



# Stansbury Service Agency Of Tooele County

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The regular meeting of the Stansbury Service Agency of Tooele County was held Wednesday, June 24, 2015 at 7:00 pm, at the Stansbury Park Clubhouse, 1 Country Club, Stansbury Park, UT 84074. The agenda was published in the Transcript-Bulletin and on the Public Notice website.

## **Business Meeting:**

**Call to Order:** The meeting was called to order by Chairman Neil Smart.

**Pledge of Allegiance:** Mike Johnson led the Pledge of Allegiance.

### **Roll Call:**

Jamie Lindsay - Present  
Gary Jensen - Present  
Mike Johnson - Present  
Glenn Oscarson -Excused  
Neil Smart - Present  
Rod Thompson - Present

### **Staff:**

Randall Jones - Present  
Miriam Alsup - Present

## **Review and Adopt Minutes:**

**Mike moved to adopt the minutes of the regular meeting held on June 10th, 2015, with the addition of "Action Items" after Public Comment. Rod seconded the motion and the vote was as follows:**

<b>Gary - yes</b>	<b>Jamie - yes</b>
<b>Rod - yes</b>	<b>Neil - yes</b>
<b>Mike - yes</b>	
<b>The motion passed.</b>	

## **Public Comment:**

**Kimberly Zollinger, 817 Lakeview.** Kimberly presented a flyer regarding the Back-To-School Community Closet to be held August 7th & 8th at Blue Peak High School. The event is to disperse community donations and services to children in need of clothing, school supplies,

dental checkups, immunization information, personal and fire safety training, haircuts and eye exams. The trailer that is used to accept donated items needs a parking area and Kimberly asked if the trailer could be parked at the end of the agency's parking lot. As there were no issues regarding the use of the parking spaces needed, the board gave permission for usage.

**Stephanie Rogers, 137 Crystal Bay Drive.** Stephanie commented on how nice the new trees look and understand why the older trees were cut down. She also appreciates the fountains at the front entrance along with all the other improvements. Stephanie asked about the newly planted trees and has notice that they are not doing well. Gary stated that they are struggling, but he has checked several and there is new growth, which is a good sign. Neil mentioned that there will be a few losses and with a change in the watering procedure, they are rebounding.

**Susie Janet, 41 Lakeview.** She is a new resident and really likes the entrance fountains also and didn't realize they were a new addition. Susie questioned information regarding SPCA and she was given Brenda Spearman's phone number for contact. She also questioned how close the grass mowers are to get to the edge and Randall stated that generally, they try to get within about 10 feet of the bank. It was suggested that the owner can pull the lake grass/weeds themselves if they so chose, but that the mowers are mowing 8 hours a day, 5 days a week. Susie also asked if there were any regulations regarding catching bullfrogs. Mike answered that anyone could catch them and then open discussion took place regarding the bullfrog races.

**Jim Talbot, 163 E Delgada.** Jim has a concern regarding the greenbelt area between his home and his neighbor's. He has lived there for 8 years and has never seen one person walk in that area to tend the weeds and when it rains the dirt from the baseball diamonds makes a mess as it has a slope and it all runs down the sidewalk. Neil stated that there are several greenbelt areas that need addressing as far as what to do with them and didn't want the board to set any precedence on greenbelt areas away or deeding. Neil continued to state that this is an important issue that the board needs to address and that is why it is on the agenda so that the board can begin talks on setting some criteria on how to handle these areas. Mike agreed that a policy is needed so that directions are explicit, much like when a county or city vacates a road. Neil encouraged Jim to continue to check on the progress of the board and their decisions regarding this issue.

**Mike Hanson, 211 Delgada.** Mike has the same concerns as Jim and has been hearing that the board is going to do something about it, and nothing has been done and this area is a hazard for all the kids on bicycles with all that dirt on the sidewalk and it is not being taken care of. He suggested that a backhoe be used to keep the dirt off the sidewalk. Mike would appreciate board direction so that he knows if he should begin taking care of the greenbelt area next to his home. Randall explained that there are issues with the utilities preventing access to that area from the road and so there is no direct street access to the area. He explained further that this particular area, being a peninsula, was initially intended for bird-viewing as it hosts many birds and it needs some sort of a path. Mike will check back with the board.

**Scott Totman, 112 Lakeview.** Scott is concerned about the algae growing in the lake and will offer any assistance. Randall stated that the algae will eventually pass as it comes and goes on a regular basis being a natural part of the lake. Scott asked about using a different produce to treat the algae, especially since we've put new fish in the lake. Scott commended the agency on doing a great job and thanked the board members.

