

North Tooele City Special Service District Business Meeting

Date: Thursday, October 23, 2025

Time: 8:00 pm

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

Board Members Present

Chairman Jeff Hammer
Board Member Brian Roth
Board Member Jed Winder
Board Member Katrina Call

Board Member Absent

Board Member Kim Stenquist

Others Present

Councilman Justin Brady
Chris Springer, Jensen Family Landscape
Travis Brady, Independent CPA

Minutes prepared by Alicia Fairbourne

1. Open Forum for Public Comment

Chairman Hammer called the meeting to order at 8:00 p.m. and conducted a roll call. He then opened the floor for public comment. No public comments were offered, and the floor was closed.

2. City Council Report

Presented by Councilman Justin Brady

Councilman Brady reported that the Smith's Marketplace grand opening has been moved to December 6, 2025. Several new businesses have recently held ribbon cuttings. The 1000 North commercial area is performing exceptionally well, with some locations ranking among the highest-grossing nationally. Increased sales-tax and park-tax revenue will benefit city parks and amenities. A Holiday Oil station is planned for the northeast corner near 400 West and 1000 North, with the remainder of the area to be residential. Recent streetlight outages were caused by copper-wire theft; the city is addressing the issue with new wire.

3. Jensen Family Landscape Report

Presented by Chris Springer, Jensen Family Landscape

Mr. Springer reported two mowings since the last meeting, repair of a stuck sprinkler valve in one of the traffic circles during blowout, and completion of system winterization with all water turned off. A minor leak outside a circle will be assessed in spring. Fall cleanup will occur once leaves have fallen; a second cleanup may be required due to late-dropping London Plane trees on 2000 North. A section of fence on 400 West was damaged in a recent wind/rain storm and is scheduled for repair (one post replacement required). Discussion was held regarding a recent \$40 water charge related to a newly added meter near the roundabout.

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

Presented by Katrina Call

Board Member Call was excused and had nothing to report.

5. Vice Treasurer's Report

Presented by Jed Winder

a. Approval of Invoices and Reimbursements

Board Member Winder presented two invoices:

- Jensen Family Landscape – \$4,174.82
- Travis Brady (financial services) – \$75.00

Motion: Board Member Roth moved to approve the invoices as presented. Board Member Call seconded the motion. The vote was as follows: Chairman Hammer, “Aye”; Board Member Roth, “Aye”; Board Member Call, “Aye”; Board Member Winder, “Aye.” There were none opposed. The motion carried.

Board Member Winder reported one check for approximately \$1,000 had been received and deposited.

6. Independent CPA

Presented by Travis Brady

a. Status of Budget/Expenses for Fiscal Year 2026

Mr. Brady reported a cash balance of approximately \$21,389 after payment of the evening's invoices. Expenses remain low following winterization. Property-tax revenue arrives in December. The District should remain financially stable through late 2026, at which time a tax increase will likely be required. Growth within the District may widen the tax base and lessen the percentage impact on individual homeowners.

7. Chair Report

Presented by Chairman Jeff Hammer

Chairman Hammer noted the fence damage on 400 West and a resident complaint (approximately 2000 North and 400 West) regarding soil erosion under the fence on the homeowner's side. The Board discussed that erosion issues resulting from homeowner excavation are the homeowner's responsibility. Mr. Springer offered to inspect the area.

The Board reviewed proposed 2026 regular meeting dates (generally the fourth Thursday of each month, with noted adjustments). Final approval of the schedule will occur at the November 20, 2025 meeting.

Proposed 2026 Meeting Dates

- January 22, 2026
- February 26, 2026
- March – Training (no regular meeting)
- April 23, 2026
- May 28, 2026
- June 25, 2026 (or June 18, 2026 if required for final budget adoption)
- July – No meeting
- August 27, 2026
- September 24, 2026

- October 22, 2026
- November 19, 2026
- December – No meeting

8. Approval of minutes from meeting held on September 25, 2025

There were no corrections.

Motion: Board Member Winder moved to approve the North Tooele City Special Service District Board Meeting Minutes from September 25, 2025 as presented. Chairman Hammer seconded the motion. The vote was as follows: Chairman Hammer, “Aye”; Board Member Roth, “Aye”; Board Member Call, “Aye”; Board Member Winder, “Aye.” There were none opposed. The motion carried.

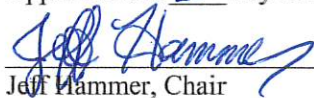
9. The next meeting will be held on November 20, 2025 at 8:00 p.m.

10. Adjourn

There being no further business, Chairman Hammer adjourned the meeting at 8:26 p.m.

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 20th day of November, 2025



Jeff Hammer, Chair
North Tooele City Special Service District