

SOUTH JORDAN CITY
CITY COUNCIL STUDY 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, Fire Chief Chris Dawson, Director of Recreation Janell Payne, CFO Sunil Naidu, Director of Planning & Economic Development Brian Preece, Director of Engineering/City Engineer Brad Klavano, Associate Director of Public Works Colby Hill, PIO/Communication Manager Rachael Van Cleave, System Administrator Michael Erickson, Senior System Administrator Phill Brown, City Recorder Anna Crookston

Absent:

Other (Electronic) Attendance: Council Member Patrick Harris

Other (In-Person) Attendance: Jay Francis, Jayme Jensen, Cory Covington, Dana Reid, Miriam Dixon, Diana Lund, Missy Burton, Salt Lake County Council Chair Aimee Winder Newton, Salt Lake County Council Member Suzanne Harrison, Salt Lake County Council Member Ross Romero, Kara Trevino

4:33 P.M.
REGULAR MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation – By Council Member Don Shelton

Council Member Shelton offered the invocation.

C. Mayor and Council Coordination

Council and staff discussed planning and scheduling for the upcoming Utah Remembers event in September, including coordination efforts and anticipated public attendance. Discussion also focused on Summerfest Parade preparations, including the selection of multiple military veterans to collectively serve as Grand Marshals, the use of a decorated trailer for veteran participants, and the distribution of American flags to parade attendees. Staff identified the need for additional volunteers to carry the Major Brent Taylor Foundation flag and assist with parade activities. Participants also discussed shortening parade participant biographies to improve event pacing and

maintain audience engagement. Mayor Ramsey reported that the Asian Real Estate Association selected South Jordan for a National Day of Service project and would provide assistance with Summerfest preparations.

D. Discussion/Review of City Council Meeting

Presentation Items:

- The APWA Utah Chapter -Transportation Project of the Year award for Grandville Avenue (from Lake Ave to Old Bingham).
- Utah Recreation and Parks Association (URPA) and the Sports Fields Management Association (SFMA) professional category awards and outstanding facility award.
- Water Conservation & Drought Mitigation.

SoJo Market Place PID:

- Resolution R2026-13

Action Items:

- Resolution R2026-09
- Resolution R2026-10
- Resolution RDA 2026-01
- Resolution R2026-14
- Resolution R2026-15

Public Hearing Items:

- Ordinance 2026-09
- Ordinance 2026-10
- Ordinance 2026-12

Mayor Ramsey reviewed the upcoming regular council meeting agenda and noted that, due to time constraints, she would not discuss each item individually. She stated that agenda items had been available for review and indicated that discussion of the SoJo Marketplace Public Infrastructure District (PID) would occur later in the meeting to accommodate scheduled presenters. Mayor Ramsey asked whether council members had any questions regarding the regular agenda items and noted that there would be an opportunity to revisit the agenda later if needed.

E. Presentation Items:

- E.1. South Valley Chamber Annual Update. (By South Valley Chamber of Commerce CEO & President, Jay Francis)

Mayor Ramsey welcomed representatives from the South Valley Chamber and introduced Jay Francis. She commented positively on seeing several members of the chamber team in attendance and invited them to come forward and participate in whichever format was most comfortable for the presentation.

South Valley Chamber of Commerce CEO & President, Jay Francis, presented prepared presentation (Attachment A). He began by letting his team introduce themselves, Member Services Director Dana Reid, Business Development Diana Lund, Director of Marketing Miriam Dixon, Vice President of Business Development Corey Covington, Vice President & Managing Director Jamie Jensen, He also recognized the chamber's executive committee and board of directors,

describing them as a strong and diverse leadership group representing businesses and organizations throughout the South Valley. He explained that the chamber's mission centers on connecting, educating, advocating for, and growing businesses within the region. He reported that the chamber conducted 19 ribbon cuttings in South Jordan during 2025, describing it as a record year for business activity and investment in the area. The presentation highlighted several chamber committees and initiatives, including ambassadors, government affairs and public policy, small business, tourism, and women in business. He noted continued growth in the Junior Women in Business mentorship program, which connects high school students with professional women leaders and provides scholarships, mentorship opportunities, and service experiences. Educational initiatives included Leadership South Valley, a business accelerator program for small businesses, entrepreneur training courses, and business boot camps focused on topics such as social media, financial planning, and sales development. He stated that these programs were designed to help small businesses strengthen operations and continue growing. He also reviewed its advocacy and public policy efforts, which included executive forums, legislative tracking, candidate events, and presentations related to transportation and regional planning. He reported that the chamber tracked more than 20 legislative bills during the 2025 session and hosted discussions with state legislators and regional organizations. Networking and community events included Connect After Hours gatherings, Meet the Member events, Women in Business programs, golf tournaments, the Titan Awards program, and student Shark Tank competitions. He noted strong attendance and participation throughout the year, particularly within Women in Business programming. Tourism and economic development efforts were also discussed. He reported that regional tourism and sports-related events generated approximately 180,000 visitors, more than 40,000 hotel room nights, and an estimated \$66 million in economic impact throughout the South Valley. Major events included gymnastics competitions, archery tournaments, and youth sporting events. He emphasized that approximately 61 percent of chamber members are small businesses and stated that supporting small business development remains a central priority for the organization. Looking ahead to 2026, he outlined goals focused on strategic growth, economic development, community service, member retention, and expanded public policy engagement. He concluded by describing the chamber's relationship with South Jordan as a collaborative partnership centered on economic development, communication, and strengthening the community's identity and business environment. He stated that the chamber's guiding theme moving forward is "better together," emphasizing cooperation between the chamber, local governments, businesses, and the community.

Mayor Ramsey thanked the South Valley Chamber for its partnership with the city and expressed appreciation for the coordination and support the organization provides to local businesses and the community. She concluded by thanking the chamber representatives for attending the meeting and acknowledged the extensive time and effort they dedicate to their work on behalf of the community.

