

# Stansbury Service Agency Board of Directors Business Meeting

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JUNE, 26, 2024

# Agenda

## **Order of Business**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Sheriff Report
5. Fire Chief Report
6. Public Comments
7. GM Updates
8. Presentation of citizen award to the Payeurs

## **Discussion Items:**

1. Concert by the Lake Presentation
2. Use of Agency Property
3. Golf Course by Outside Instructors
4. Youth Lemonade Sales at Lake Area
5. Fundraisers by organizations
6. Letter to UDOT about Sound Wall Extension
7. Discussion of Irrigation and Mechanic Issues and Possible Solutions

## **Action Items:**

1. 2024.06.01 A  
Approval of Valuation of Land Sale to Robert Mitchell
  - a. Presentation of Valuation of Land Sale to Robert Mitchell
  - b. Public Comment on Valuation of Land Sale to Robert Mitchell
  - c. Discussion and Possible Approval of Valuation of Land Sale to Robert Mitchell
2. 2024.06.02 A  
Approval of Updated Amended Budget
  - a. Presentation of Updated Amended Budget
  - b. Public Comment on Updated Amended Budget
  - c. Discussion and Possible Approval of Updated Amended Budget
3. 2024.06.03 A  
Approval of Purchase of Mowers
  - a. Presentation of Purchase of Mowers
  - b. Public Comment on Purchase of Mowers
  - c. Discussion and Possible Approval of Purchase of Mowers
4. 2024.06.04 A
  - a. Board Review and Possible Approval of May 2024 warrants, financial statements, and journal entries.

## **Board Member Reports and Discussion Items**

## **Motion to Adjourn**

# Public Comment

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# GM Updates

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# GM Updates

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## Operations

- Irrigation
- Personnel
  - New Hires
  - Shortages
- Equipment
  - Repairs
  - New Equipment

## Adopt a Greenbelt

- 3 contracts
- Identifying non-Lake Greenbelts

## Events

- Movie Nights – Tooele County Health funding 3 movies

# GM Updates

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## Contracting

- Contract for Millpond Sewer and Water Laterals awarded on 21 June
- Contracts out for Bid:
  - Fishing Docks
  - Swim Platform
  - Clubhouse Dock
  - Architectural Design for Millpond
- In progress – Task Order contracts for
  - Irrigation
  - Mowing
  - Mechanic Support
  - Architectural and Engineering support

Planning Committee working on plan for Oscarson Park

# GM Updates

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## Upcoming/Current Events

- Summer Reading Program
- Library Space Day – 25<sup>th</sup>
- USU Extension Seminar – 16<sup>th</sup> July
- Day of Service 9/11 – 7<sup>th</sup> September

# Volunteers

Part of the Solution – Not Part of the Problem

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Kevin Hunt - Paid to have landscaping company fix backflow and lines at Captain's Island Park

