



Date: Thursday August 25th, 2022

Time: 8:15

Place: 90 North Main Street, Tooele, Ut, 84074

Tooele City Hall

Public Hearing Opened

Jeff Hammer: Just an F.Y.I our minute taker Kendra Brady called in and has an emergency. So, we're using this recording, so you use your name when you talk, that would be good.

Board Members Present:

Jed Winder

Brian Roth

Amanda Graf

Katrina Call

OTHERS PRESENT:

Jim Bolser

Travis Brady

Meresa Manzione; Tooele City Council Representative

I. Open Forum for Public Comment

Jeff Hammer- Anybody want to speak on behalf of the public tonight for themselves?

No comment

8:15-8:17 2 min.

**City Council's Member Report
(Marissa)**

Presented By: Justin Brady

Marissa M- Justin is out of town, he wanted to apologize for not being there and asked me to come, I had something else. So sorry about that. And he didn't give me anything specific to report, but I don't know if you're aware or not. But the City Council has approved some town homes to be built in that, um, lot between Over Lake Elementary and Willow Springs. I don't know about this. I can't remember exactly how many town homes are going there, but they have been approved and should start sometime.

Jeff Hammer- Did they say when they intend to start?

Marissa M- I don't know. Jim may have more information about that. I don't know where they are in their plan.

Jim Bolser: They still must go through the final plan process for approval, but that should be quick. My understanding is they want to at least get going by winter. That is just the west side of Berra Blvd, and the elementary school. There is approximately 36 units.

Meresa M- It's in the district, it's in part of the initial boundaries.

Jeff Hammer- Any other questions for Meresa? ___

8:17-8:23 6 min.

II. Tooele Community Development Representative Presented By: Jim Bolser

Jim Bolser- In the last two months, it's been the same stuff I updated you on before. Lexington Greens is continuing. The Planning Commission saw two portions of that project. One is the basically the second phase of the apartments. The other third of the property to the west where they're building the apartments now will be the same amount for the remainder of that piece. Then on lot # 107 there's a large skinny parcel that runs on the north side, by the apartments on the far west end there's more fronts there for some more town homes. I think it's about 16 to 20. It might be more than that which has been the plan all along. We're still dealing with the applications for the town homes on the site on the very south end of Lexington Greens that we're building now. It's the second and third phase to the west of those. They've been in the planning stage for months trying to figure out what they're doing. The other projects we've talked about in Lexington Greens are pretty much same as before. We have received the fourth phase of 1L, which is the Perry development, west of 400, on the south side of 2000. 1L is southwest corner of that area for phase four. If you were where 2000 ends now and then go south, it will extend south from there for phase four. 2T, which is the single-family development that kind of runs around south, west, and north side of the temple. We're still in planning review for that. Meresa mentioned the town homes on the park, and Council Manzieone mentioned the town homes on Berra, the high school is doing what the high school does. We've gotten this prosperity phase to under construction, they're underway now. That's the last piece. Between Drew Moore and Providence along the railroad. They're under construction now. Lots of little things going on globally. But as far as specific to that area, that's kind of more of the same.

Chris- I've seen a lot of signs pop up this week. Are they doing

something across from Lexington Green?

Jim Bolser– GTM has several lots they've picked up in Prosperity they were trying to talk to Perry about possibly some of theirs, as I understand it, didn't go very well for them. They still have the project to the very north across from the temple, that's in their hands. They don't seem to be in a rush to move forward with that, it's on their timeline at this point, we've given what the council has asked for and they're not pursuing it very quickly. But GTM, has been picking up lots in providence and prosperity and some others.

Meresa– Can I interrupt? I think they are having a ribbon cutting tomorrow, they've put up some signs for that, that could be a reason you're seeing some extra signs to.

Amanda Graf– Who owns the property on the way to Maverick on the South Side, 2000 North, from the South Side of the roundabout?

Jim Bolser– Mr. Hall is on that for a long time, and I had heard rumblings that he has either sold it or is selling it, but I haven't confirmed.

Amanda Graf– He never cuts down those weeds. Isn't that city ordinance that they have to?

Jim Bolser– That would be something that would go through code enforcement, which is the police department. He's been the owner of that property for some time.

Amanda Graf– So we would contact the police department.

Jim Bolser– If you call the police department and ask for the code enforcement officer. He'd be the one to take in that information and pursue cutting the defines for what needs to be done. He'd also verify that the ownership of that place. I know Mr. Hall's over for a long time. The irony is it's really the last piece that is still identified for a non-residential use. So that's really the hot topic is getting non-residential uses in but it's just sitting.

III. Maintenance Coordinator's Report on Past and Present Actions

Presented By: Amanda Graf

Amanda Graf: I have that light that Jeff gave me, other than that, I don't have anything. Unless you guys have anything?

Jeff Hammer: [00:09:13] Anybody have anything else on maintenance?

08:22-8:2 1minute.

**IV. Independent CPA
Brady**

Presented By: Travis

Status of Budget/Expenses for Fiscal Year 2022.