E.2. Salt Lake County Budget, Services, and Key Priorities. (By Salt Lake County Council Members)

Salt Lake County Council Chair Aimee Winder Newton introduced herself and fellow Salt Lake County Council Member Suzanne Harrison, noting that County Council Member Ross Romero would be joining the meeting shortly due to a prior family commitment. She explained that the

county had recently hosted legislators at the county's new government center in Midvale and discovered that many attendees were unfamiliar with the complexity of county government operations and budgeting. As a result, county leaders decided to meet with cities throughout the county to provide additional education and context regarding county services, budgeting, and the evolving role of county government as Salt Lake County becomes fully incorporated with "wall-to-wall" cities. She reviewed prepared presentation (Attachment B). She explained the history of municipal incorporation within Salt Lake County, noting that South Jordan was incorporated in 1935 and that more recent state legislation requires remaining unincorporated islands to annex or incorporate by July 2027. She explained that despite the transition to fully incorporated municipalities, county government continues to serve an essential regional role distinct from city governments. She outlined major county responsibilities, including criminal justice and public safety services such as operating the jail, prosecution, indigent defense, and election administration. She also described county functions related to public health, aging and adult services, behavioral health, homelessness response, tourism promotion, arts and culture facilities, regional parks and recreation, library services, and property tax administration. She emphasized that several county amenities, including theaters, convention centers, recreation facilities, and tourism-related services, are funded through tourism taxes rather than property taxes, helping reduce the local property tax burden. Additional discussion focused on the county's governance structure, including the council-mayor form of government led by Jenny Wilson, the composition of the nine-member county council, and the various independently elected county officials. She also noted that the county justice court is scheduled to dissolve in June 2027. She provided an overview of the county's budget structure and fiscal priorities. She explained that Salt Lake County's reported \$2 billion budget includes approximately \$500 million in pass-through funds, such as transportation and sales tax revenues distributed to cities and the Utah Transit Authority, which the county is required to include for accounting transparency despite having no discretion over their use. The county's general fund totals approximately \$500 million and is primarily supported by property and sales tax revenues. She stated that the general fund is largely dedicated to core government services, with approximately 74% allocated to public safety functions. These include the county jail, criminal justice services, indigent legal defense, and the district attorney's office. She noted that population growth, inflation, and increasing public safety demands continue to place pressure on county resources. She explained that property tax increases do not occur automatically when property values rise, which often creates public misunderstanding regarding local government revenues. To address budgetary needs, the county recently adopted a 15% tax increase, reduced from the mayor's proposed 20% increase after identifying budget reductions. She noted that county leaders are considering smaller annual inflationary adjustments in the future to maintain service levels and reduce the need for larger increases. She highlighted the county's commitment to fiscal discipline, including maintaining its AAA bond rating, which she stated is held by only a small number of counties nationwide. She explained that the county conducts regular financial stress testing and evaluates operational efficiencies as part of its budgeting process. She also discussed ongoing concerns related to the county jail system. The older Oxbow Jail facility has significant deferred maintenance issues, and the county is evaluating consolidating operations at the Metro Jail to improve efficiency. She stated that the county also anticipates a need for additional jail beds and expanded programming aimed at reducing repeat incarceration. Upcoming council discussions will include consideration of criminal justice reform measures, additional jail capacity, and potential lease revenue bonds to support future public safety infrastructure needs.

Salt Lake County Council Member Suzanne Harrison emphasized that approximately 34% of individuals released from the county jail are exiting directly into homelessness, describing the figure as a significant and concerning statistic. She stated that Salt Lake County is collaborating with the state, municipalities, and other stakeholders to address homelessness and related challenges facing the community. She noted that the issue highlights the need for coordinated efforts to respond to complex social and public safety concerns.

Salt Lake County Council Chair Aimee Winder Newton thanked the council for the opportunity to present and expressed appreciation for the work being done by city officials. She stated that Salt Lake County values its partnership with local municipalities and offered to answer any questions from council members before concluding the presentation.

Council Member Johnson thanked the presenters for the information provided and stated that she learned a great deal from the presentation. She asked whether the presentation materials could be shared with the council so members could reference the information when responding to questions from residents. The City Manager Lewis confirmed that the council already had access to the presentation materials and would ensure the council received a copy.

Council Member Zander thanked the presenters and stated that she found the discussion informative, adding that she believed similar conversations should have occurred years earlier. She referenced recent negotiations involving the recreation center on Redwood Road and described ongoing resident dissatisfaction with the facility's condition and operations. She stated that community members have expressed concerns regarding cleanliness, inconsistent pool availability, maintenance issues, and overall management of the recreation center. She noted that residents frequently direct complaints to city officials because the facility was previously operated by the city, even though the city no longer controls its management. She explained that the issue has become a significant concern for the city and asked county representatives for guidance on how elected officials should respond to residents who are frustrated with county-operated services and facilities.

Salt Lake County Council Chair Aimee Winder Newton stated that the concerns regarding the recreation center would be shared with the county's Parks and Recreation team. She encouraged council members to communicate concerns through email so issues could be forwarded to the appropriate staff and tracked for follow-up. She also offered to provide direct contact information for a Parks and Recreation staff member who could respond to ongoing concerns and assist with communication regarding facility operations and maintenance issues.

Salt Lake County Council Member Suzanne Harrison stated that addressing concerns related to parks and recreation facilities will require multiple approaches. She noted that the county's Zoo, Arts and Parks (ZAP) program was overwhelmingly approved by residents and announced that the county plans to place a bond measure on the ballot to support additional investments in parks and recreation infrastructure. She explained that 40% of the proposed bond funding would be dedicated to maintenance and deferred maintenance projects to help ensure facilities and repairs throughout the county are properly maintained and updated.

