - ADJACENT PROPERTY LINE

PID ANNEXATION PARCEL	
PARCEL IDENTIFICATION NUMBER	OWNER(S)
26-14-400-018	LAST HOLDOUT, LLC

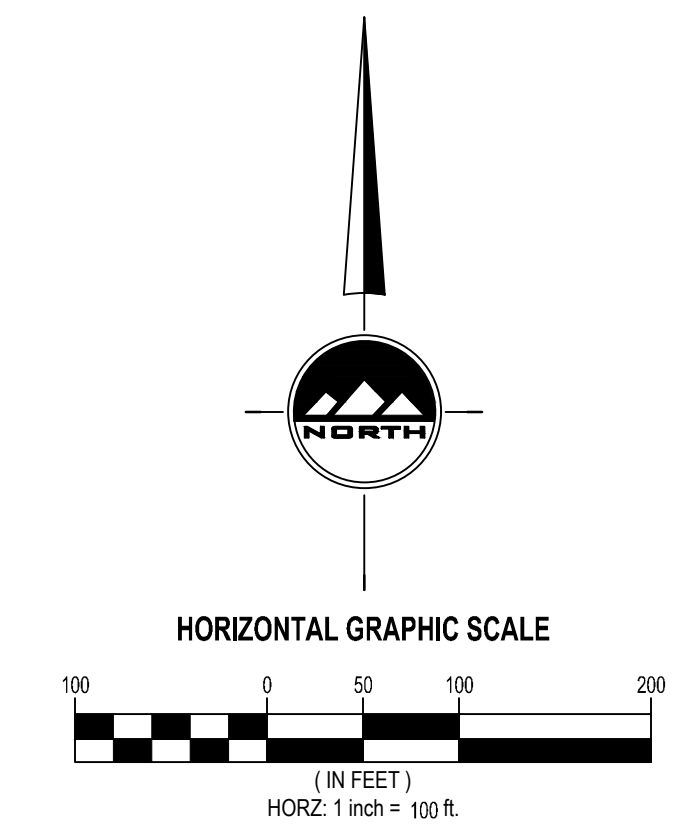
**DEVELOPER**  
ARBOR COMMERCIAL  
10610 S. SOUTH JORDAN GATEWAY, STE 110  
SOUTH JORDAN, UTAH  
PHONE: 801.561.8594

