

## North Tooele City Special Service District Business Meeting

**Date:** Thursday, June 20, 2024

**Time:** 8:00 p.m.

**Place:** Tooele City Hall, Conference Room 224  
90 North Main Street, Tooele, Utah

### **Board Members Present:**

Jeff Hammer

Katriana Call

Jed Winder

Brian Roth

### **Others Present:**

Justin Brady, Tooele City Council

Chris Springer, Jensen Family Landscape

Travis Brady, Independent CPA

Minutes prepared by Katherin Yei

Chairman Hammer called the meeting to order at 8:04 p.m.

### **1. Discussion of the tentative budget for FY2025**

Mr. Brady presented the budget for FY2025. The district will have a small increase in property taxes to be in line with the certified tax rate. There will be no rate change, just a dollar amount change. Maintenance landscape was increased by \$10,000 due to the increasing costs and fence repairs.

### **2. Open Forum for Public Hearing**

The public forum was opened. No one came forward. The public forum was closed.

### **3. Presentation and Questions by Lynsi Neve with Perry Homes about what they intend to annex into the NTCSSD.**

Ms. Neve presented the intention of Perry Homes annexing into North Tooele Special Service District. The landscape on 3100 North would have 18-20 feet of park strip with alternatives for trail options with varying treatments. Perry Homes would like to see the NTCSSD's design standards. This will help make specific designs for the development. This will need to be approved immediately to move forward. Perry Homes would like to come back in August to receive approval. They would like to do this project annexed in all at once, possibly including the lots by the temple.

Council Member Brady addressed the board. The Mayor and City staff will work with Perry homes to set standards. The landscape, stoplights, and lights are specific to City standards.

The board discussed the park strips buffer to help with snow plowing and weather conditions/cleanup. As well as adding a drip system.

#### **4. City Council Report**

*Presented by Councilman, Justin Brady*

Council Member Brady presented the following items from the City Council meeting: A commercial property north of Home Depot has asked the City to pay for the water. They are planning to invest over \$100 million into this project. The Council approved a rezone for the property with the condition that the development would have to join the district. The 1000 North project is moving forward. The budget has been approved for FY2024-2025.

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

Board Member Call presented a few areas that need repairs including a few street lights.

#### **6. Jensen Family Landscape Report**

Mr. Springer presented an updated for landscaping. The flowers have been planted. They have fixed a few sprinklers, painted most of the bridge where it was needed, and completed round two of fertilizing. There is a dead tree by the bridge that needs to be removed.

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

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

Mr. Winder presented the following invoices:

Jensen Family Landscape for April and May services in the amount of \$12,335

Jensen Family Landscape for May maintenance, repairs, and flowers in the amount of \$17,295.50

Travis Brady for June services in the amount of \$50

Kat Yei for June services in the amount of \$70

**Board Member Call motioned to approve the invoices as stated.** Board Member Winder seconded. The vote was as follows: Board Member Hammer, "Aye," Board Member Call, "Aye," Board Member Winder, "Aye," and Board Member Roth, "Aye." The motion passed.

##### **B. Status of Budget/Expenses for Fiscal Year 2023**

*Presented by Travis Brady*

Mr. Brady presented the fund balances through 6/19/24, the cash balance, and the tentative budget. The district will need to put together a resolution for conflict of interest for the board members. Mr. Brady is working through the fraud risk assessment.

**8. Resolution No:2024-03: A Resolution of the North Tooele City Special Service District Administrative Control Board Adopting the Final Budget for the Fiscal Year 2025.**

This item was discussed above.

**Board Member Winder motioned to approve Resolution No:2024-03: A Resolution of the North Tooele City Special Service District Administrative Control Board Adopting the Final Budget for the Fiscal Year 2025.** Chairman Hammer seconded. The vote was as follows: Board Member Hammer, “Aye,” Board Member Call, “Aye,” Board Member Winder, “Aye,” and Board Member Roth, “Aye.” The motion passed.

**9. Chair Report: Applicants for vacant board position**

There have been no applications from people that live within the district. The board can reach out to members in the community to see if there is interest in joining the district.

The board discussed putting official signage up within the district that prohibits signage on street signs and lamp posts.

**10. Minutes**

There are no changes to the minutes

**Board Member Jed Winder motioned to approve Minutes.** Board Member Hammer seconded the motion. The vote was as follows: Board Member Hammer, “Aye,” Board Member Call, “Aye,” Board Member Winder, “Aye,” and Board Member Roth, “Aye.” The motion passed.

**11. There will be no NTCSSD meeting held in July 2024.**

The next meeting will be held on August 22, 2024 at 8 pm.

**12. Adjourn**

Chairman Hammer adjourned the meeting at 8:19pm.

*The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.*

Approved this 22<sup>nd</sup> day of August, 2024

---

Jeff Hammer, NTCSSD Chair