Council Member Zander acknowledged the county's plans to invest additional funding into parks and recreation facilities but expressed concern about public confidence in the county's current management of existing facilities. She stated that many residents question why additional funding should be approved when existing recreation assets are perceived as poorly maintained and inconsistently operated. She referenced the recreation center previously transferred to county management and stated that residents frequently raise concerns about maintenance, cleanliness, and operational reliability, particularly regarding pool availability. She noted that while the county is planning expansions and additional investments at the facility, residents remain skeptical about the county's ability to effectively manage new amenities when they believe current operations are not meeting expectations. She added that public frustration with the current condition and management of recreation facilities could make it difficult to gain support for a future Zoo, Arts and Parks (ZAP) tax increase or related funding measures.

Salt Lake County Council Chair Aimee Winder Newton acknowledged the concerns raised regarding recreation facility operations and stated that the underlying issues could involve funding limitations, management challenges, or a combination of both. She encouraged council members to continue communicating resident concerns to the county and stated that county officials would work to ensure the appropriate staff members were connected to address the issues raised.

Council Member Zander requested direct communication from county officials regarding recreation center concerns and asked to be informed about the appropriate county contacts with whom she could share resident feedback. She stated that she regularly visits the facility and frequently hears concerns from community members, giving her ongoing firsthand insight into operational issues. She also indicated that she would follow up by email to continue the discussion and provide additional feedback.

Salt Lake County Council Member Ross Romero stated that he was surprised by the volume of concerns being raised regarding the county's Parks and Recreation Department, while also noting that recreation facilities are among the county services most frequently used by residents. He acknowledged that Council Member Zander was not alone in hearing complaints from the public and said the feedback had been informative for the county council. He noted that the department has recently experienced leadership changes and stated that the council recognizes there has been significant deferred maintenance over time. He explained that the proposed bond measure is intended to help address those maintenance needs, though he acknowledged that funding alone would not resolve concerns related to management or staffing challenges. He added that budget constraints continue to impact personnel and operational issues but emphasized that the resident feedback provided was valuable to the county.

Council Member Zander clarified that her concerns were specific to the recreation facility located in South Jordan rather than the county's entire parks and recreation system. She acknowledged that other county-operated recreation facilities appear to be functioning more effectively and noted that residents displaced from the South Jordan facility during closures had commented favorably on operations at other locations. She stated that the South Jordan facility is an important recreation asset for the community and expressed concern that its operational and maintenance issues appear to be more significant than those at other county facilities. She added that she has regular contact with recreation users, including water aerobics instructors, swimmers, and water polo families,

which has given her substantial firsthand feedback regarding the facility's ongoing challenges. She concluded by thanking the county representatives for the discussion and consideration of the concerns raised.

Council Member Johnson suggested that Salt Lake County consider additional partnerships with cities regarding the maintenance of county-owned parks and recreation facilities. She proposed that the county explore agreements in which cities could assist with maintenance responsibilities in exchange for financial support or shared service arrangements. She stated that local cities may be better positioned to provide responsive, on-the-ground maintenance services and suggested that such partnerships could help reduce operational strain and equipment demands for the county.

Salt Lake County Council Chair Aimee Winder Newton thanked Council Member Zander for providing detailed feedback regarding the recreation facility concerns and stated that the county would follow up on the issues discussed. She also thanked Council Member Johnson for her suggestion regarding potential city-county maintenance partnerships, noting that the county would consider and evaluate the idea further.

Mayor Ramsey thanked the Salt Lake County representatives for their presentation, public service, and budget work. She observed that many residents do not fully understand the scope and complexity of county government operations because they are focused on their own daily responsibilities and may not have the opportunity to closely follow government processes. She noted that similar challenges exist at the municipal level and expressed appreciation for the county's efforts to educate the council and public through the presentation. She also commended the county council for its work during the most recent budget cycle, describing it as a significant undertaking that required substantial effort and careful decision-making.

F. Discussion Items:

F.1. America 250. (By Assistant City Manager, Don Tingey)

Assistant City Manager Don Tingey provided an overview of the city's planned participation in the America 250 celebration and referenced a handout (Attachment C) outlining the state's vision, mission, and objectives for the initiative. He explained that the state has taken a leading role in coordinating America 250 efforts through monthly collaborative meetings and by providing resources and guidance to participating communities. He stated that the city's presentation would focus primarily on South Jordan events and activities connected to the celebration. He acknowledged city staff members Communications Manager/PIO Rachael Van Cleave and Director of Recreation Janell Payne for their significant contributions in organizing and coordinating the local efforts. He reviewed several events already completed or underway as part of the America 250 initiative. In January, the city incorporated America 250 themes into the State of the City presentation. In March, the city hosted an art show featuring awards connected to the commemoration. In April, the city's Spring Spectacular included the distribution of 250 donated sapling trees. He also described an educational outreach effort involving Mayor Ramsey and Superintendent of Jordan School District Anthony Godfrey visiting fifth-grade classrooms to discuss America 250 and participate in a sticker art project related to American history and the

evolution of the flag. He stated that students would receive materials connected to the project and noted that the classroom visits were scheduled to begin on May 26.

Mayor Ramsey clarified that the America 250 educational outreach would involve visiting individual fifth-grade classrooms rather than holding a larger school assembly. She explained that Superintendent Godfrey believed classroom visits would be less disruptive and easier to coordinate for students and staff. She stated that the superintendent strongly supported the program, expressed enthusiasm for the concept, and agreed to participate in the classroom visits as part of the city's America 250 activities.

Assistant City Manager Tingey stated that the city expects to complete an America 250 commemorative coloring and activity book by late May or early June. He explained that the project is being developed by Graphic Design Content Coordinator Tyson Cole, the staff member who has previously created artwork for city materials and events. The book will combine existing illustrations with additional America 250-themed artwork created specifically for the celebration. He noted that a draft version was not yet available for review but stated that copies would be shared with the council once completed. He explained that the city plans to provide both printed physical copies and downloadable PDF versions so residents can either receive a printed book or print copies at home in color.