Jeff Hammer: Did everyone receive a copy of the budget at Travis sent? Since he is not able to be here? Anybody have any questions on the budget? _ It's mainly just the budget that we are going to approve for the fiscal year 2023. that will be a little bit further down the agenda. Let's go ahead with Jed.

8:23-8:24 1 Minute

**V. Treasurer's Report Approval of Invoices and Reimbursements
Presented By: Jed Winder**

We received bills for two streetlights showing the breakdown between what the city pays, and what we pay, one is \$222.29, the other is \$ 230.23. For a total of \$ 452.52.

Amanda Graf- Lindy was asking about the grass on that street by 2400 North that wasn't being mowed for the longest time.

Jed Winder- There was a section that we had talked with Darwin about that was, I think, in limbo, whether it had been accepted by the city and turned over to the district yet. Because earlier in the spring we found that there were decoders for the sprinklers that were not tied in properly it wasn't being watered, it was dying. Then it took however long for Darwin to hear back from whoever the contractor was that did it to get them out to fix it. It was a question mark whether we were responsible for maintaining it. It was two maybe three weeks ago when it was put on the maintenance schedule.

Jed Winder- We have one invoice for \$9405.75, then the June July invoice was for \$10,250.50. We had two invoices from Jensen Family Landscape, one invoice from Tooele City for the two streetlights and that's all.

Chris Springer- Two weeks ago, we found a zone that was not watering, someone had left the sprinkler wire at the decoder. I think that's something we need to keep an eye on, possibly look into bolting down the valve covers on the boxes and the



covers. Darwin mentioned that a few years ago they had a problem with this in the city. Hopefully that's not coming back.

Motion to Approve

Tooele City two streetlights for \$452.52. Two invoices from Jensen Family Landscape one for \$10,250.50. invoice for \$9,405.75.

Motion to approve by Amanda Graf and seconded by Jeff Hammer,

All in favour of approving the invoices as stated I __. Any opposed? __

Carried without objection

08:24 -8:31: 7 min

**VI. Chair Report
Hammer**

Presented By: Jeff

As far as a report for me, I don't really have anything to follow up on. Kind of a short report here.

8:319:32- 1min.

VII. Resolution No. 2022-04

Presented By: Jeff Hammer

A resolution of the North Tooele City Special Service District Administrative Control Board, adopting the final budget for the fiscal year. As I stated, everybody's received a copy of the budget. Any questions at all that anybody has on it? __

Motion to Approve

Resolution No. 2022-04

Motion to approve by Brian Roth

Seconded by- Jed Winder

All in favour of approving the invoices as stated I __. Any opposed? __

Carried without objection

8:32: -8:33 min.

VIII. Approval of minutes from Meeting Held on June 23, 2022

Presented By: Jeff Hammer

We'll have to move this one to next month too, because we haven't got the minutes that we had on June 23rd.

IX. Approval of Next Month's Minutes



Jeff Hammer: September 22nd at 8:00 p.m.

There being no further business, the meeting was adjourned at 20:35

Total Minutes: 20











Jensen Family Landscape Maintenance

1965 North 170 West

Tooele, UT 84074

(801) 362 3200

accounting@jensenfamilylandscape.com

jensenfamilylandscape.com

Invoice JFLM22-357

BILL TO

North Tooele City Special

Service District

NTCSSD

883 North 120 West

Tooele, UT 84074

DATE
08/24/2022

PLEASE PAY
\$9,405.75

DUE DATE
08/24/2022

SERVICE DATE	DESCRIPTION	QTY	RATE	AMOUNT
08/04/2022	Sprinkler system repairs	3.75	65.00	243.75
08/05/2022	Mow, String trim(Hard edge all sidewalks and curbs every other week) Ensure planter beds, hard-scape areas and rings around trees are free of weeds, Remove all trash and debris from landscape/hard-scape areas/blow sidewalks and curbs to remove grass clippings.	1	1,606.50	1,606.50
08/12/2022	Mow, String trim(Hard edge all sidewalks and curbs every other week) Ensure planter beds, hard-scape areas and rings around trees are free of weeds, Remove all trash and debris from landscape/hard-scape areas/blow sidewalks and curbs to remove grass clippings.	1	1,606.50	1,606.50
08/15/2022	Sprinkler system repairs	9.75	65.00	633.75
08/17/2022	Sprinkler system repairs	39.75	65.00	2,583.75
08/17/2022	Treat lawn areas for voles and gophers	1	75.00	75.00
08/19/2022	Mow, String trim(Hard edge all sidewalks and curbs every other week) Ensure planter beds, hard-scape areas and rings around trees are free of weeds, Remove all trash and debris from landscape/hard-scape areas/blow sidewalks and curbs to remove grass clippings.	1	1,606.50	1,606.50
	Weekly Maintenance			
	Sprinkler Repairs			
08/24/2022	Sprinkler system repairs	2	65.00	130.00

SERVICE DATE	DESCRIPTION	QTY	RATE	AMOUNT
08/24/2022	Job Materials- 1804 sprinkler heads and nozzles, Maxi Paws, with filters and nozzles, sprinkler fittings, battery timers, orbit solenoids, batteries and wire nuts Gopher Treatments	1	920.00	920.00

August 1st-24th Maintenance.