Mary Wilson – Adopt a Greenbelt, park amenities

Lauren Jones – Lake Clean Up

Nichole Kellogg – Sprinkler patrol

David McKeeth – Porter Way Park Irrigation, Concert by the Lake

Wendy Chin Johansen – Food Trucks/Golf Cart Parade

Joyce McMullen – Stansbury Days

And Many More



Volunteers weeding Solomon Park

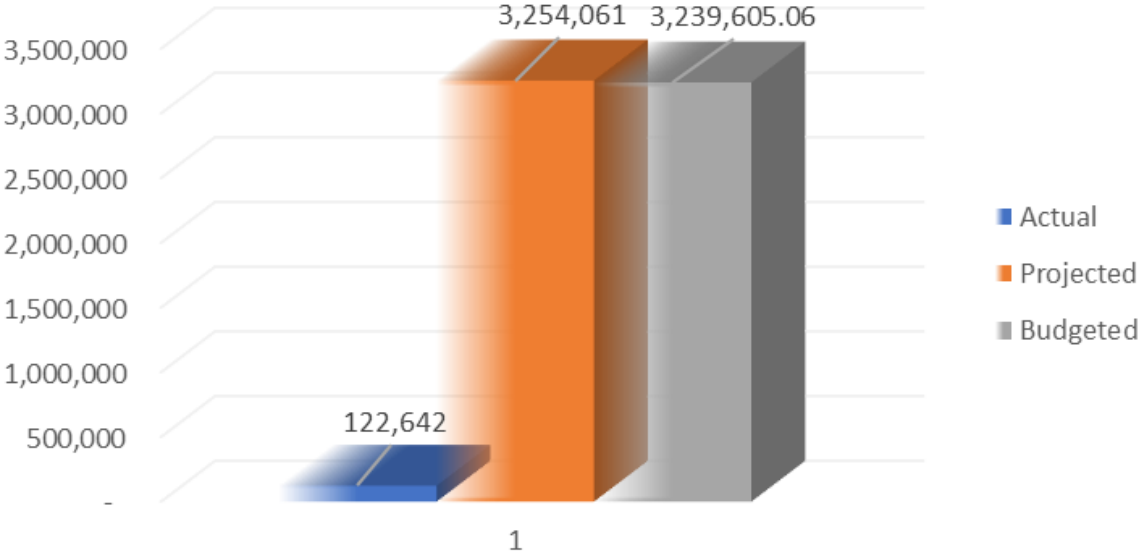
# Citizen Initiative

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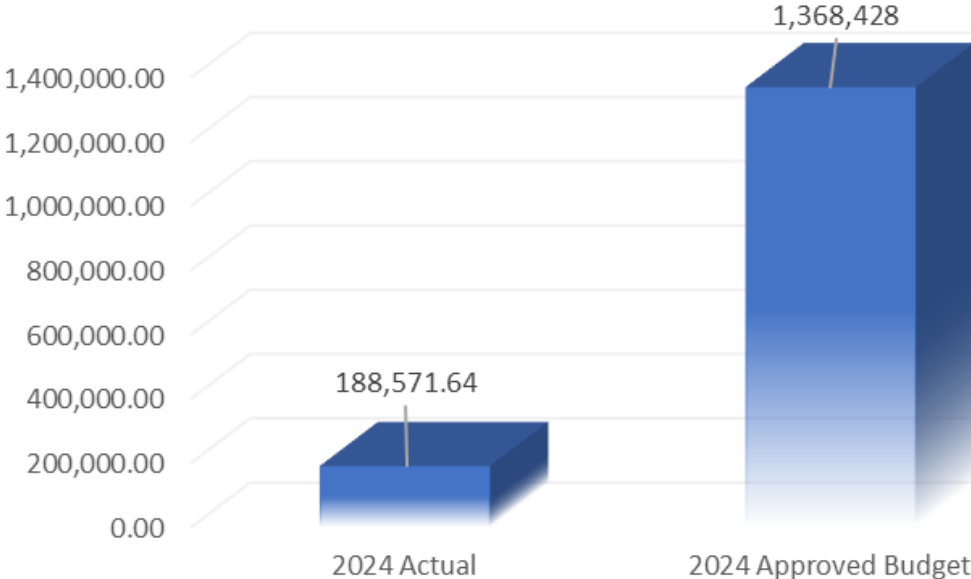