City Manager Lewis stated that the city had not yet finalized a formal distribution plan for the America 250 commemorative coloring and activity books. However, he explained that copies would likely be made available at locations including the Gale Center, City Hall, and other city facilities. He also noted that the books would likely be distributed at community events attended by city staff throughout the celebration period.

Council Member Zander asked for an estimated number of America 250 commemorative coloring and activity books the city planned to print and distribute at the Ballpark.

Assistant City Manager Tingey stated that the city's preliminary plan was to print approximately 1,000 copies of the America 250 commemorative coloring and activity book.

Mayor Ramsey expressed support for making the America 250 commemorative coloring and activity book available online in addition to printed copies. She stated that providing downloadable versions would allow residents to print the entire book or select individual pages as desired, increasing accessibility and flexibility for community members.

City Manager Lewis explained that the America 250 commemorative coloring and activity book was designed to be both educational and interactive. He noted that one side of each page contains a coloring activity, while the reverse side includes facts and informational content related to the subject matter. He stated that the format provides an engaging way to share information with residents about the city's amenities, programs, and community resources, adding that the project was a creative and appealing approach to public outreach.

Assistant City Manager Tingey stated that the city's America 250 activities would continue through June as part of the SoJo Summerfest celebration. He explained that multiple elements of the event would incorporate an Americana and America 250 theme, including the parade, the SoJo

Summerfest 5K ruck and kids run, and themed parade floats. He noted that the city had previously discussed plans for grand marshals, military color guards, and the placement of approximately 3,000 flags along the parade route as part of the celebration. He also presented commemorative apparel designs for the event, including separate shirt styles for men and women, as well as a commemorative patch created specifically for the America 250 festivities. He explained that the commemorative America 250 patch created for the city's celebration activities would be featured on the event apparel. He also noted that the same patch design would be incorporated into the city's baseball All-Star uniforms as part of the broader America 250 branding and community celebration efforts.

City Manager Lewis explained that staff attempted to select matching commemorative shirts for both men and women as part of the America 250 celebration apparel. However, he noted that finding shirt styles that offered both men's and women's cuts with the same design and fit options proved challenging, and staff selected the closest matching options available.

Assistant City Manager Tingey discussed planned July activities connected to the America 250 celebration, including participation in the state's "America's Potluck" initiative. He explained that the city had printed promotional cards encouraging residents to host neighborhood potluck gatherings as part of the statewide program. He stated that residents interested in hosting an America 250 potluck could register through the state's website using a QR code included on the promotional materials. He noted that the city planned to offer incentive gift baskets to approximately 20 participating hosts as a way to encourage community involvement. The gift baskets would include commemorative America 250 items and materials previously presented to the council. He added that informational packets and promotional cards would be distributed to council members for use in their neighborhoods and that the city would also promote the initiative through electronic newsletters and other city communication channels to increase public participation. He noted that some smaller communities participating in the America 250 celebration have partnered with local service organizations, such as Rotary and Lions clubs, as well as local grocery stores, to support community potluck events and provide catered meals. He stated that these partnerships have created successful and engaging community activities in those areas. He also outlined additional summer programming planned in South Jordan as part of the America 250 celebration. He stated that the city's Movies in the Park series would include a showing of National Treasure. He further explained that the city's August farmers market events would include America 250-themed activities and programming on selected dates throughout the month.

Council Member Zander asked how council members and residents would receive information and updates regarding the upcoming America 250-themed activities and events.

City Manager Lewis responded that information regarding America 250 events and activities would be distributed through the city's regular communication channels. He stated that updates would be included in monthly newsletters, posted on the city's social media platforms, featured in the focus on the calendar pages, and shared through the city's standard public information and outreach systems.

Assistant City Manager Tingey stated that additional America 250-themed activities would be incorporated into the city's National Night Out events, including a commemorative badge design developed by the police department. He also discussed plans for the annual Major Brent Taylor 9/11 event, noting that activities would begin on September 10th with a community breakfast scheduled for that Wednesday. He stated that related event information was included with the America's Potluck materials previously distributed. In addition, he explained that the Gale Center plans to host a mural sticker activity later in the year using additional materials purchased as part of the America 250 educational and art initiatives.

City Manager Lewis stated that the Utah Remembers event scheduled for September has continued to gain significant momentum and recognition statewide. He noted that the State of Utah has identified the event as one of the major America 250 commemorative activities taking place as part of the statewide celebration efforts.

Mayor Ramsey stated that the Utah Remembers event has become one of the most significant commemorative events in the state associated with the America 250 celebration. She explained that South Jordan has the capacity and resources as a larger city to host large-scale events that smaller communities may not be able to organize.

Mayor Ramsey noted that while smaller communities may focus on neighborhood-based activities, South Jordan is positioned to host larger regional commemorative events such as Utah Remembers. She added that the organizers associated with the Taylor family had discussed the possibility of extending the event through Sunday because of the anticipated attendance and growing public interest surrounding the program.

City Manager Lewis stated that the city has spent the past three years intentionally planning and developing the Utah Remembers event in order to build it into a large-scale commemorative program as part of the America 250 celebration efforts.

Assistant City Manager Tingey stated that the timing of the Utah Remembers event aligns well with the broader America 250 initiative because many statewide celebrations will primarily focus on July events connected to Independence Day and Pioneer Day observances. He explained that by September, many of those activities will have concluded, allowing the Utah Remembers program to receive greater attention and visibility. He added that the city plans to conclude the year's America 250 activities with patriotic and Americana-themed elements incorporated into the Light the Night celebration, with Director Payne helping organize those additions. He also presented a commemorative coin created for the city's America 250 celebration. He stated that the commemorative coins, along with various stickers and promotional items, would be available in limited quantities. He concluded by noting that the handout also included information about additional America 250 programs and activities being organized by the State of Utah, including exhibits and resources available through the state museum.

