

**North Tooele City Special Service District**  
Administrative Control Board Business Meeting Minutes  
Wednesday, August 8, 2018  
Conference Room 224, Tooele City Hall  
90 North Main, Tooele, Utah

**Board Members Present:** Jeff Hammer, Erik Brondum, Maresa Manzione, and Jed Winder

**Board Members Excused:** Travis Brady, Katrina Call

**Board Member Absent:** Mike Maloy

**Others Present:** Mike Jensen, Jensen Family Landscaping

Minutes Prepared by Andrea Cahoon

The meeting was called to order by Chair Hammer at 8:01 p.m.

**1. Open Forum for Public Comment**

Howard Schmidt and Kendall Schmidt came to address the district about having their development join the service district. They explained that they had submitted their plans to the city three weeks ago for review and Mr. Bolser claims he didn't receive them. Howard said that he has an issue with where the city wants them to put some power infrastructure (large 4'x4'x4' switch boxes) not in the right of way, but in homeowners' back yards. He explained that In the Perry development, those boxes are inside the fence. He hoped the district would make a recommendation to the City that would allow them to put the power boxes along the fence in the right of way.

Ms. Gochis arrived at 8:04pm

The district told Mr. Schmidt that as a district, they were ok with the power boxes being in the right of way where they can hide them with landscaping. Mr. Schmidt said they could put the power boxes closer to the fence so that they would not interfere with snow removal and landscape maintenance. He thought there would be 2 boxes along the city property and another in the corner next to the detention pond (east side of road). Ms. Manzione stated that she was ok with the power boxes in the area where there is the 20-foot-wide areas, but further south where the right of way is only 5-feet that would interfere with maintenance. Mr. Schmidt said he would recess the boxes into the lots and take the fence around it, so the power company had access on the 400 West side, and the boxes were not in the homeowners' yards.

The board directed Ms. Gochis to tell Roger Baker and the City staff that the district would allow the power boxes in the right of way as long as they were located closer to the fences in the wide areas, and further south where there is only 5-foot wide areas, they will install the power boxes recessed back into the homeowners' lots and fence around them so the boxes do not interfere with landscape maintenance and snow removal.

**2. Approval of Minutes from Meeting Held on June 6, 2018**

**Ms. Manzione moved to approve the minutes from the meeting held on June 6, 2018 as presented.**  
Mr. Brondum seconded the motion. All members present voted, "Aye."

### **3. City Council Report**

Presented by Melody Gochis

Ms. Gochis wanted to congratulate them on doing the notifications and getting the truth in taxation done properly. She informed them that the City Council is discussing ways to reduce the water costs for the service district.

Mr. Winder informed the board that the district is being charged the street light fee, storm drain fee, and all the other fees like residences are, when it should only be straight water charges. They are not residential customers. He let the board know that the hook-up fees were removed from the bill. Chair Hammer said he felt as a resident of Overlake, the City should compromise on water to help since the city imposed additional costs on them (Perry's landscape) and then took that development out of the district, which did not allow the district to collect fees to maintain that area. He told Ms. Gochis that he would like to see the city be an advocate of the service district so that the developers want to join the district and the district will have the necessary tax base to maintain the areas. Ms. Gochis said she would recommend to Jim Bolser that all developers be encouraged to join the district. She stated she herself would promote the service district.

Ms. Manzione wanted to verify that the Perry Homes HOA has their own water meter for watering their park strip that is in the district, and that the HOA pays the water bill for that. Mr. Winder and Mike Jensen went through the water bills and found a meter at 481 W. 2000 North that should be the Perry HOA's responsibility to pay. They also noted that there should be no water meter bills on 400 West north of the Junior High that are charged to the District. Sunset Estates should be paying for that water for one year.

### **4. PUBLIC HEARING: Truth in Taxation Hearing to Consider Proposed Tax Increase for Fiscal Year 2018-2019**

**Chair Hammer stated that this was a public hearing and declared the public hearing open.** No one stepped forward to address the board.