# Financials - Admin

## ADMIN REVENUES

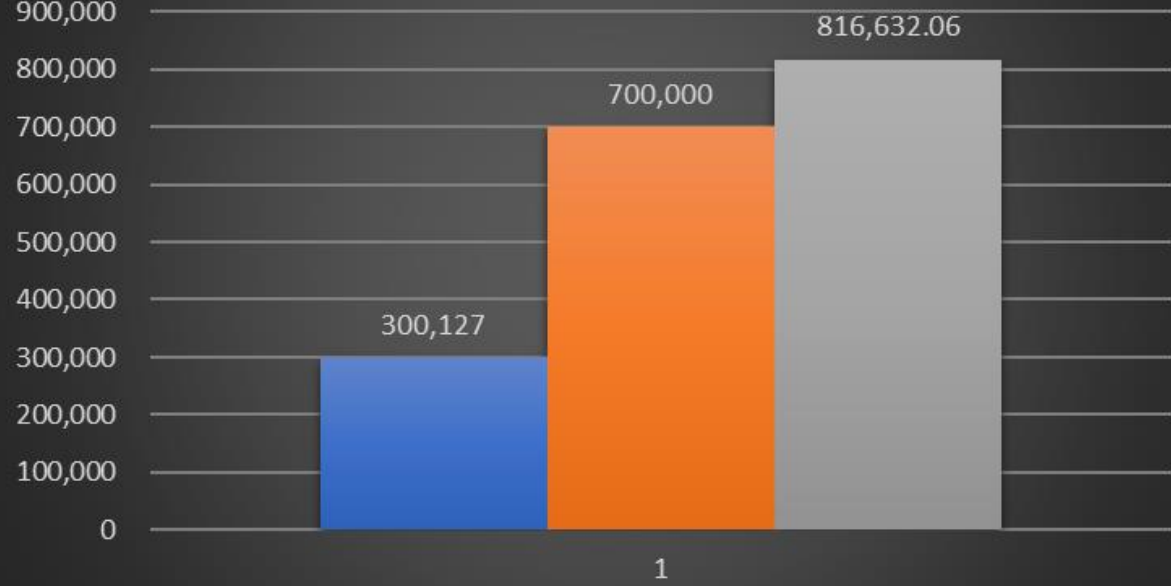


## EXPENSES

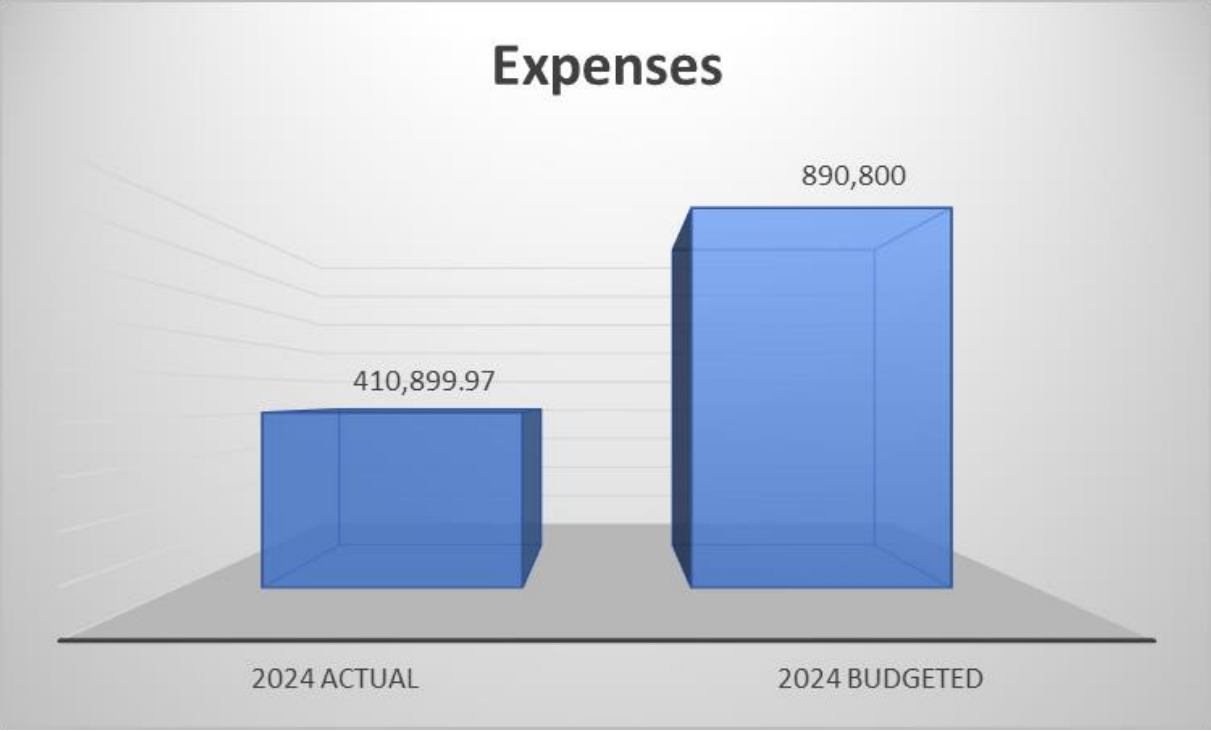


# Financials – Golf Course

### Golf Revenue

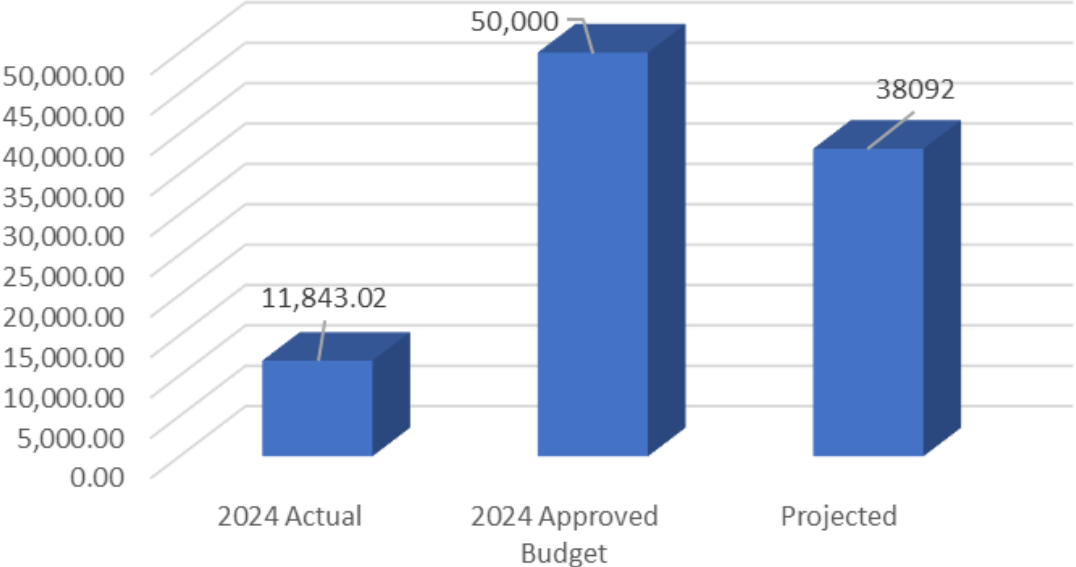


### Expenses

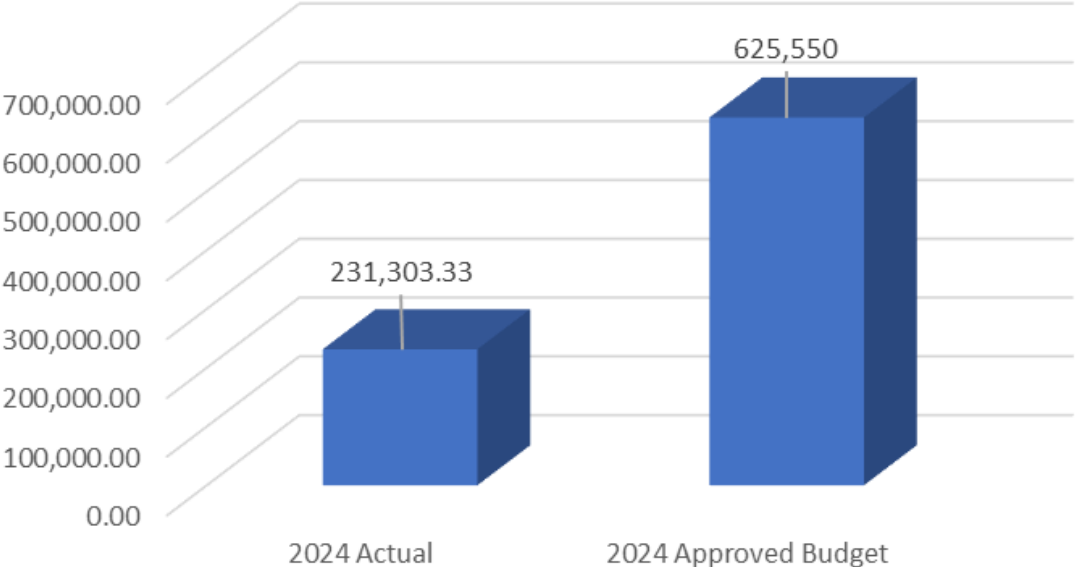


# Financials - Parks

### Recreation Revenue (Sports Teams)



### Expenses

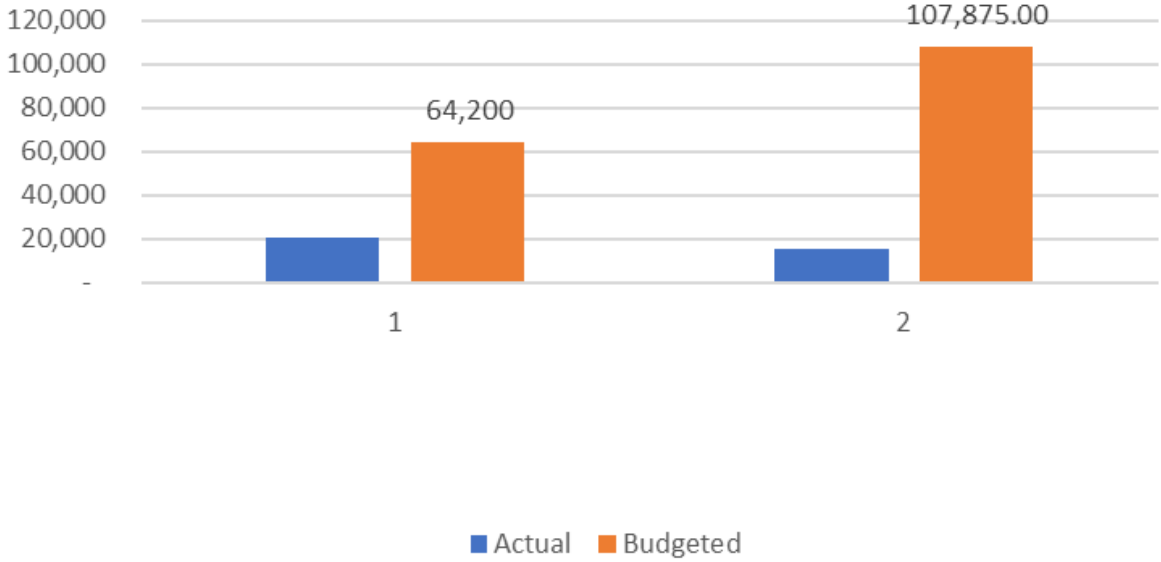


# Golf Course Revenue — As of 20 June 2024

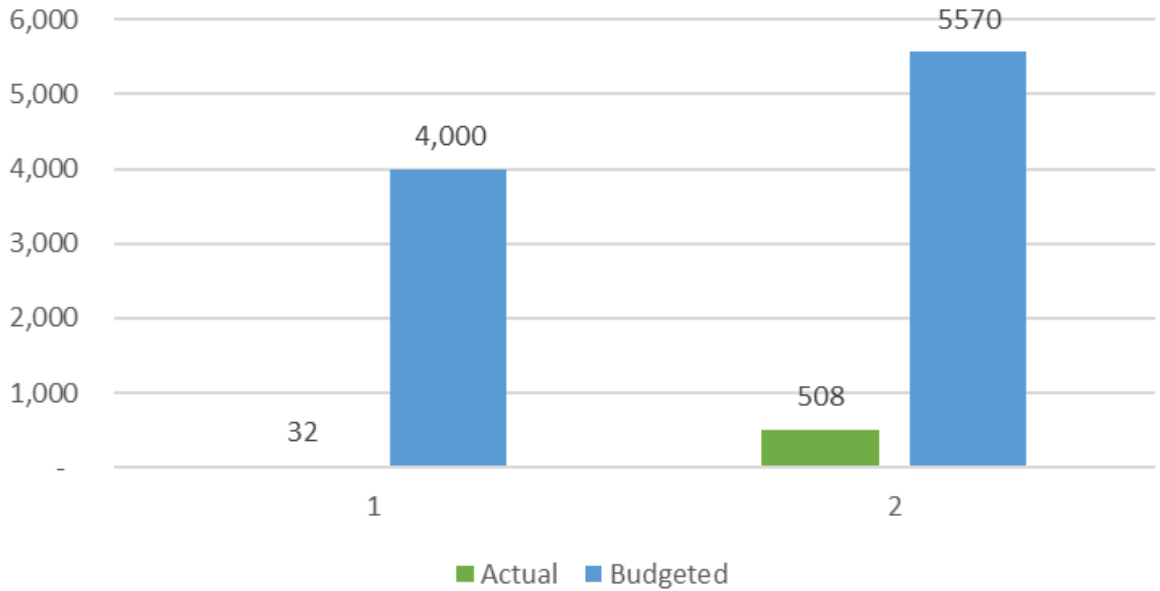
ACTUALS						PROJECTED					
FOREUP PAYMENTS DATA						FOREUP PAYMENTS DATA					
REVENUE PAYMENTS						REVENUE PAYMENTS					
YEAR	Q1	Q2	Q3	Q4	TOT	YEAR	Q1	Q2	Q3	Q4	TOT
2024	\$133,542.00	\$290,112.67			\$423,654.67	2024	\$133,542.00	\$336,627.50	\$336,627.50	\$133,542.00	\$940,339.00
2023	\$32,373.62	\$265,507.89	\$225,537.81	\$89,332.31	\$612,751.63	2023	\$32,373.62	\$265,507.89	\$225,537.81	\$89,332.31	\$612,751.63
