

North Tooele City Special Service District Business Meeting

Date: Wednesday, September 26, 2024

Time: 8:00 p.m.

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

Board Members Present:

Jeff Hammer

Jed Winder

Brian Roth

Kim Stenquist

Board Members Excused:

Katriana Call

Others Present:

Justin Brady, Tooele City Council

Chris Springer, Jensen Family Landscape

Mike Jensen, Jensen Family Landscape

Ryan Brady, Independent CPA

Minutes prepared by Katherin Yei

Chairman Hammer called the meeting to order at 8:00 p.m.

1. Welcome of new NTCSSD board member Kim Stenquist.

Board Member Stenquist introduced herself.

2. Presentation and Questions by Lynsi Neve with Perry Homes about update to annex into the NTCSSD

Ms. Neve presented the annexation of Perry Homes into NTCSSD. Perry Homes has revised landscaping with mostly rock, mulch, and sculptures. There will be sidewalk on one side and asphalt on the other. Lights will be put every two hundred feet. The development would like to break ground by the end of the year. Multi-family would come around 2025. Commercial would come around 2026. This entire project will be annexed in at one time.

Board Members recommended removing the Canada Red tree option from the rock mulch. The lights could bring bird nests. They requested the irrigation plan to be updated.

Perry Homes will be bringing back a resolution in October.

3. Open Forum for Public Hearing

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

4. City Council Report

Presented by Councilman, Justin Brady

Council Member Brady presented the following information:

There is a lot of commercial coming to the North end of town. Smiths will be coming near Home Depot. The 1000 North commercial project is moving forward. There is a new stop sign on 400 West. Brian Roth, Jeff Hammer, and Katrina Call's terms expire at the end of the year.

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

The street lights are two different color lights. They are being replaced as they go out.

6. Jensen Family Landscape Report

Mr. Springer presented an update on the landscapes in the area. Gofers are an issue on 400 West. The sprinkler system has become outdated and is being replaced as needed. The detention basin in the providence area has been turned into a racetrack for kids on dirt bikes. Fall clean-up is coming up and irrigation will be turned off.

7. Vice Treasurer's Report

A. Approval of Invoices and Reimbursements

Presented by Jed Winder, Treasurer

Board Member Winder presented the following invoices:

Katherin Yei for September Services in the amount of \$60.

Jensen Family Landscaping for August and September services in the amount of \$23,724.50.

Travis Brady for September services in the amount of \$50.

Utah Association of Special Districts for annual fees in the amount of \$446.

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

B. Status of Budget/Expenses for Fiscal Year 2023

Presented by Ryan Brady, independent CPA

Mr. Brady presented the current budget and expenses for the year. The NTCSSD has \$54,784 remaining in cash and investments. In the prior two years between October through December, the NTCSSD has had expenditures between \$25-30k. The cash funds will drop under \$25k before the property taxes are received in December. The expenditures have exceeded the revenues. It may be time to consider a tax increase.

8. Chair Report

Chairman Hammer presented the following updates:

The board will be adding conduit to the landscaping standards for all future developments.

9. Minutes

There are no changes to the minutes

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

10. The next meeting will be held on October 24, 2024 at 8 pm.

The next meeting will be held on October 24, 2024 at 8 pm.

11. Adjourn

Chairman Hammer adjourned the meeting at 8:50pm.

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 24th day of October 2024

Jeff Hammer, NTCSSD Chair