**SHEET 1 OF 1**  
PROJECT NUMBER: 11448  
MANAGER: BDM  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 9/30/25



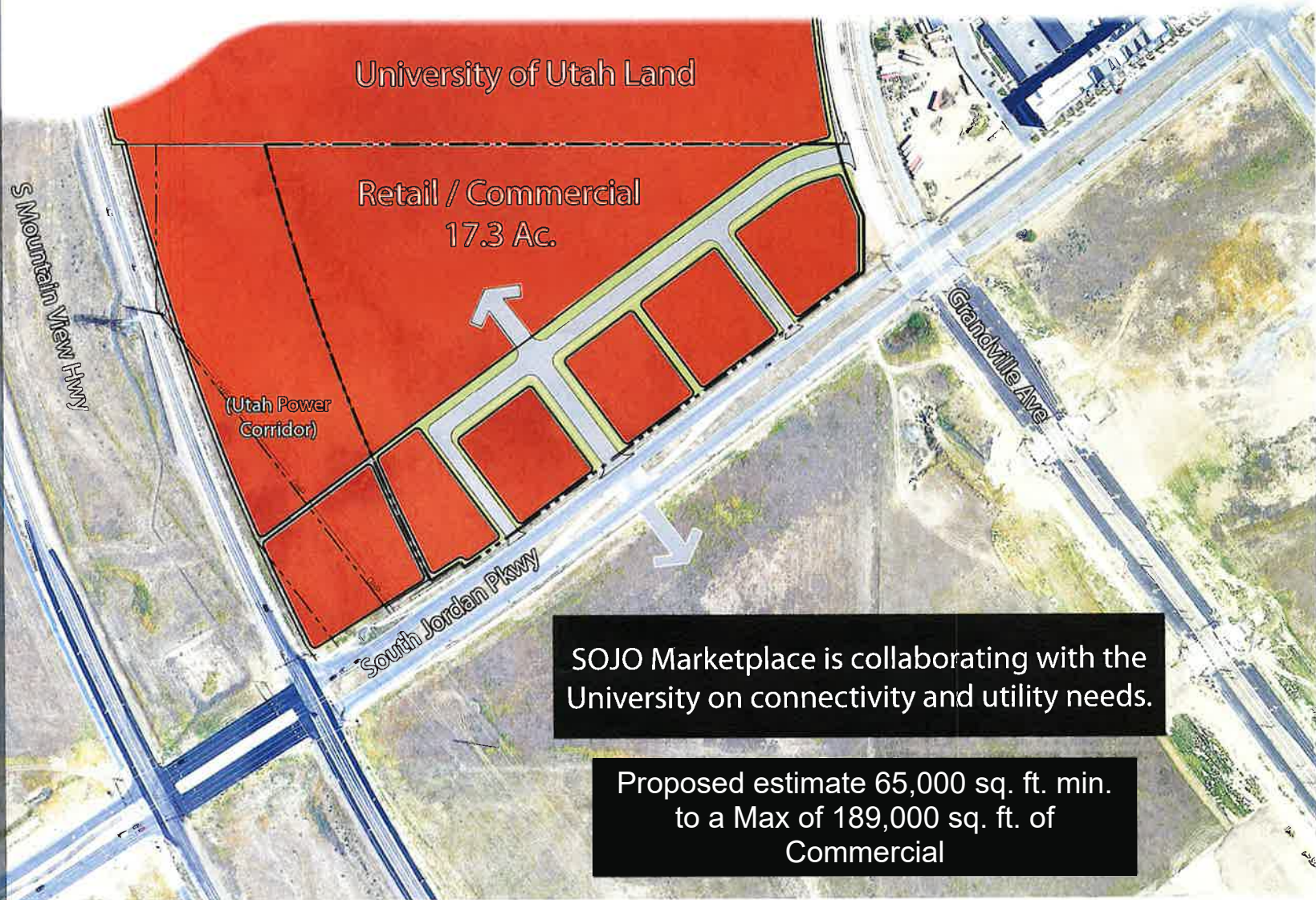
**SANDY**  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
WWW.ENSGNENG.COM

**LAYTON**  
Phone: 801.547.1100  
**TOOLE**  
Phone: 435.843.3990  
**CEGAR CITY**  
Phone: 435.855.1463  
**RICHFIELD**  
Phone: 435.896.2993



# SO JO

MARKETPLACE



SOJO Marketplace is collaborating with the University on connectivity and utility needs.

Proposed estimate 65,000 sq. ft. min.  
to a Max of 189,000 sq. ft. of  
Commercial

Hi Stephanie and Sunil,

Here are a few questions/comments from my review of the tentative budget:

-There is no comment about the new Parks/Trails Fee in the City Managers Letter.

Typically, with the implementation of new fees affecting all residents, we would like to utilize communications to publish/inform and educate residents through emails, newsletters, bill inserts, etc., Communications team is working on putting that together and will start informing the residents as soon as the Tentative Budget is passed. We will also include the change in the City Managers' Letter.

-Page 13: What is the Metro Fire Testing Consortium

This fund is used to account for the activities of the Metro Fire Testing Consortium, which was created to enhance efficiencies between member agencies and applicants for the positions of entry level firefighter EMT, AEMT, firefighter paramedic, and paramedic.

-Page 13: What is the Internal Service Fund?

It is the Risk Management Fund created when the City got out of URMA and became self-insured. This fund was created to manage City's risks and liabilities.

-Page 13: Should we show the Parks/Trails Fund as a Special Revenue Fund?