2022	\$146,025.11	\$257,234.21	\$225,906.75	\$48,294.56	\$677,460.63	2022	\$146,025.11	\$257,234.21	\$225,906.75	\$48,294.56	\$677,460.63
2021	\$132,946.81	\$271,071.44	\$257,239.91	\$118,589.29	\$779,847.45	2021	\$132,946.81	\$271,071.44	\$257,239.91	\$118,589.29	\$779,847.45
2020	\$43,674.68	\$287,956.15	\$265,724.09	\$123,315.22	\$720,670.14	2020	\$43,674.68	\$287,956.15	\$265,724.09	\$123,315.22	\$720,670.14
NON-REVENUE PAYMENTS						NON-REVENUE PAYMENTS					
2024	-\$88.50	\$3,226.35			\$3,137.85	2024	-\$88.50	\$4,204.28	\$4,204.28	\$100.00	\$8,420.06
2023	\$3,657.95	\$9,309.80	\$19,521.45	\$25,751.00	\$58,240.20	2023	\$3,657.95	\$9,309.80	\$19,521.45	\$25,751.00	\$58,240.20
2022	\$9,545.61	\$16,831.54	\$31,226.91	\$14,250.99	\$71,855.05	2022	\$9,545.61	\$16,831.54	\$31,226.91	\$14,250.99	\$71,855.05
2021	\$5,725.09	\$15,088.62	\$22,622.16	\$11,512.86	\$54,948.73	2021	\$5,725.09	\$15,088.62	\$22,622.16	\$11,512.86	\$54,948.73