Mayor Ramsey reminded the council that the year also marks the 25th anniversary of the September 11 attacks, adding additional significance to the city's commemorative programming and Utah Remembers events. She also commented that the commemorative America 250 coins are likely to become highly sought-after keepsakes among residents and participants.

Assistant City Manager Tingey highlighted several additional statewide America 250 programs and participation opportunities available to residents through the state's website. He explained that the "Walk 250" program allows participants to track and register 250 miles of walking over time in exchange for certificates and eligibility for prize drawings. He also referenced a "Read 250" initiative encouraging residents to read books related to colonial America and early United States history. He noted that residents participating in community service activities could also register their efforts online to receive recognition certificates through the state's America 250 service program. He further discussed a statewide speaker series and educational initiatives for K–12 students. He explained that the Jordan School District has implemented a grade-specific America 250 "passport" program that includes educational activities tailored to each grade level. Activities range from reading books with children to writing essays and visiting national parks, with students receiving recognition for completing assignments and milestones. He stated that he had reviewed the curriculum materials and confirmed that the program extends across all grade levels. He also stated that cities participating in America 250 activities are encouraged to post events so residents can locate activities occurring throughout the state. In concluding the presentation, he informed the council that each take-home packet included a print of the city's commemorative mural artwork. He noted that approximately 50 prints had been produced in limited quantities for distribution throughout the year.

Mayor Ramsey thanked city staff for the extensive work and planning that had gone into the America 250 initiatives and commemorative events. She then invited council members to share any additional thoughts, questions, or concerns regarding the presentation and planned activities.

Council Member McGuire thanked city staff for the America 250 presentation and stated that the overview helped clearly organize and connect the various activities and events that had previously been discussed separately. He noted that while council members were aware that multiple initiatives were being planned, the presentation helped provide a more complete understanding of how the individual efforts fit together as part of the city's overall America 250 program.

Mayor Ramsey agreed that the timing of the America 250 presentation was appropriate as the city prepares to begin many of the planned activities and events. She noted that the arrival of commemorative items, including the pins, helped signal the start of the celebration efforts and stated that the presentation helped bring the initiatives together at the right time.

F.2. Park Fees. (By Assistant City Manager, Don Tingey & CFO, Sunil Naidu)

Assistant City Manager Tingey introduced a handout (Attachment D) prepared for the council regarding park space and park fee discussions. He explained that the worksheet was designed to provide council members with numerical information and calculations they could review later. He noted that several sections of the worksheet were intentionally left open to guide discussion toward the proposed park fee considerations.

City Manager Lewis stated that the earlier Salt Lake County presentation highlighted challenges that are similar to those faced by cities, particularly regarding budget limitations and the prioritization of public safety funding. He explained that, like the county, South Jordan dedicates a large portion of its budget to public safety services, which can leave parks and recreation

competing for limited remaining resources. He noted that parks are among the most visible and frequently used public amenities, making their condition and maintenance highly important to residents. He stated that the city wants to avoid situations in which parks become neglected, poorly maintained, or unable to meet community expectations due to insufficient funding. He explained that the proposed park fee structure is intended to create a dedicated funding source specifically for park maintenance, improvements, and future amenities. According to him, the goal is to make the city's parks system financially sustainable and prevent parks from continually competing against other city priorities for limited general fund resources. He also referenced the city's recently completed parks master plan, which identified service gaps and opportunities for future park amenities and improvements. However, he stated that the city currently lacks a consistent funding source to fully implement those recommendations. He concluded by noting that Assistant City Manager Tingey, city staff, and outside consultants have conducted substantial work to evaluate how a dedicated parks funding approach could support the long-term future of parks in South Jordan.

Assistant City Manager Tingey explained that following direction received from the council at the previous meeting, staff conducted an analysis regarding the creation of a proposed park fee. He stated that staff worked with consultant Fred Philpot from Lewis, Robertson, & Burningham (LRB), along with Chief Financial Officer Sunil Naidu and the city's budget team, to evaluate the financial structure and long-term funding needs associated with parks and cemetery operations. He stated that the analysis used the proposed 2027 parks and cemetery budgets combined into a single review. He explained that the cemetery budget was included because a 2014 city council resolution eliminated the separate cemetery fund and incorporated cemetery operations into the parks budget structure. He noted that staff wanted to ensure future maintenance funding remained sustainable as cemetery plot sales decline over time and maintenance responsibilities increase. He explained that the combined parks and cemetery budget includes both personnel costs and operations and maintenance expenses. Approximately \$4.1 million in wages and benefits are currently funded through the general fund, representing roughly 77% of the combined budget. He stated that these personnel expenses would continue to be funded through the general fund in future years. He further explained that approximately \$1.2 million in operations and maintenance expenses are currently paid through the general fund and are being proposed for funding through the new park fee structure. He stated that this approach would function similarly to the funding model used for Mulligans operations. In addition, He stated that staff evaluated long-term capital improvement needs identified through the city's parks master plan and other unfunded projects. Based on that analysis, staff recommended including approximately \$500,000 annually in dedicated capital funding as part of the proposed park fee structure to support future park improvements, maintenance needs, and identified service gaps.

Council Member Shelton asked for clarification regarding the meaning of the "G-CIP" designation referenced in the park fee and budget analysis discussion.

Assistant City Manager Tingey explained that "G-CIP" refers to the city's General Capital Improvement Projects fund. He stated that during the city's capital improvement planning process, projects from multiple departments and funds are evaluated together, including utility funds and the general CIP fund. He explained that the general CIP fund is used for a wide range of city projects that compete for limited funding resources. These projects can include fleet replacement,

maintenance projects, roadway improvements, public safety projects, playground replacements, and improvements to public spaces such as the pavers located at Town Center. He noted that all of these types of projects draw from the same general capital funding source.

Chief Financial Officer Sunil Naidu explained that the funding source for projects within the general CIP comes from surplus or remaining general fund revenues from prior years. He noted that these funds are considered one-time revenues rather than ongoing or recurring funding sources.