Special Revenue Fund by GASB definition requires that inflows from the core of revenue sources are expected to remain a substantial portion of the funds total inflows i.e., at least 50%. Parks fee will generate about \$1.7 million of the total \$5.1 million required to support the Parks programs. This is about 33%. For this reason, the new fees generated are reported in the City's General Fund.

-Page 19: The Park Fee should state that it is a monthly fee and that it is new.

We will add a header to the table found on page 19 to identify new versus existing fees.

-Question: is there anywhere in the Budget Document that states that we used part of our reserves to pay for VECC?

We will add the verbiage in the City Manager's Letter.

-Page 21: What are the Principal and Interest Payments?

The Principal and Interest payments are for the bonds that are currently outstanding. The details regarding specific bonds can be found starting on page 170, the debt section of the budget.

-Page 28: Third column from the left should say FY 26-27

This has been corrected.

-Page 164: What are the Planned CIP at Mulligans for the coming fiscal year?

- Batting Cage Repairs
- Mini Golf Improvements
- Golf Course Improvements
- Pond Liner Phase II
- Club House Improvements
- Driving Range Target and Matt Upgrades
- Tractors

-Page 187: Looks like we are designing Oquirrh Park and Preparing Construction documents, but not planning to actually start construction in the next five years, am I reading that correctly?

The Oquirrh Park is in the design phase only for FY27. The construction of it is in the five-year Capital Projects Plan therefore the request for funding will be made in the next year or two. The table on page 187 is meant to show the operational impact of capital projects if funded. The subsequent years do not show any operational impact due to it being design only.

-Page 213: Park Fee should indicate it is a monthly fee.

We will clarify it is a monthly fee.

-I couldn't tell where the revenue from the new park fee is budgeted.

It is part of the Charges for Services number. See General Fund summary on page 61.

-Where is the revenue from the Passport Office budgeted?

It is part of the Miscellaneous Revenues within the General Fund.

Thanks for getting the tentative budget to me early. I appreciated the extra time to review. Well done.