2020	\$2,372.00	\$11,450.75	\$22,597.92	\$17,338.98	\$53,759.65	2020	\$2,372.00	\$11,450.75	\$22,597.92	\$17,338.98	\$53,759.65
TOTAL REVENUE						TOTAL REVENUE					
2024	\$133,454.14	\$197,082.17	\$294,180.52		\$624,716.83	2024	\$133,454.14	\$340,831.95	\$340,831.95	\$149,900.00	\$965,018.04
2023	\$36,031.57	\$264,919.89	\$245,059.26	\$115,083.31	\$661,094.03	2023	\$36,031.57	\$264,919.89	\$245,059.26	\$115,083.31	\$661,094.03
2022	\$155,570.72	\$274,065.75	\$257,133.81	\$62,645.55	\$749,415.83	2022	\$155,570.72	\$274,065.75	\$257,133.81	\$62,645.55	\$749,415.83
2021	\$138,671.90	\$286,160.06	\$279,862.07	\$130,102.15	\$834,796.18	2021	\$138,671.90	\$286,160.06	\$279,862.07	\$130,102.15	\$834,796.18
2020	\$46,046.68	\$299,406.90	\$288,322.01	\$140,654.20	\$774,429.79	2020	\$46,046.68	\$299,406.90	\$288,322.01	\$140,654.20	\$774,429.79

