

**MINUTES OF THE BOARD OF TRUSTEES WORK SESSION
OF JORDAN VALLEY WATER CONSERVANCY DISTRICT**
(Approved March 11, 2026)

Held February 9, 2026

The Jordan Valley Water Conservancy District Board of Trustees Work Session was held in person and electronically on Monday, February 9, 2026, at 3:00 p.m. at the District Administration Building located at 8215 South 1300 West, West Jordan, Utah.

This meeting was conducted electronically in accordance with the Utah Open and Public Meetings Act (Utah Code §§ 52-4-101 et seq.) and Chapter 7.12 of the Administrative Policy and Procedures Manual ("Electronic Meetings").

Trustees Present:

Corey L. Rushton, Chair (electronic)
Andy Pierucci (electronic)
Barbara L. Townsend (electronic)
Cindy Wood (electronic)
Dawn Ramsey (electronic)
John H. Taylor (electronic)
John Richardson (electronic)
Zach Jacob (electronic)

Trustees Not Present:

Mick M. Sudbury

Staff Present:

Jacob Young, General Manager/Chief Executive Officer (electronic)
Shazelle Terry, Chief Operating Officer (electronic)
David Martin, Chief Financial Officer/Treasurer (electronic)
Ben Stanley, General Counsel (electronic)
Brian Callister, Director of Asset Management (electronic)
Carl Wilkins, Director of Digital Services (electronic)
Clifton Smith, Digital Solutions Group Leader (electronic)
Eric Stone, Controller (electronic)
Gordon Batt, Director of Water Quality & Operations (electronic)
Kelly Good, Director of Community Engagement (electronic)
Kurt Ashworth, Human Resources Manager (electronic)
Lisa Wright, Administrative Assistant III
Martin Feil, Database Administrator (electronic)
Mindy Keeling, Executive Assistant
Shane Swensen, Director of Engineering & Water Development (electronic)
Wade Tuft, Water Supply Manager (electronic)
Courtney Brown, Conservation Division Manager (electronic)
Jason Brown, Information Technology Group Leader (electronic)
Jeanette Perry, Customer Services Supervisor (electronic)
Margaret Dea, Senior Accountant (electronic)

Welcome Mr. Corey Rushton, Chair, called the meeting to order at 3:00 p.m. He welcomed Cindy Wood as a new Trustee, noting that her appointment had been sent to the Utah State Senate for confirmation.

Review agenda for February 11, 2026, Board meeting Mr. Jacob Young, General Manager, reviewed the agenda for the February 11, 2026, Board meeting, which will begin with the oath of office for new and reappointed Trustees. Cindy Wood will be given an opportunity at that time to introduce herself and offer brief remarks. He noted that a resolution honoring Karen Lang's years of service will be presented jointly by Chair Rushton and Mr. Young. Mr. Young said additional items include a grant application from the Kearns Improvement JWWCD, a letter of appreciation from the Great Salt Lake Watershed Enhancement Trust, a legislative update, and a review of the performance scorecard.

Mr. Young proposed adding a standing closed-session agenda item for flexibility. Mr. Ben Stanley, General Counsel, noted that the agenda lists the four most common legal grounds for closed sessions to ensure proper notice. Chair Rushton recommended including legislative strategy as a default item during the legislative session. The upcoming meeting will include a closed session to discuss the sale of real property.

Ms. Dawn Ramsey, Trustee, arrived at 3:07 p.m., and Mr. John H. Taylor, Trustee, arrived at 3:10 p.m.

COMMITTEE REPORTS

Conservation Committee:

Rate Study Updates

Ms. Kelly Good, Director of Community Engagement, updated the Board on the conservation-oriented rate study, highlighting feedback from member agencies and elected officials. Some agencies raised concerns about the administrative burden of individualized tiers. Staff presented two single-family home options: a fixed-threshold structure and a lot-size based structure, both featuring a new "excessive use fee" to signal unnecessary water use, especially during shoulder seasons or droughts.

Trustees Andy Pierucci and Dawn Ramsey acknowledged the JWWCD's thorough work and leadership but noted member agencies' concerns about the complexity of implementation. Mr. Jacob Young clarified that any adopted rate structure would be for the JWWCD's retail customers only and a way to model innovation for its member agencies. The Board discussed equity versus fairness, observing that while lot-size tiers are more equitable, they may be perceived as less fair if neighbors pay different rates for the same usage. Mr. Rushton questioned whether there are any concerns or limitations regarding how excessive use fee revenue must be earmarked for conservation; specifically, must the funds be spent only within the retail service area, or can they be used more broadly for system-wide conservation efforts. Mr. Ben Stanley, General Counsel, explained that the excessive use fee should be used for conservation purposes, as authorized by recent legislation. The law appears to provide broad flexibility in how those funds can be applied, meaning they are not necessarily limited to spending only within the retail service area. However, staff indicated they would conduct a

legal review before allocating any funds to ensure compliance with both the letter and the spirit of the law.