Don

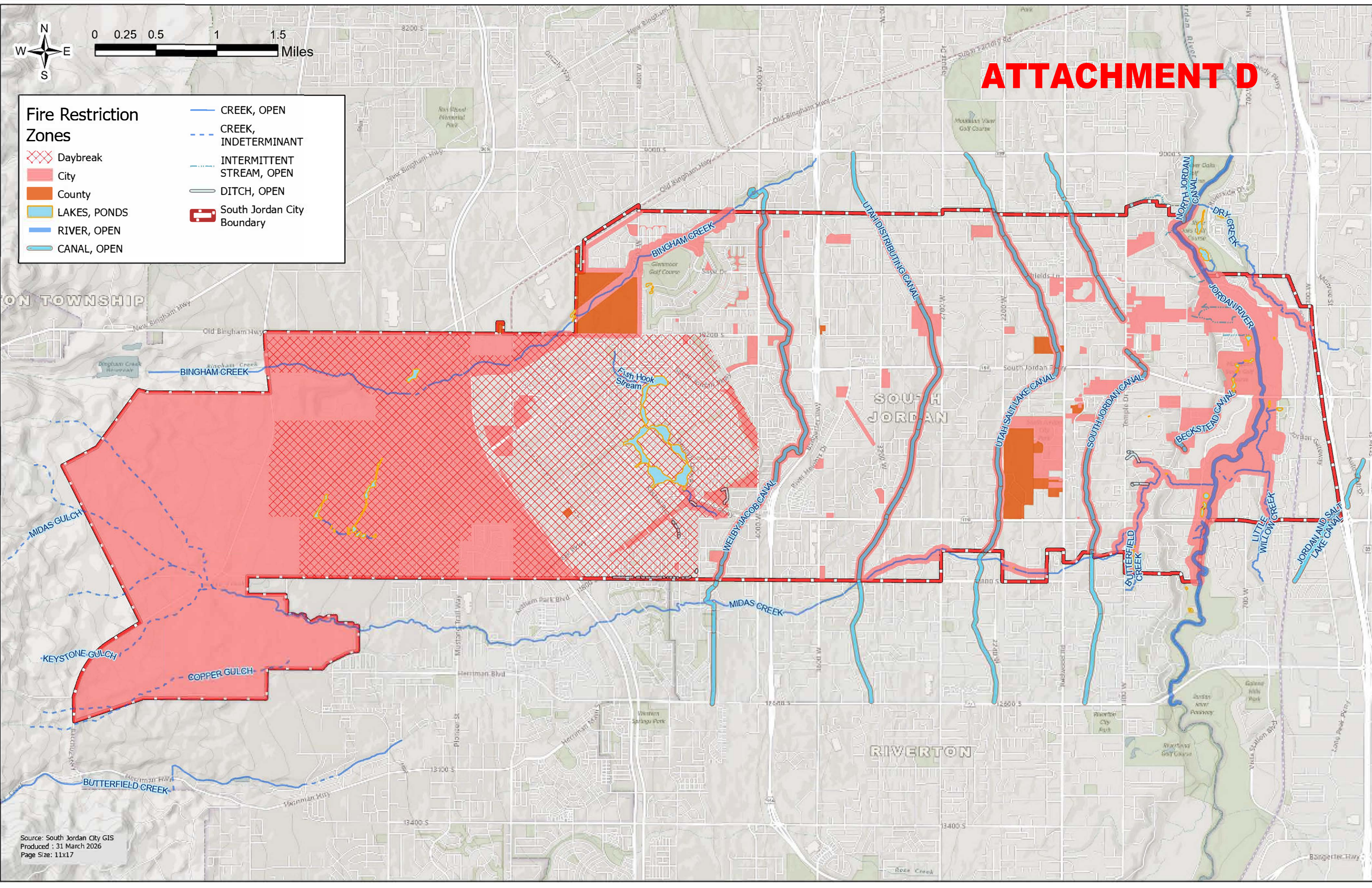


0 0.25 0.5 1 1.5 Miles

# ATTACHMENT D

**Fire Restriction Zones**

- Daybreak
- City
- County
- LAKES, PONDS
- RIVER, OPEN
- CANAL, OPEN
- CREEK, OPEN
- CREEK, INDETERMINANT
- INTERMITTENT STREAM, OPEN
- DITCH, OPEN
- South Jordan City Boundary



Map of South Jordan City limits showing fire and fireworks-restricted areas. Large continuous restrictions cover the west side and portions of the north-central area (including Daybreak). Additional smaller restricted zones appear scattered throughout the city. Rivers, canals, and creeks run north–south and east–west, with buffers near waterways. The Jordan River corridor on the east side is largely restricted, as are City-owned properties and parks.