# Financials – Pool & Library

Pool Revenue/Expenses



Library Revenue/Expenses

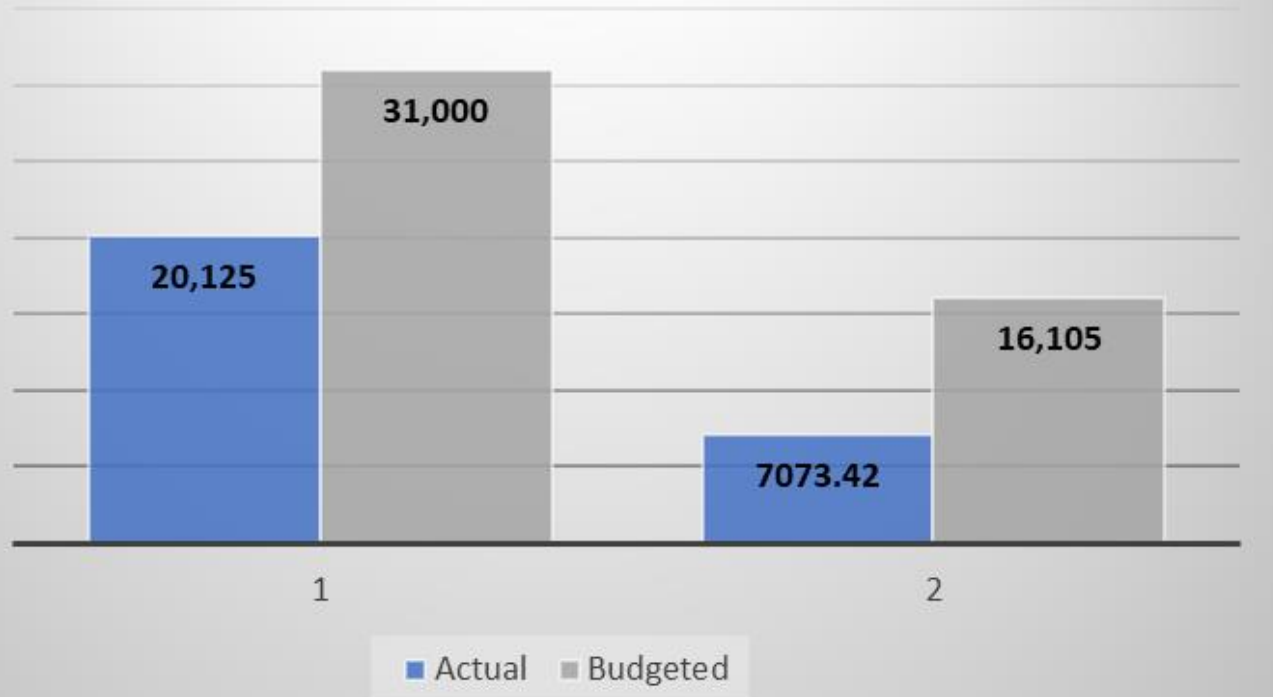


# Pool Revenue

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	May	June	Total	Budget
Snackshack	\$102.75	\$ 2,495.38	\$2,598.13	\$12,000.00
Daily Admission Res	\$368.00	\$ 9,403.00	\$9,771.00	\$12,000.00
Daily Admission - Non Res	\$8.00	\$ 818.00	\$826.00	\$700.00
Season Pass	\$0.00	\$ 4,138.00	\$4,138.00	\$4,000.00
Punch Card	\$144.00	\$ 1,296.00	\$1,440.00	\$1,500.00
Pool Party	\$1,500.00	\$ 1,800.00	\$3,300.00	\$10,000.00
Lesson	\$8,440.00	\$ 5,200.00	\$13,640.00	\$16,000.00
Teams	\$5,000.00	\$ 1,700.00	\$6,700.00	\$8,000.00
		\$ (853.44)	-\$853.44	
Total	\$10,242.75	\$ 21,983.64	\$32,226.39	\$64,200.00

## Cemetery Revenue/Expenses



Financials  
—  
Cemetery

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# Funds Summary

2023 Year End				
Operations			IMPACT	
Checking (Zions Bank)	\$19,751.38		Checking (Zions)	\$32,916.03
Checking (Chartway)	\$1,087.11		PTIF	\$993,811.32
Savings (Chartway)	\$5.00			
PTIF	\$1,213,643.00			
TOTAL	\$1,234,486.49			\$1,026,727.35
TOTAL	\$2,261,213.84			
As of 25 Jun 2024				
Operations			IMPACT	
Checking (Zions Bank)	\$67,659.35		Checking (Zions)	\$33.26
Checking (Chartway)	\$1,087.11		PTIF	\$1,098,719.94
PTIF	\$936,792.22			
TOTAL	\$1,005,538.68			\$1,098,753.20
TOTAL	\$2,104,291.88			