We appreciate your business!

TOTAL DUE

\$9,405.75

THANK YOU.



Jensen Family Landscape Maintenance
1965 North 170 West
Tooele, UT 84074
(801) 362 3200
accounting@jensenfamilylandscape.com
jensenfamilylandscape.com

Invoice JFLM22-352

BILL TO
North Tooele City Special
Service District
NTCSSD
883 North 120 West
Tooele, UT 84074

DATE 08/04/2022	PLEASE PAY \$10,250.50	DUE DATE 08/04/2022
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SERVICE DATE	DESCRIPTION	QTY	RATE	AMOUNT
06/30/2022	Mow, String trim(Hard edge all sidewalks and curbs every other week) Ensure planter beds, hard-scape areas and rings around trees are free of weeds, Remove all trash and debris from landscape/hard-scape areas/blow sidewalks and curbs to remove grass clippings.	1	1,606.50	1,606.50
07/07/2022	Mow, String trim(Hard edge all sidewalks and curbs every other week) Ensure planter beds, hard-scape areas and rings around trees are free of weeds, Remove all trash and debris from landscape/hard-scape areas/blow sidewalks and curbs to remove grass clippings.	1	1,606.50	1,606.50
07/08/2022	Sprinkler system repairs	8	65.00	520.00
07/08/2022	Job Materials- 2 maxi paws, 1 9-Volt timer	1	162.00	162.00
07/14/2022	Mow, String trim(Hard edge all sidewalks and curbs every other week) Ensure planter beds, hard-scape areas and rings around trees are free of weeds, Remove all trash and debris from landscape/hard-scape areas/blow sidewalks and curbs to remove grass clippings.	1	1,606.50	1,606.50
07/21/2022	Mow, String trim(Hard edge all sidewalks and curbs every other week) Ensure planter beds, hard-scape areas and rings around trees are free of weeds, Remove all trash and debris from landscape/hard-scape areas/blow sidewalks and curbs to remove grass clippings.	1	1,606.50	1,606.50
07/22/2022	Sprinkler system repairs	12.25	65.00	796.25

SERVICE DATE	DESCRIPTION	QTY	RATE	AMOUNT
07/22/2022	Job Materials- 6 maxi paws	1	161.00	161.00
07/28/2022	Mow, String trim(Hard edge all sidewalks and curbs every other week) Ensure planter beds, hard-scape areas and rings around trees are free of weeds, Remove all trash and debris from landscape/hard-scape areas/blow sidewalks and curbs to remove grass clippings.	1	1,606.50	1,606.50
07/29/2022	Sprinkler system repairs	5.75	65.00	373.75
07/29/2022	Job Materials- solenoids, wire nuts, 2 maxi paws, funny pipe coupler, funny pipe elbow, funny pipe Maintenance Sprinkler Repair	1	205.00	205.00

July Maintenance.

We appreciate your business!

TOTAL DUE

\$10,250.50

THANK YOU.

RESOLUTION NO. 2022-04

A RESOLUTION ADOPTING THE FISCAL YEAR 2023 FINAL BUDGET FOR THE NORTH TOOEELE CITY SPECIAL SERVICE DISTRICT

WHEREAS, the City Council of Tooele City, Utah (the "Council"), has delegated to the Administrative Control Board (the "Board"), of the North Tooele City Special Service District (the "District"), the power to act as the governing authority of the District, including, without limitation, all budgeting and reporting responsibilities set forth in the Utah Uniform Fiscal Procedures For Special District's Act, §17A-1-401, et seq, Utah Code Ann., 1953, as amended (the "Act"); and

WHEREAS, in conformance with the provisions of § 17 A-2-410 through § 17 A-2-413 of the Act, the Board has adopted a tentative budget and pursuant to published notice has convened a public hearing at which all interested persons in attendance were given an opportunity to be heard on the estimates of revenues and expenditures in the tentative budget;

NOW, THEREFORE, be it hereby resolved by the Board that:

1. The final budget which is attached to this Resolution as EXHIBIT "A" and incorporated by reference herein, is hereby adopted as the final budget for the District for fiscal year 2022 in conformance with the requirements of §17A-2-417 of the Act.
2. The final budget shall be in effect for the fiscal year 2022, subject to later amendment in conformance with the provisions of the Act.
3. In conformance with the provisions of §17A-2-417 and §17A-2-418 of the Act, a certified copy of the final budget shall be filed with the state auditor within thirty (30) days from the date hereof, and a certified copy of the final budget shall be filed in the District office and shall be available to the public during regular business hours.

DATED this 25th day of August, 2022.

NORTH TOOEELE CITY SPECIAL SERVICE DISTRICT

By: _____
Chair; Jeffrey Hammer, Administrative Control Board