# City Council

5-5-2026



# UCP1 AMENDED BLOCKS 1 & 3 ROW/EASEMENT VACATION

PLRWV202600236





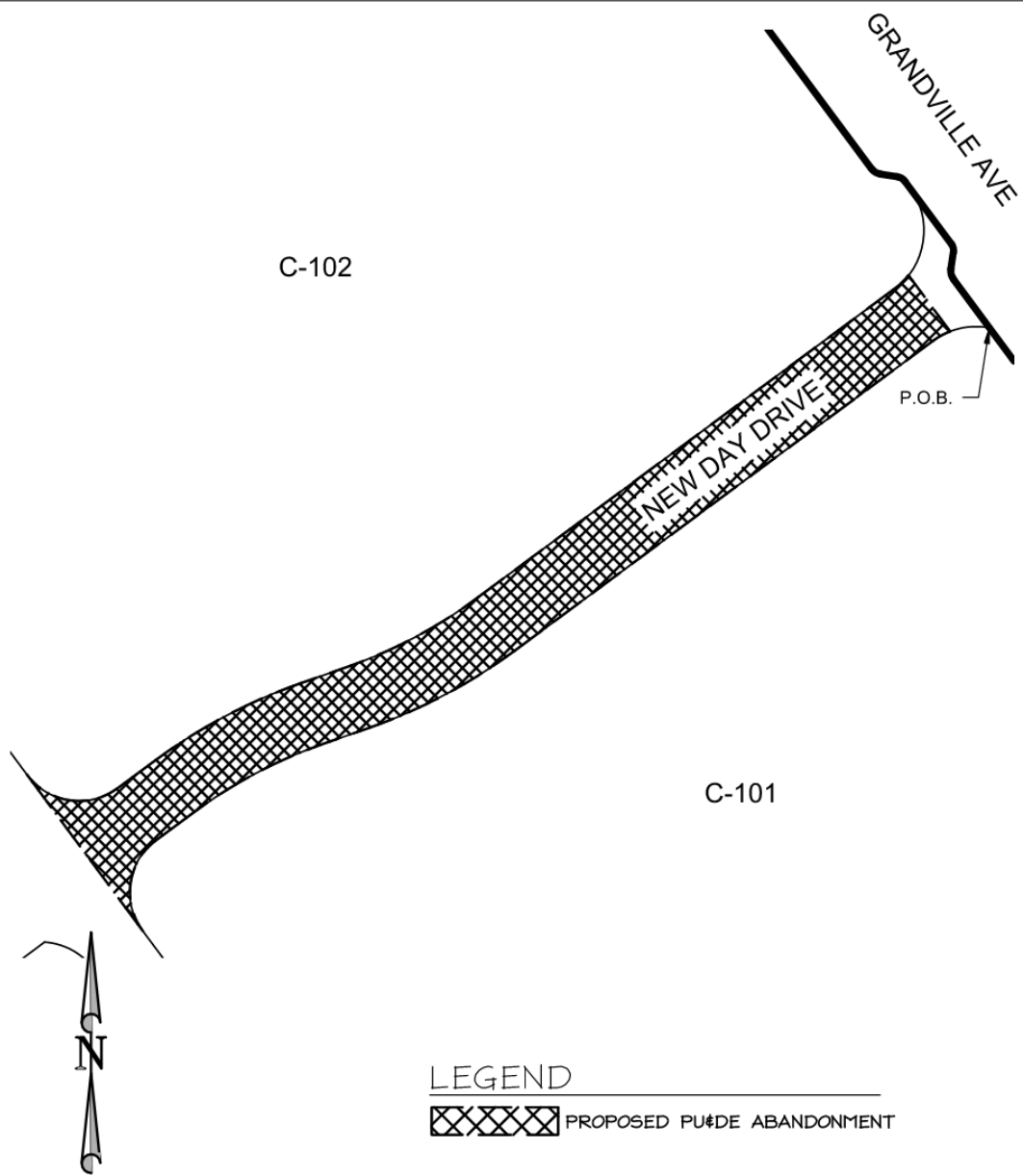
Grandville Ave

Parkline Dr

Lake Ave

General Location of Easement





C-102

C-101

LEGEND

 PROPOSED PU&DE ABANDONMENT

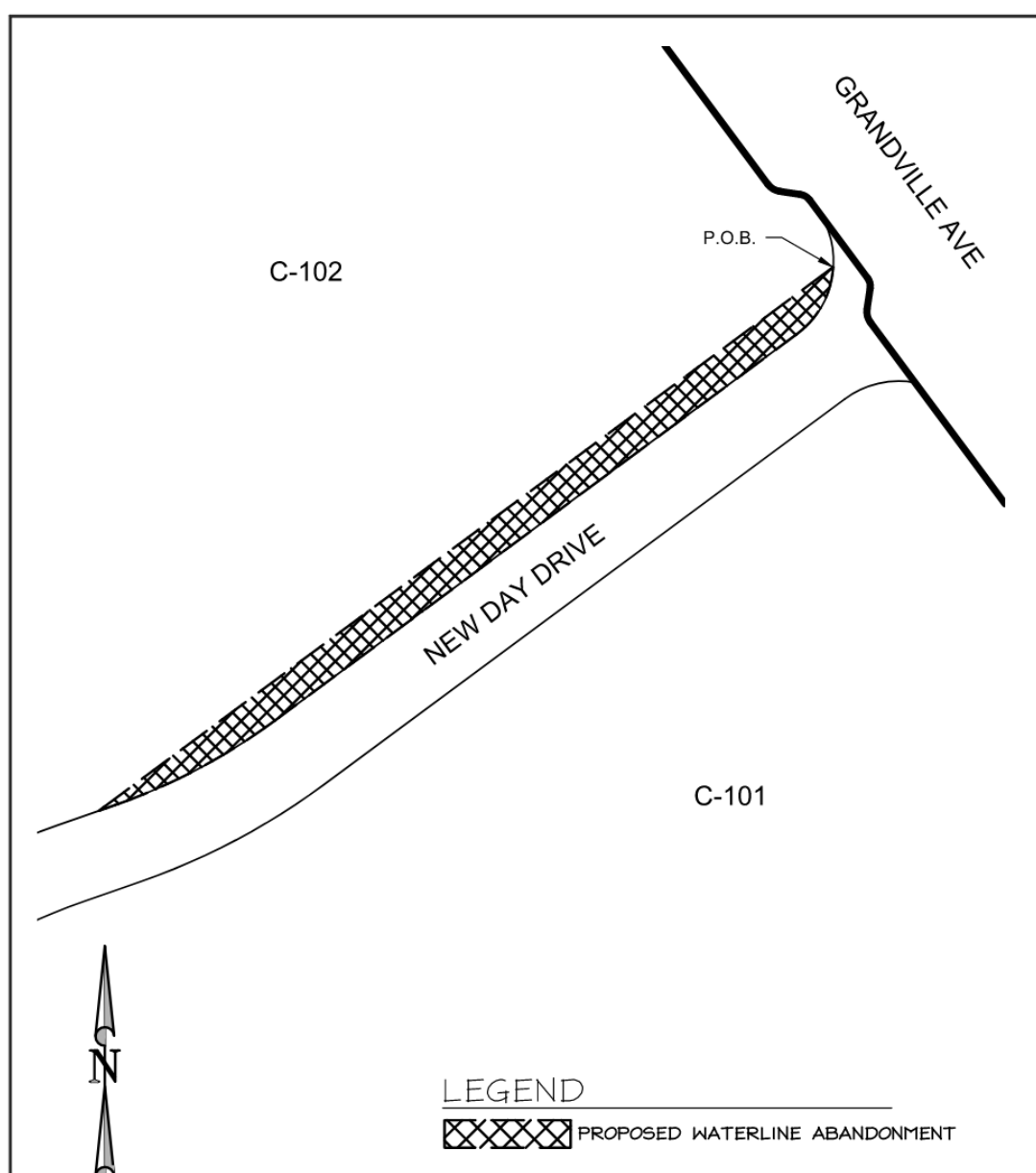
SCALE 1"=50'



UCP1 AMENDED  
PU&DE EASEMENT ABANDONMENT

9000 SOUTH 1900 WEST, SUITE 100  
801.883.0004 TEL. 801.880.0011 FAX  
WEST JORDAN, UT 84088  
WWW.PERIGEECONSULTING.COM

PREPARED FOR: LHMRE



C-102

C-101

LEGEND

 PROPOSED WATERLINE ABANDONMENT

SCALE 1"=40'