**Ms. Manzione moved to close the public hearing.** Mr. Brondum seconded the motion. All members present voted, "Aye." The public hearing closed at 8:40 p.m..

### **5. Resolution 2018-04 A Resolution of the North Tooele City Special Service District Administrative Control Board Adopting the Final Budget for Fiscal Year 2018-2019**

Mr. Winder presented the budget for their review. A copy is included with these minutes as Exhibit A. The new budget increases property taxes by 10%.

**Mr. Brondum moved to adopt Resolution 2018-04.** Ms. Manzione seconded the motion. All members present voted, "Aye."

### **6. Maintenance Coordinator's Report on Past and Present Actions**

Presented by Katrina Call

Ms. Call was absent but had left a message asking what the Board's direction was for the lights on the bridge. The District determined that the lights at the bridge were to be removed. The bollard lights to replace the ones in the walkway are in Erik Brondum's garage (for the walk way at Parker's Park). Mr. Brondum stated they needed the wiring changed so the LED bulbs could be used and the City Contractor needs to install those. Mr. Brondum will contact Shilo Baker to determine how to get the light fixtures to the city.

It was reported that across the street from where Howard Schmidt is building the new homes, one of their contractors knocked over the street light and broke it. Katrina is going to contact the builder to get that replaced.

Mr. Jensen said the limbs on the south side of 2000 North are low and will hit people's heads when they walk along the sidewalk. He said they will trim them up before school starts. He reported that he did replace some areas of grass while it was hot, and it looks like he will have to replace it again when it is cooler. Ms. Manzione didn't think it was getting enough water. Mr. Jensen is going to ask his crew if they are seeing much vole activity and will report back.

## **7. Treasurer's Report**

Presented by Jed Winder

### **a. Approval of Invoices and Reimbursements**

Mr. Winder presented the following invoices for payment:

- Andrea Cahoon in the amount of \$128.00 for secretarial services
- Jensen Family Landscape in the amount of \$6,836.25.00 for landscape maintenance
- Tooele City water bills; 2-months' worth of bills (June and July). He removed the Perry Home HOA meter and all fees from the invoices and will pay \$2,388.16 for the 10 water bills
- Tooele Transcript Bulletin for \$14.30 for the public hearing notification

**Mr. Brondum moved to approve the invoices as presented.** Ms. Manzione seconded the motion. All members present voted, "Aye."

### **b. Status of Budget/Expenses for Fiscal Year 2018**

Mr. Winder provided a copy of the Combined Income Statement, Budgets, and Account Balances to the Board members. A copy of this is included with these minutes as Exhibit B. Mr. Winder is going to get with David Manzione to create the new spread sheet for the new fiscal year.

## **8. Chair's Report**

Presented by Jeff Hammer

Mr. Hammer reported that he received a notice from a homeowner about a section of grass on the north side of 2000 North at about 220 West which seems to be struggling and dying. The homeowner wondered if the District had any plans to improve it. Mr. Jensen said the problem is the battery-operated timers that were installed there and that there is only a 1" water line feeding all of the sprinklers in that area and around along 400 West to the junior high school. He indicated that neither of

these items were installed matching the south side as was supposed to happen. He explained that installing timers with a power source would help the area, but the best solution would be to add a water meter and split the lines into two parts instead of one so there is another water source. This would require cutting into the road and would be expensive.

Mr. Brondum felt the clock option was more feasible at this time. The board instructed Mr. Hammer to report to the homeowner that the sprinkler system installed by the developer was inadequate and they are trying to figure out how to take care of it. They also wanted to have him inform them that they can't spray for the weeds at this time as it will kill the neighboring plants as well in this heat.

Chair Hammer asked Ms. Gochis about the Road C funds for 400 West and what the status was. Mr. Brondum said he reviewed the law for Road C funds and he didn't think the area would qualify. It would be a stretch. Mr. Hammer asked her to check on it and bring them a report.

The next meeting will be held on September 12<sup>th</sup>

## **9. Adjourn**

**Ms. Manzione moved to adjourn the meeting.** The meeting adjourned at 9:18 p.m.