### Action Items:

Neil asked Rod to chair any discussion regarding the certified tax rate that was board approved at the June 10th meeting as he was not in attendance. Jamie provided the certified tax rate of 0.001208. Randall stated that because of growth, it will produce about \$43,000 more in revenue, but it will be a lower tax rate on each individual home. **Rod made a motion to ratify the certified tax rate as per last meeting at 0.001208 for this coming year as recommended by the county treasurer. Motion was seconded by Gary and the vote was as follows:**

**Gary - yes**

**Neil - yes**

**Jamie - yes**

**Mike - yes**

**Rod - yes**

**The motion passed.**

Neil asked Randall to enlighten them on the curb and gutter bid. Randall stated that this was a decision that we didn't want to postpone for another two weeks and voted to ratify the board's decision as this meeting. He mentioned that the low bid came from Staker Parsons at \$41,760.59, \$9,100.00 of which the county will pay, so it will be \$32,660.59 that the agency will be responsible for. The job will replace all of the curb and gutter on both sides of the road, the high-back curve around the center island, to extend the high-back curve around the front of the waterfalls to 3 feet past the tree line on either side, and to create a 20' x 11' x 2' high planter box all around the monolith in the same shape of the island that it sits on. **Rod made the motion to ratify the agreement to award the bid to Staker Parsons for the front entrance curb and gutter at the amount of \$32,660.59. Jamie seconded the motion and the vote was as follows:**

**Gary - yes**

**Neil - yes**

**Jamie - yes**

**Mike - yes**

**Rod - yes**

**The motion passed.**

Randall explained that one of the roof top air conditioning units has a bad compressor that facilitates the front three offices. The bids were just submitted and the low bid came from Wasatch Heating and Air which is the company that typically does our work here. They suggested that we replace the whole unit as it is so old and it will give us the warranty and the new refrigerant bringing it to about \$1500 more than just replacing the compressor. Randall expressed that replacing the entire unit is his suggestion. Neil suggested that the board should consider replacing each of the five units one year at a time and Randall suggested that since it takes a crane to replace the units, maybe it would be better to replace at least two at a time. The bid from Wasatch Heating and Air to replace the whole unit, including labor, is \$4,968.00. Randall stated that the other two bids came in at over \$7,000 and that Wasatch Heating and Air is located in Tooele and that there is enough money available in the improvement budget to take care of this. **Gary motioned to use Wasatch Heating and Air for the project at a cost of \$4,968. Mike seconded the motion and the vote was as follows:**

**Gary - yes**

**Neil - yes**

**Jamie - yes**

**Mike - yes**

**Rod - yes**

**The motion passed.**

### Recess

## **Work Session:**

**Manager's Report** - Randall explained that the **new lake mower** is not getting enough fuel as the type of fuel pump vapor locks and the fuel cannot pass through and we're working with the manufacturer to get this resolved.

Randall stated that to have all of the site preparation completed for the **bathrooms**, we're looking at about \$16,000. The site should be ready by the first week in August and the building should be coming in the second week and everything is on track.

Neil asked about the **baseball diamonds** and Randall answered that grass will be planted; Mike offered assistance from his football players.

Rod questioned on how the **blue dye** worked in the ponds. Randall stated that the blue dye wasn't in the ponds long enough to tell how well it worked or didn't and he is waiting on parts to repair the backflow system so that water isn't lost out of the pond. Once the backflow system is fixed then he'll be able to estimate whether the blue dye is working or not.

**Clubhouse Management** - Neil wanted to affirm that Kimberly Zollinger has access to the clubhouse with all the events that she is in charge of. Randall has the locksmith coming the next day to take care of this. Neil thanked Kimberly for doing a great job and for her dedication in taking care of the clubhouse as if it were hers. Kimberly asked about the use of the conference room for home owner associations and other events. Others discussed how the conference room was more convenient to meet in, not having to set up chairs and tables for a meeting. Neil commented that if there is ever a problem with safety issues regarding use of the conference room, then the board will re-address the use of the room.

**Delgada Greenbelt Access** - Neil stated that the board needs to come up with criteria that will address different properties next to greenbelt areas and the fact that it might be better if owners owned some of the greenbelt areas instead of the community. Mike mentioned that a policy is definitely needed and he was concerned that no public access be affected with the policy, and that research was needed regarding waterways. Neil suggested that all board members take the time to look at some of the greenbelt areas that have issues as he is not prepared to make any decision regarding the greenbelt issues right now. The board members agreed and this greenbelt issue will be placed on the Agenda for July 8th.