UCP1 AMENDED  
WATERLINE EASEMENT ABANDONMENT

9000 SOUTH 1900 WEST, SUITE 100  
801.883.0004 TEL. 801.880.0011 FAX  
WEST JORDAN, UT 84088  
WWW.PERIGEECONSULTING.COM

PREPARED FOR: LHMRE

# City Council

5-5-2026





# SOUTH STATION MF#6 EASEMENTS VACATION

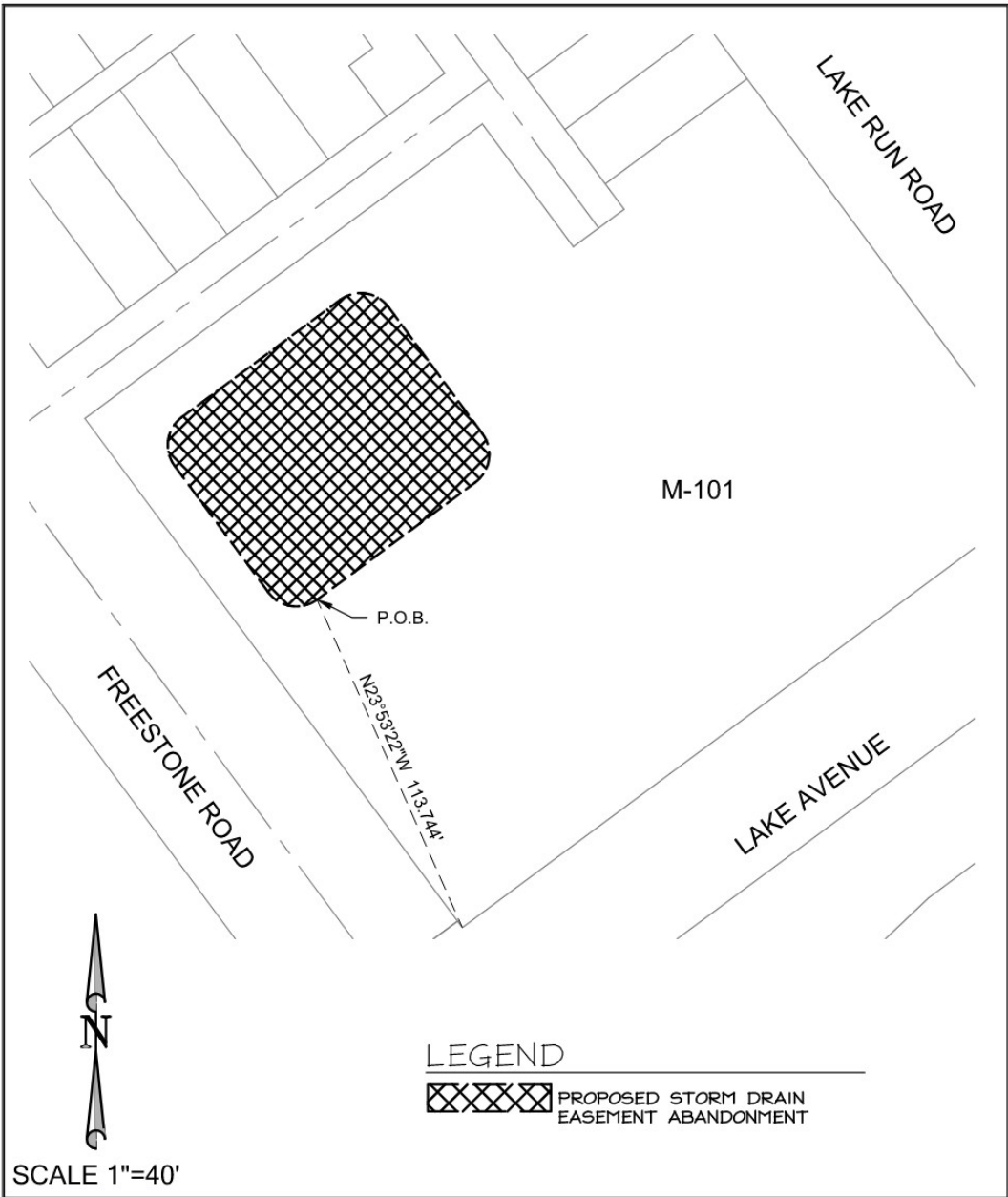
PLRWV20260041



Site Location  
Lot M-101



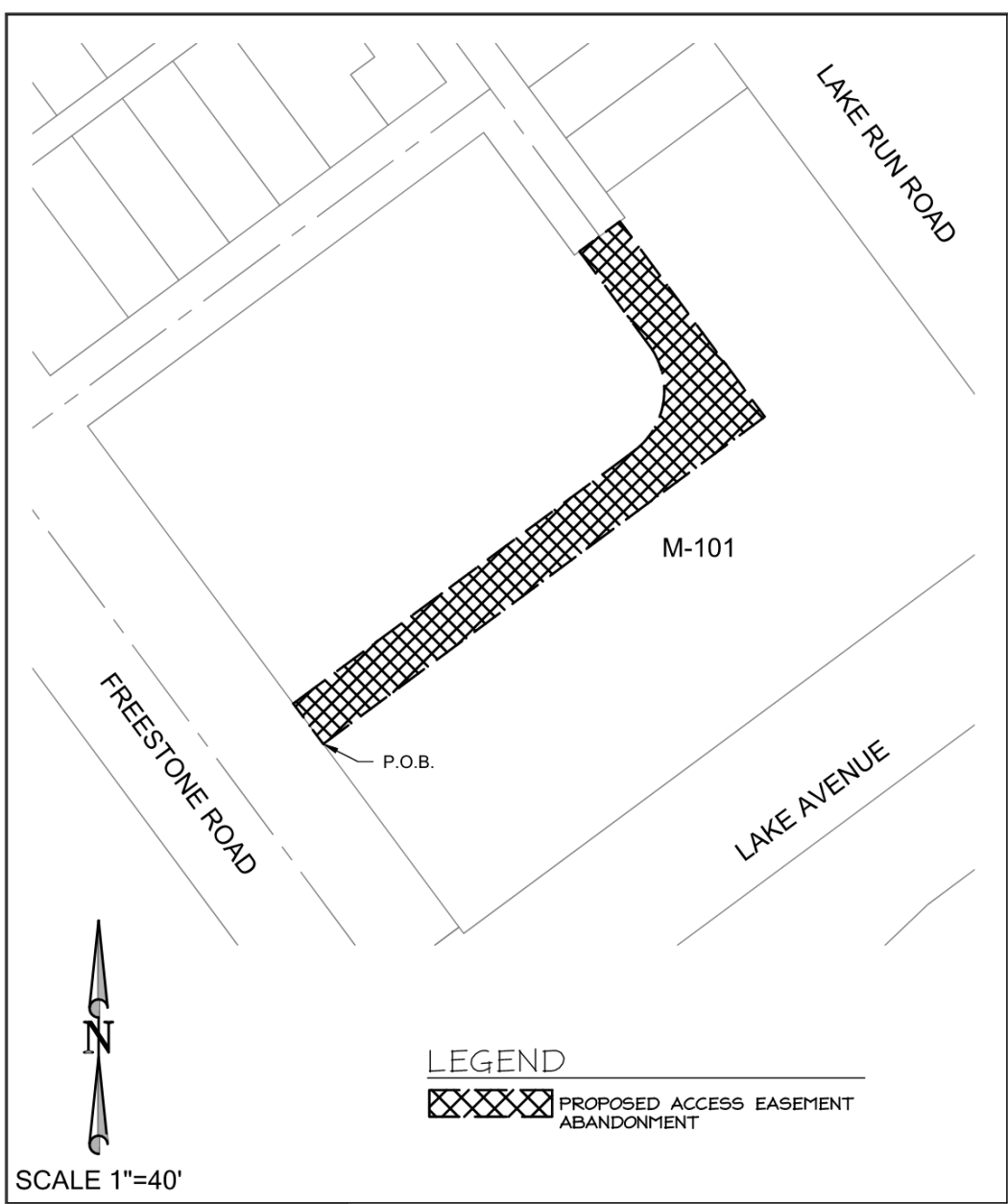
The image is an aerial map showing a highlighted site location (Lot M-101) in blue near the intersection of Lake Run Road, Freestone Road, and Lake Ave. A red arrow points to the site. Surrounding areas include buildings, parking lots, open land, and a decorative compass rose in the lower-left corner.



SCALE 1"=40'

LEGEND

 PROPOSED STORM DRAIN EASEMENT ABANDONMENT



SCALE 1"=40'

LEGEND

 PROPOSED ACCESS EASEMENT ABANDONMENT