

North Tooele City Special Service District Business Meeting

Date: August 27, 2026

Time: 8:00 p.m.

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

Board Members Present

Jeff Hammer, Chairman

Kim Stenquist

Brian Roth

Jed Winder

Absent

Katrina Call

Others Present

Justin Brady, Tooele City Councilman

Travis Brady, Independent CPA

Shilo Baker, City Recorder

Teresa Young, Clerk/Minute Composition

Minutes prepared by Teresa Young

1. Open Meeting and Roll Call

Chairman Hammer called the meeting to order at 8:00 p.m. He asked that all members and attendees identify themselves for the record.

2. Presentation of the Proposed Property Tax Increase

- The North Tooele City Special Service District's proposed tax rate increase will generate an additional \$38,064 in property tax revenue per year as a result of this increase.
- The additional property tax revenue will be used to fund \$20,000 toward increases in general maintenance costs, fencing, landscape, and irrigation; \$1,200 for increases in water costs; \$744 toward the increase in streetlight maintenance costs; and \$16,120 to reduce funds from fund balance to cover expenses and balance the budget.

Presented by Jeff Hammer, Chair

Chairman Hammer read the above statements.

3. Property Tax Impact Schedule Fiscal Year 2026-2027

Presented by Jeff Hammer, Chair

Chairman Hammer presented the property tax impact schedule for Fiscal Year 2026–2027. The North Tooele City Special Service District is considering increasing the property tax rate from 0.000429 to 0.000563, which is estimated to generate an additional \$38,064 in property tax

revenue. The proposed increase would raise total property tax revenue from \$121,862 to \$159,926, representing an estimated 31% increase.

For an average residential property valued at \$382,162, the proposed rate would result in an annual increase of approximately \$28.17, or \$2.35 per month. For an average commercial property valued at \$513,900, the estimated annual increase would be approximately \$68.86, or \$5.74 per month.

4. **Public Hearing & Motion on Resolution 2026-05* A Resolution of the North Tooele City Special Service District Administrative Control Board Adopting the Final Tax Rate for Fiscal Year 2026-2027**

Presented by Jeff Hammer, Chair

Chairman Hammer explained that the certified tax rate of 0.000429 will increase to 0.000563 for Fiscal Year 2026–2027. He noted that the Service District Board adopted the tentative budget on June 18, including the proposed tax rate increase.

Chairman Hammer opened the public hearing at 8:06 p.m.

Nicholeen Peck provided public comment and requested additional information regarding the proposed tax increase, including what improvements and maintenance were being funded and whether developers contributed toward the costs. Travis Brady, Independent CPA for the Service District, explained that the district is responsible for maintaining landscaping, fencing, irrigation, streetlights, and other enhanced amenities within the Overlake area. He noted that expenses have increased due to the addition of water costs and an expansion of the district's landscaping areas, while the property tax base did not increase proportionately.

Board members further explained that the proposed increase is intended to address rising maintenance costs and prepare for future infrastructure repairs and replacements, including fencing and irrigation systems. They noted that the district uses historical financial records and projected expenses to determine necessary tax increases and that the last increase occurred approximately five years ago. Ms. Peck expressed concerns about the overall property tax burden on residents and asked whether tax increases were based on a regular percentage or the district's anticipated needs. The Board explained that increases are based on projected operational and infrastructure costs rather than a predetermined annual percentage.

Seeing no additional public comments from those present or online, Chairman Hammer closed the public hearing at 8:17 p.m.

Motion: Board Member Winder moved to adopt Resolution 2026-05* A Resolution of the North Tooele City Special Service District Administrative Control Board Adopting the Final Tax Rate for Fiscal Year 2026-2027. Board Member Roth seconded the motion. The Vote was "Aye" for all board members. Motion passed.

5. **Public Hearing & Motion on Resolution 2026-06* A Resolution of the North Tooele City Special Service District Administrative Control Board Adopting the Final Budget for Tooele City for Fiscal Year 2026-2027**

Presented by Jeff Hammer, Chair

Chairman Hammer opened the public hearing at 8:19 p.m. Seeing no members of the public coming forward and no online. Chairman Hammer closed the public hearing at 8:19 p.m.

Chairman Hammer noted for the record that no members of the public were participating online.

Motion: Board Member Roth moved to adopt Resolution 2026-06* A Resolution of the North Tooele City Special Service District Administrative Control Board Adopting the Final Budget for Tooele City for Fiscal Year 2026-2027. Board Member Stenquist seconded the motion. The vote was “Aye” for all board members. Motion passed.

Chairman Hammer opened a public hearing at 8:20 p.m. Seeing no members of the public coming forward to comment, Chairman Hammer closed the public hearing at 8:20 p.m.

6. Adjourn

Chairman Hammer closed the meeting 8:20 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 24th day of September, 2026



Jeff Hammer, Chair
North Tooele City Special Service District

North Tooele City Special Service District
Public Comment Record Sheet

Date: ~~08/26~~ 08/27/2026

Name	City
Nicholeen Peck	Tooele