Assistant City Manager Tingey explained that under the proposed structure, future park-related capital funding would instead become part of a dedicated parks fund. He further stated that even with the creation of a dedicated parks funding source, the Parks Department would still be eligible to submit project requests through the city's general CIP process alongside other departments and city priorities.

City Manager Lewis provided an example to illustrate how the proposed park fund could support future capital projects. He stated that if the city were to construct six pickleball courts at an estimated cost of approximately \$1 million, the proposed parks fund could contribute \$500,000 toward the project. The remaining \$500,000 would then need to come from the city's general CIP fund. He explained that the benefit of the dedicated parks fund is that the initial \$500,000 allocated for park capital improvements would already be reserved specifically for parks projects and would not need to compete against other city priorities such as roads, fleet replacements, or public safety projects within the general capital funding process.

Council Member Shelton asked whether there was a specific project currently identified for the proposed \$500,000 capital allocation and inquired about the status or location of the playground project being referenced during the discussion.

Assistant City Manager Tingey explained that, for purposes of the financial analysis, staff included two or three park-related capital projects that were already under consideration during the current budget cycle. He stated that one of those projects involved replacement of a playground at Skye Park. He explained that the playground project had only received partial funding during the previous budget year because the city had anticipated the possibility of receiving grant funding that ultimately was not awarded. As a result, staff included the remaining approximate half of the project cost within the proposed \$500,000 capital allocation used in the park fee analysis. He further noted that the Skye Park playground was the first playground he replaced when he became parks director approximately 20 years ago, emphasizing the age of the equipment and the need for replacement.

Council Member Zander asked for clarification regarding the terminology being used in the presentation. She noted that staff had referenced both "PF", "park fund", and "park fee" and asked whether the proposed park fee would serve as the funding source for the park fund.

Assistant City Manager Tingey responded that the proposed park fee would be placed into its own dedicated fund structure. He indicated that CFO Naidu could provide additional clarification regarding the formal financial terminology and structure associated with the fund.

Council Member Zander clarified her understanding that if the council approved the proposed park fee, the fee revenues would establish and fund the dedicated parks fund referenced in the presentation as “PF.” She further stated that without approval of the park fee, the dedicated parks fund would not exist.

Assistant City Manager Tingey clarified that while “fund” might not be the technically correct accounting terminology; the proposal would create a dedicated parks funding source. Referencing comments previously made by City Manager Lewis, he explained that the revenues would be specifically designated for parks purposes.

CFO Naidu explained that the proposed park fee revenues would be separately accounted for, consistent with the description previously provided by City Manager Lewis. He referenced earlier questions raised by Council Member Shelton regarding the accounting structure and noted that staff had discussed why the proposed arrangement would not technically qualify as a special revenue fund under applicable accounting standards.

Assistant City Manager Tingey clarified that revenues generated through the proposed park fee could only be used for parks-related purposes. He then explained that the parks operations and maintenance component of the analysis include expenses associated with active parks, neighborhood parks, open space areas, trails, and urban forestry maintenance. He stated that these operations and maintenance expenses total approximately \$1.1 million annually and emphasized that the figure reflects only operational and maintenance costs. He clarified that the proposed capital improvement allocation is \$500,000, bringing the total estimated parks-related costs used in the fee analysis to approximately \$1.7 million annually when combined with operations and maintenance expenses. He explained that the city worked with consultant Fred Philpot from LRB to develop a fee analysis intended to create a legally defensible fee structure. According to him, the methodology is designed to ensure that the fee is proportionate to estimated park usage and public benefit. He added that park usage cannot be directly measured like utility consumption, the analysis instead relies on population-based estimates that correlate residential demand for park services with household occupancy levels. He stated that the city used the same methodology currently applied in its park impact fee calculations. The model begins with approximately 29,000 residential utility accounts citywide, including roughly 25,000 single-family residential units and approximately 4,000 multi-family residential units. He explained that separating single-family and multi-family residential categories is important because average household occupancy differs between those housing types. Using census-based occupancy estimates, the analysis applies an average of approximately 3.6 persons per single-family household and approximately 2.02 persons per multi-family household. Based on those calculations, staff determined a proposed monthly park fee of approximately \$5.28 for single-family residential customers and approximately \$3.38 for multi-family residential customers. He stated that the proposed fee structure is projected to generate approximately \$1.7 million annually, which CFO Naidu has incorporated into the city’s proposed budget assumptions.

Council Member Zander asked for clarification regarding the residential customer figures used in the park fee analysis. Specifically, she asked where staff obtained the estimates of approximately 25,000 single-family residential customers and 4,000 multi-family residential customers referenced in the calculation model.

Assistant City Manager Tingey explained that the figures represent the total number of residential utility accounts within South Jordan. He stated that staff separated the accounts into single-family and multi-family categories in order to maintain a defensible fee structure based on differing household occupancy levels and estimated park usage. He clarified that the numbers reflect households and utility accounts rather than individual residents.

City Manager Lewis explained that the household occupancy figures are used to estimate the city's population for purposes of the park fee analysis. He stated that multiplying the approximately 25,000 single-family residential accounts by the average household size of 3.16 persons, along with multiplying the approximately 4,000 multi-family residential accounts by the average household size of 2.02 persons, results in an estimated total population that closely aligns with the city's approximately 88,000 residents.

Assistant City Manager Tingey explained that personnel expenses for parks operations would continue to be funded through the city's general fund, which also includes revenue contributions generated by commercial properties and businesses. He noted that businesses therefore continue contributing indirectly toward parks services through general fund revenues. He clarified that the proposed park fee would specifically fund parks operations and maintenance expenses as well as parks capital improvement projects. He also explained that unlike the city's general CIP, which relies on one-time surplus funds from prior budget years, any unspent revenues collected through the proposed park fee would remain dedicated to parks purposes. According to him, if operations, maintenance, or capital funds remain unspent during a given fiscal year, those funds could be carried forward and budgeted for future parks-related needs in subsequent years.