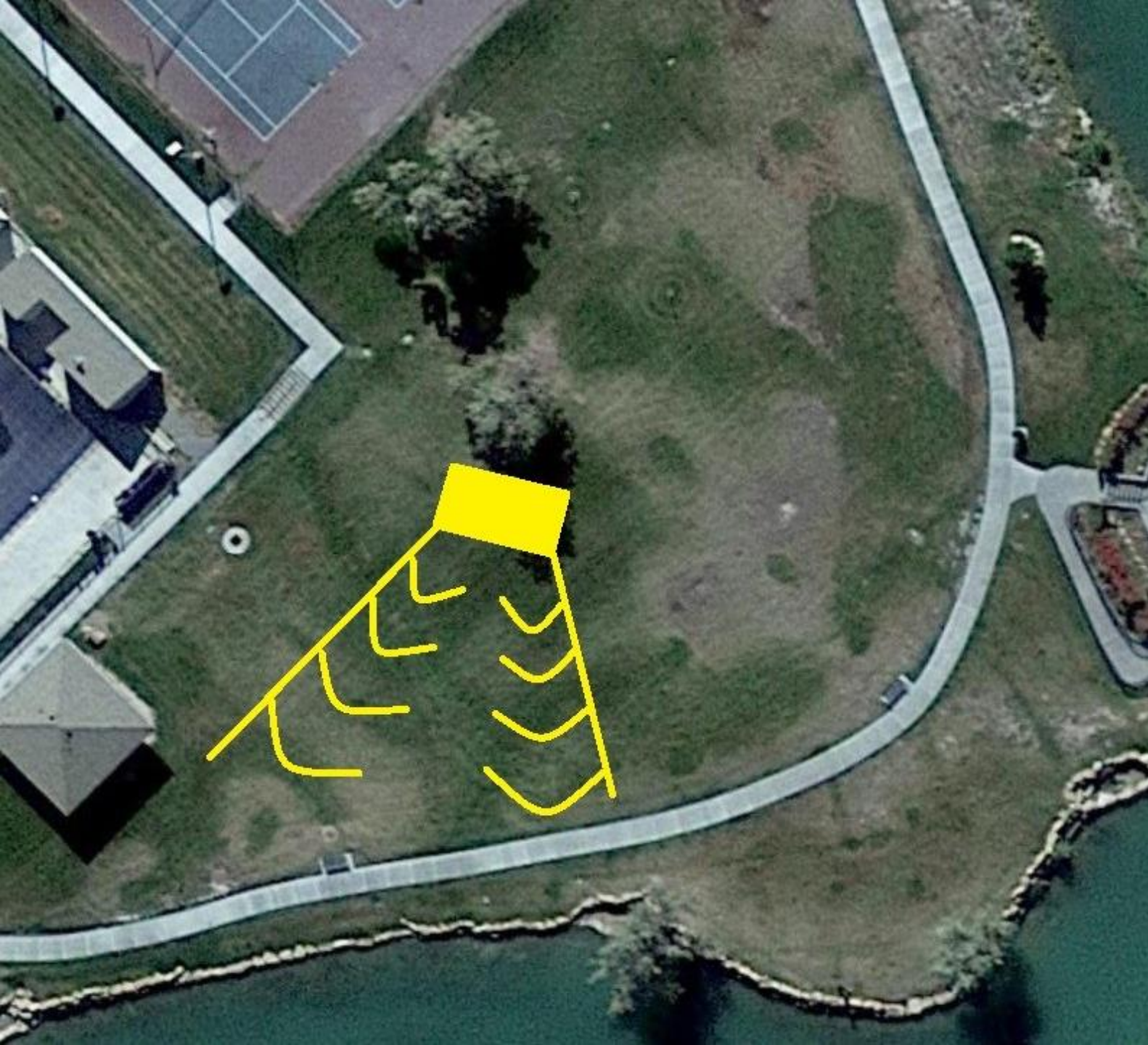
# Presentation of Citizen Award to the Payeurs

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# Concert by the Lake

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PRESENTATION



Concert by the  
Lake Proposal

# Use of Agency Property

- a. Golf Course by Outside Instructors
- b. Youth Lemonade Sales at Lake Area
- c. Fundraisers by Organizations

# Letter to UDOT about Sound Wall Extension

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# Proposed Extension of Soundwall



# Approval of Valuation of Land Sale to Robert Mitchell

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# Valuation of Property for Sale to Robert Mitchell

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The property in question is .03 Acres

There are three methods we can use for valuation.

- A direct evaluation for the cost of building lots in Stansbury
  - From the county the value of a building lot in Stansbury is \$40,000 per .2 Acres
  - Using this as a comparable you get a value of - \$6,000 which is high because it isn't a buildable lot.
- Second is a comparison to the sale of property made in 2019.
  - That section was .11 acres and sold for \$8,000.
  - So by direct ratio the cost of this property would be - \$2,181
- The third comparison would be to county unimproved land.
  - The cost from the assessor is \$45,000 per acre
  - That ratio comes out to be - \$1,350



Mitchell Property – 0.03 Acres



Molina Property – 0.11 Acres

# Discussion of Irrigation and Mechanic Issues and Possible Solutions

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# Irrigation Priorities

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Get all systems operating on correct watering schedules

Repair/Replace Distribution Nodes

- Backflows
- Feed lines

Repair/replace sprinklers/lines

Priority of Repairs

- High use parks (Sagers, Village, Sandhill, Porter Way)
- Major Greenbelts (Frontage Road, Clubhouse (including Millpond Park), Village, Causeway)
- Other Greenbelts, Minor Parks

Area	Problem	Action Completed
Ponderosa Park	Supply Line from Backflow too Small	Installed New Backflow
	Sprinkler Adjustments	Replaced Heads with correct Versions
Woodland Park	Broken line under concrete	Dug up concrete, Fixed Break
	Broken Lines Under Trees	
	Needs a hose Bib to facilitate Watering trees	
Frontage Road	Broken Line on South End	
	Northern Section Line Break	
Sagers Park	Need Isolation valve to isolate line to bathroom/ball field 1/2	Installed
	Line Break in North End of Park	
	Install Isolation Valve between North End of Park and fields 3/4	
	Move main feed line from under fence concrete apron	
	Read just sprinklers on fields	
Porter Way	Repair Main Line Break by Pavalion	Repaired
	Repair Break in Valve Housing	Manufacturer Defect that Finally Failed
	Repair Line breaks in two lines on East Side	
	Repair Line/Backflow in South End of Park	
	Replace Broken Sprinkler Heads	
Captain's Island	Clean Backflow	
	Repair Line breaks	
	Clear Lines	
	Replace Broken Sprinkler Heads	

Area	Problem	Action Completed
CLUBHOUSE	REPAIR LINE BREAKS	REPAIRED
	Adjust and Repair Sprinkler Heads	
Causeway	Line Break in West side	Repaired
	Replace Broken Sprinkler Heads	
West Village	Line Break in Eastern Section	
	Flow Issue by S Curve	
	Replace and Adjust Sprinkler heads	
East Village	Replace Broken Sprinkler Heads	
Rose Park	Timer not functioning - Electrical	
	Replace and Adjust Sprinkler heads	
Angel Park		
Village Parkway	Repair Line Breaks	
	Major Repair to Eastern Section	
Sutton Park	Needs new clocks	
	Needs new valves	
	Needs new wiring	
	Needs new backflow	