**Weather Station Computer** - Randall stated that the weather station is located on the road to Stansbury Elementary and that it is just a pole with a wind turbine and rain gauge on top. The rain gauge and temperature and humidity gauge do not work, but the wind turbine does work. The regional rep from Rainmaster, the company that handles the station, has been out here the past two days updating all the stations and figuring out the programming for the different controllers. If the board decides that a "working" weather station is needed, it will cost \$1500 - \$2000 to make it all work. Randall feels that at the end of the year, if the budget allows, it might be worth the cost, but doesn't see the station as very helpful.

Neil stated that the reason he brought the weather station up is that SPID is heading towards the direction that Stansbury Park water rates are not in parity with the rest of the community and if the rates are raised to where they want them to be, then water will cost between \$70,000 and \$80,000 more a year. SPID stated that the agency is over-watering, in their opinion. Randall stated that the agency is using the soak and cycle system, which is not watering for an hour, but for 15 minutes at a time so that there isn't as much run-off.

**Media Website Info Page** - Neil asked about Randall and/or Miriam having the opportunity to put more info on the website, current info, making it more user-friendly, and keeping it updated on a regular basis. Randall stated that our tech guy is coming to the office tomorrow to help with that exact process.

**Tooele County General Plan Update** - Tooele County Planning Department forwarded to the agency flyers regarding a Public Scope Meeting on Wednesday, July 8, 2015 at 7 PM - a meeting to begin the updating process for the county's general plan.

**SSA's Mission Statement** - Neil asked for comments/suggestions regarding a mission statement for the agency. Everyone felt the statement should be short and available on the website. This decision will be discussed at the next meeting.

Neil gave a brief account of **Earl Holding**, 1926-2013. Earl was a dedicated husband, father and grandfather who learned the value of a day's labor at an early age. Earl was a huge business success, but never forgot that it was the people he worked with who made the difference. He often remarked that "you do business with your friends". Earl kept a silver dollar in his pocket to help him remember how hard it is to make and keep a dollar. Neil shared that he counts it a privilege to work with "friends" on the board and that they all need to keep in mind who they are working for: the community. He stated that the board should be aware of the impact the board has in making decisions that involve tax payer dollars and that decisions need to be made wisely. Stating that, Neil gave each trustee, Randall and Miriam an uncirculated, silver dollar to help each individual be aware of what they do in the decision making process and whose money is being spent.

#### **Board Members' Reports & Requests:**

**Mike Johnson** - He, Neil and Randall met with SPID regarding the possibility of raising the water rates, but SPID was unprepared with any data in relation to the cost of water production. Randall presented, at the meeting, that the agency provides the retention ponds and therefore both agencies win. Mike continued with suggesting that SSA investigate the costs of maintaining the retention ponds and be able to report the findings to be better informed. Randall stated that as SPID is in no rush, we don't need to spend the funds right now to generate reports, but definitely will in the near future after he works further with Brett.

**Rod Thompson** - no further comment.

**Jamie Lindsay** - Jamie questioned why SPCA members were still using swimming passes. Randall will clarify with Donna that SPCA members do not have swim passes. Jamie presented pictures of possible ideas for lakefront landscaping.

**Gary Jensen** - Gary wanted to know if Joe Coleman got in touch with Randall regarding lighting for the fountain area. Randall stated that he had. Gary asked if anyone had any projects for the Eagle Scouts as they are interested in helping with community projects.

**Neil Smart** - Neil mentioned that the parks look good and all the trees are looking healthy.

**Correspondence:** none

**Financials and Bills:** checks were signed and the bills taken care of.

Neil stated that the agency is not going to have a **primary election** and Randall stated that the agency was asked, but we stated no. He added that the agency has never had a primary and felt that there was no need. Neil acknowledged that Leslie Wanlass and Glenn Oscarson were running for the Recreation Service Agency and that Michael Hansen and Scott Totman were running with him for the Greenbelt Service Agency.

**Mike made the motion to adjourn the meeting with Gary seconding it and the vote was as follows:**

**Gary - yes**

**Neil - yes**

**Jamie - yes**

**Mike - yes**

**Rod - yes**

**The motion passed and the meeting was adjourned.**