City Manager Lewis explained that businesses continue to contribute to parks funding indirectly through property tax and sales tax revenues that support the general fund. He further clarified that under the proposed park fee structure, any unspent portion of the annual park fee revenue would carry over into the following fiscal year. He stated that, for example, if \$1.7 million were collected and only \$1.4 million were spent, the remaining \$300,000 would remain in a dedicated accounting category and be available for future parks-related expenditures.

Council Member Zander asked for clarification on the city's definition of multi-family housing used in the park fee analysis. She inquired whether multi-family housing includes townhomes, twin homes, condominiums, and rental units where residents share walls, and requested guidance on how to clearly explain the classification to residents as part of the city's fee structure discussion.

City Manager Lewis explained that, for practical purposes, the city's general classification of multi-family housing used in the park fee model aligns with properties such as townhomes, twin homes, condominiums, and rental units where residents share walls, though he noted there are some technical distinctions in classification. He then provided additional context on how the proposed park fee structure translates capital funding into monthly household costs for transparency. He stated that, as a general estimate, generating approximately \$100,000 in annual capital funding equates to about \$0.30 per month per household. Based on that relationship, he explained that a \$1 million capital project, such as the construction of pickleball courts, would equate to roughly \$1.50 per month per household if fully funded through the fee. He noted that this approach is intended to help residents understand how specific park improvements translate

into monthly costs. He added that, conversely, if the city chose not to include new capital funding in the fee structure, the monthly fee could be reduced accordingly by approximately \$0.30 per household.

Council Member Zander asked whether the proposed park fee structure is flexible or adjustable over time. She inquired if the fee operates on a sliding scale that could be modified in future years to account for additional capital projects, or whether the council would be committed to a fixed fee once a rate is adopted.

City Manager Lewis explained that the proposed park fee is intended as an initial baseline to stabilize and support both existing parks maintenance needs and a portion of capital improvement requirements. He stated that the fee level established in the current proposal reflects an entry-level funding approach that addresses current budget constraints and ongoing maintenance responsibilities. He further explained that the fee structure could be adjusted in future years depending on community priorities and council direction regarding additional park capital projects. He noted that if the city identified new or expanded park projects, such as pickleball courts or other major amenities, the council could choose to increase the fee accordingly to generate the necessary funding for those improvements. He emphasized that each additional \$100,000 in annual funding would translate to approximately \$0.30 per month per household, providing a simple way to understand how changes in project scope would affect the fee. He added that more ambitious capital plans would require higher fee levels, while a more limited approach would maintain a lower fee focused primarily on essential maintenance and previously identified needs such as playground replacements, tennis court resurfacing, and other deferred capital projects.

Assistant City Manager Tingey stated that CFO Naidu emphasized the proposed \$500,000 annual capital allocation should be viewed as a baseline or “floor” for parks funding. He explained that this amount represents the starting point for the funding structure and serves as the foundational level for future parks capital planning and budgeting discussions.

Council Member Shelton asked for clarification on what is included in the parks operations and maintenance (O&M) category, specifically requesting a general explanation of what types of costs fall under O&M separate from wages and benefits.

City Manager Lewis explained that parks O&M expenses include all non-personnel costs required to maintain and operate the city’s park system. He stated that this includes routine maintenance activities such as mowing, fertilizing ball fields, replacing irrigation components, and maintaining splash pad pumps and systems. He further clarified that O&M also includes replacement and upkeep of park amenities such as tennis net replacement, procurement of materials like soil for baseball fields, and day-to-day maintenance of facilities and infrastructure. He noted that similar types of expenses apply to cemetery operations, including edging and trimming around headstones and the careful removal and replacement of headstones during burial services. He emphasized that O&M does not include wages and benefits, which are accounted for separately as payroll costs. Instead, O&M covers the materials, supplies, fuel, equipment usage, and utility-related expenses necessary to perform maintenance work, including fleet costs such as gasoline and equipment operation, as well as materials like crushed aggregate used for trail maintenance. He added that the

proposed \$1.7 million in park fee revenue has been incorporated into the city's tentative budget to ensure a balanced budget. He explained that this reflects the culmination of staff's detailed analysis of residential accounts, cost structures, and funding needs, following council direction to develop a sustainable funding model for parks operations and capital improvements.

Mayor Ramsey clarified that the inclusion of the proposed \$1.7 million park fee in the budget does not require the council to adopt or approve it as part of the final budget. She explained that the budget assumption reflects direction given to staff to analyze and develop the proposal, but the council retains full discretion to include or exclude it during final budget decisions. She further stated that if the council chooses not to approve the park fee after the budget is adopted, adjustments would be necessary, including either reducing expenditures by approximately \$1.7 million or reallocating one-time funding sources to maintain balance. She noted that, at that point in the budget cycle, options such as truth-in-taxation adjustments would no longer be available, limiting the city's ability to offset the change.

Council Member Zander asked whether the proposed park fee would require a separate council vote for approval, noting that she did not see a distinct agenda item or standalone vote during the council meeting for the fee itself.

Mayor Ramsey explained that the proposed park fee was incorporated into the overall budget rather than being presented as a separate standalone action item requiring an individual vote. She clarified that the council could still choose to approve the tentative budget while excluding the park fee component if a motion to that effect were made. She noted that removing the park fee from the budget would create an approximate \$1.7 million funding gap that would need to be addressed through other budget adjustments or funding sources in order to maintain a balanced budget.

City Manager Lewis explained that the proposed park fee is included within the budget's fee schedule and that, if adopted, it would appear as a line item on utility bills. He noted that staff have been preparing public education and outreach materials in advance to support implementation and community understanding. He further stated that the city's communications team has developed talking point documents and informational resources for elected officials and staff to use when discussing the fee with residents. He emphasized that these materials are intended to help explain the purpose and structure of the fee so residents understand what the charge represents when it appears on their utility bills.