<b>Area</b>	<b>Problem</b>	<b>Action Completed</b>
Fairway Park		
Brigham Park	Needs backflow/line repaired	
L Section	Needs new clocks	Waiting on Homeowner to allow access
Solomon Parkway	Blockage on Line	
Lanyard	Backflow Issue	Turn back to HOA?
Gateway	On	
Solomon	Need to replace/adjust sprinklers	
Millpond	On	
Parkview	On	
Regatta	On	
Galley	On	
Sandhill	On	

# Irrigation Support

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- Hired Jensen Landscape at \$75/hour to assist
- Volunteer helped get Captain's Island resolved
- Volunteer working on Porter Way Park and Woodland Park
- Training in house people to do sprinkler replacement
- Offer of volunteer support to help with sprinkler replacement on weekend

# Mechanic Support

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We have one mechanic on staff who also acts as the Operations Lead

One assistant who is leaving for school in fall

Currently Have a number of equipment issues

- Lake Boat – wiring issue
- Kubota Tractor
- Large Area Mower
- Rough Mower – in for repairs

Stott cost to provide support \$155 and hour.

# Irrigation Issues

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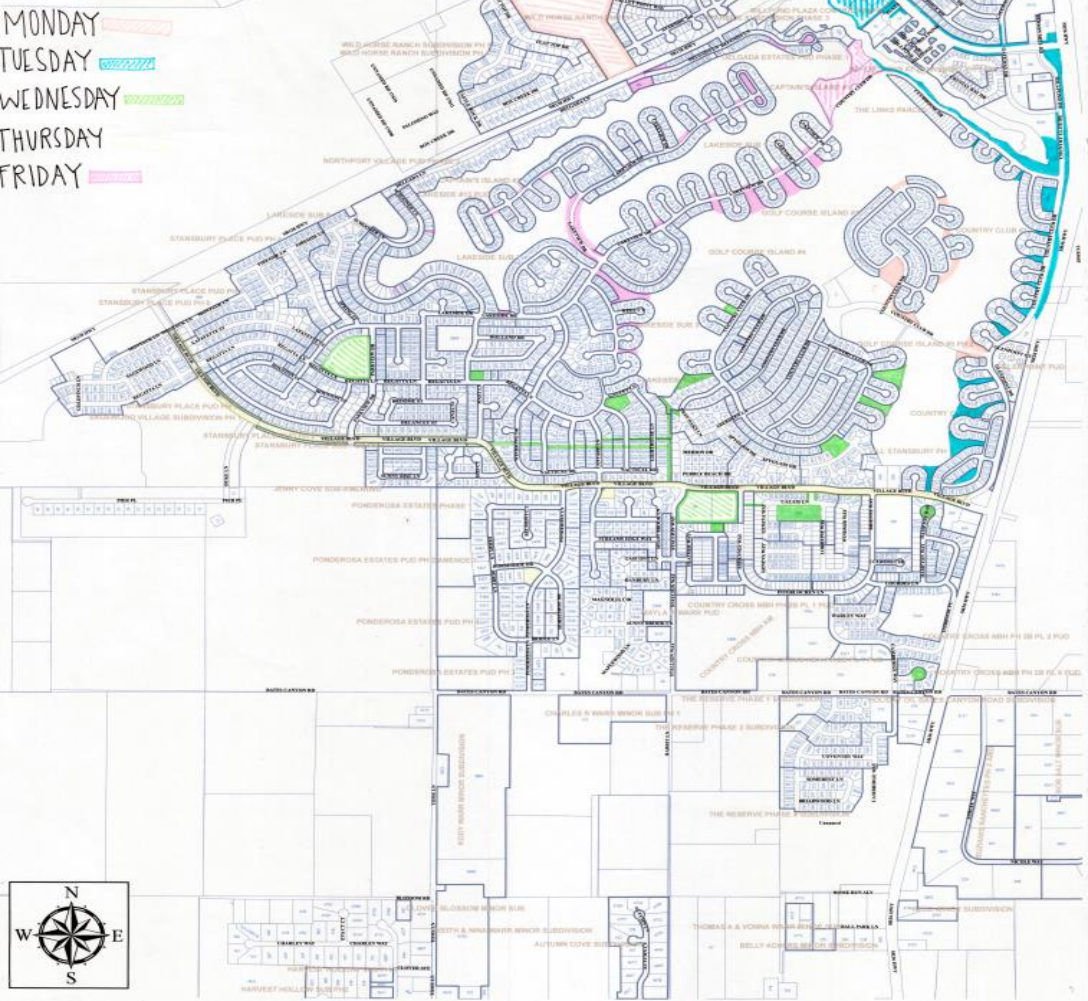


# West Village Ownership/Responsibility

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# STANSBURY PARK ADDRESS MAP



# Mowing Map

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# Approval of Updated Amended Budget

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# Approval of Purchase of Mowers

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Board Review and Possible  
Approval of May 2024 warrants,  
financial statements, and journal  
entries.

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# Board Member Reports and Discussion Items

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# Motion to Adjourn

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