Mr. John B. Richardson, Trustee, arrived at 3:42 p.m.

**Finance
Committee:
Revenue
Strategy
Document**

Mr. David Martin, Chief Financial Officer, summarized a draft memorandum on the JWWCD's property tax strategy, developed at the direction of the board in response to public questions at last year's tax hearing. He reviewed the history of property tax use and noted that, in the JWWCD's current growth phase, property tax is important to maintaining its AA+ bond rating for major infrastructure projects. Mr. Martin noted that the recommended strategy proposes keeping property tax between 25% and 30% of total revenue in the near term while our service area continues to experience rapid growth, with a long-term goal of reducing it to about 20% at full build-out.

Mr. Pierucci appreciated the analysis of the extremes of relying solely on water rates versus maintaining our maximum allowed property tax rate, but requested clarification on what potential "middle ground" options might look like to reduce reliance on property taxes more quickly. Mr. Martin explained that the JWWCD uses a 10-year projection model, which limits the projections to the near-term, but the recommended hybrid approach would allow annual evaluations of tax needs rather than defaulting to a fixed rate. Trustee Zach Jacob noted that under the existing requirements, rising property values can require a technical tax increase to maintain stable revenue, even if the rate declines. Chair Rushton concluded that establishing a target "slope" would provide an important guardrail for long-term financial planning. The strategy document will be brought to the board for approval in March.

**DISCUSSION
ITEMS**

Legal/Policy:

**Administrative
and Personnel
Policy
Revisions
Discussion**

Mr. Ben Stanley presented a series of updates to the Administrative and Personnel Policy Manuals to ensure they align with current state law and JWWCD practices. He indicated that key revisions include modernizing the travel and gift policies, shifting from fidelity bonds to crime insurance, and formalizing a policy for "abandonment of position" if an employee is absent and unresponsive for three days. Mr. Stanley additionally noted that staff recommended officially adopting "Robert's Rules of Order Newly Revised in Brief" to simplify procedural issues during meetings. These items will be brought back for formal Board action in March.

**Water Budget
Policy
Discussion**

Mr. Stanley and Ms. Shazelle Terry, Chief Operating Officer, led a discussion on expanding the water budget policy for newly annexed lands to include new developments within the existing service area. Staff proposed a hybrid approach under which the JWWCD could choose to execute a direct agreement with a developer or work through an agreement with the applicable member agencies to implement the policy on behalf of the JWWCD. The member agency could withhold any occupancy certificates until they had confirmed the developer's compliance with the policy and conveyance to the JWWCD of any required fees or additional water; they would also operate within a defined water budget making sure they were

administering the policy in a way that their water allotment would last through buildout of their service area. The latter options would be preferable for smaller, more frequent developments.

Ms. Terry presented the operational framework for implementing the updated water budget policy. She explained the process for new developments, including verifying JVVCD and member agency boundaries, coordinating annexations if needed, and ensuring policy compliance through water transfers or fee-in-lieu arrangements. Ms. Terry emphasized tracking, compliance, and flexibility to negotiate directly with developers when necessary, within a general framework of guiding principles.

Trustee Dawn Ramsey expressed concern about developers who may leave a municipality with long-term water challenges once a project is completed. Staff reassured the Board that their preference is to work through member agencies as "concurring parties" to ensure local needs are met. Chair Rushton inquired about very small developments, such as a single home or a small group of duplexes, that might slip under the radar. Staff responded that the current thinking is to use a more rigorous application process for contract increases and the adaptive water supply plan update process to maintain constant dialogue with member agencies.

Community Engagement:

Kearns Improvement District Member Agency Grant Application

Mr. Courtney Brown, Conservation Division Manager, reviewed a grant application from Kearns Improvement District for \$65,500 to fund three conservation projects: an animated leak-detection video series for elementary schools, a community water conservation art contest, and a "Running Toilet" 5K event. Ms. Ramsey commended the creativity of the "outside the box" thinking, though she and Chair Rushton briefly discussed the need for internal policies regarding the use of public funds for contest prizes. Staff noted they would have a booth at the 5K event.

Other Business

No other business was discussed.

Adjourn

Mr. Rushton called for a motion to adjourn. Ms. Barbara Townsend moved to adjourn. The meeting adjourned at 5:18 p.m.

Corey L. Rushton
Chair of the Board of Trustees

Jacob C. Young
District Clerk