Council Member McGuire asked for clarification regarding how utility metering works for multi-family housing in South Jordan. He inquired whether individual apartment units each have separate utility meters and whether the fee structure accurately captures all multi-family residents in the calculation.

Assistant City Manager Jason Rasmussen explained that under a city ordinance adopted around 2007–2008, multi-family residential units in South Jordan are generally treated as individual units for utility billing purposes. He stated that each multi-family dwelling unit is charged a base rate for water service, even if the property uses one or more shared master meters. He noted that while some older apartment complexes may be grandfathered under earlier rules and not subject to per-unit billing, the current city code requires most multi-family units to be billed individually as

separate residential units. He further explained that the same approach was applied in the proposed park fee methodology, meaning each individual apartment, condominium unit, or townhome would be assessed the fee on a per-unit basis, consistent with how utility billing is structured under existing city ordinance.

City Attorney Loose explained that the city's impact fee framework operates under the principle that multi-family developments are assessed based on the number of dwelling units rather than the number of utility meters. He stated that even if multiple units are served by a single master meter, such as 50 units on one meter, the impact fees are still calculated as 50 separate units. He clarified that this approach is grounded in the idea that infrastructure impact is determined by the number of residential units and their associated usage demands, rather than how water service is metered. As a result, the same level of impact is recognized regardless of whether a development has individual meters or shared metering systems. He also noted that impact fee calculations are informed by factors such as the number of fixtures and expected usage, which are used to estimate demand and ensure that development pays proportionately for its impact on city systems.

Council Member McGuire explained that he had recently discussed the proposed park fee concept with several residents. He stated that those residents he spoke with generally expressed support for the fee, provided that it would also apply to multi-family housing units, particularly apartments, to ensure what they viewed as equitable distribution of the cost.

City Manager Lewis emphasized the importance of proactively investing in parks and open space as the community continues to grow. He stated that many of the projects identified in the parks capital improvement master plan are intended to ensure long-term maintenance and sustainability of existing amenities, as well as support future community needs. He noted that parks and open space are among the city's most valuable public assets and argued that early planning and consistent investment are necessary to avoid deferred maintenance challenges. He referenced the county's earlier presentation as an example of how delayed maintenance can lead to significant long-term costs, including substantial backlogs that can escalate into major financial burdens over time. He stated that failing to adequately fund maintenance can result in a compounding backlog of repair needs, which may require large expenditures simply to restore existing infrastructure rather than improve or expand it. He contrasted that scenario with the proposed approach, which is intended to maintain current facilities, address existing needs, and support future park development in a sustainable manner.

Mayor Ramsey stated that she views the proposed approach as a fiscally responsible decision aligned with expressed community priorities. She emphasized that the proposal reflects what residents have identified as important and that it responds directly to those stated needs for parks funding, maintenance, and long-term sustainability.

Council Member Shelton stated that he supports the idea of revisiting the park fee annually in conjunction with the city's CIP process. He suggested that as the council reviews the budget and CIP list each year, it could consider whether additional projects should be incorporated into the fee structure and discussed as part of the broader annual budgeting conversation.

City Manager Lewis explained that the proposed park fee structure provides a mechanism for translating community requests for new park amenities into clear funding requirements. He stated that when residents ask when certain improvements will be added, the fee framework helps demonstrate what level of funding would be needed to deliver those projects. He emphasized that this approach allows the city to connect desired park enhancements directly to their associated costs, making it easier to understand what financial contribution would be required to implement additional amenities.

Assistant City Manager Tingey added that the park fee analysis helped connect the city's strategic planning efforts with its budget development process, noting that it ties priorities directly to funding decisions in a more structured way. He explained that staff conducted an additional breakdown exercise of the proposed \$5.28 single-family monthly fee (and corresponding multi-family rate), illustrating how the revenue would be allocated across different park-related needs. He stated that, in simplified terms, approximately \$1.50 of the fee would be allocated to CIP, about \$2.00 would support active parks operations, roughly \$1.00 would go toward neighborhood parks, and approximately \$0.21 would be allocated to cemetery-related costs. He said that this breakdown helps demonstrate how the fee aligns with the city's priority-based budgeting model and provides transparency on how funds would be distributed across different parks system components.

Mayor Ramsey stated that the council's goal is to communicate the proposed park fee in a transparent and understandable way for residents. She emphasized that the city wants residents to clearly see how their monthly fee is allocated across different services, including specific line items such as cemetery maintenance and other park-related functions, so the breakdown is easy to understand and clearly connected to services provided.

Assistant City Manager Tingey stated that staff further broke down the proposed park fee allocation into specific service categories to support transparency in public communication. He explained that, based on the analysis completed with Associate Director of Public Works Colby Hill, the monthly fee could be illustrated in approximate per-category allocations such as forestry (about \$0.23), cemetery (about \$0.21), open space (about \$0.24), neighborhood parks (about \$0.96), and active parks comprising the largest portion of the remaining allocation. He emphasized that this breakdown is intended to help residents understand how the fee translates into specific services within the parks system. He added that staff will provide the council with a more refined, visually enhanced version of this breakdown for communication purposes, noting that an updated presentation has been developed to support clearer public outreach and transparency.

Mayor Ramsey requested an amendment to the agenda to include an executive closed session for discussion regarding the purchase, exchange, or lease of real property.

Council Member Johnson motioned to amend the agenda to add an executive closed session for the discussion of the purchase, exchange, or lease of real property. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

Council Member McGuire motioned to recess the City Council Study Meeting and move to executive closed session for the discussion of the purchase, exchange, or lease of real property. Council Member Shelton seconded the motion. Vote was 5-0, unanimous in favor.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

G. Executive Closed Session:

G.1. Discussion of the purchase, exchange, or lease of real property.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

Council Member Johnson motioned to adjourn the executive closed session and move back to the City Council Study Meeting. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

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

ADJOURNMENT

The May 5, 2026 City Council Study Meeting adjourned at 6:36 p.m.