



Stansbury Service Agency Work Minutes

Date: Wednesday, August 14th, 2024

Location: 1 Country Club Drive, STE 1, Stansbury Park, UT 84074

Time: 7:00 PM

1. Call to Order made by Brett Palmer at 7:05 pm.
2. Roll Call
 - a. Board Members
 - i. Brett Palmer – Present
 - ii. John Wright – Present
 - iii. Cassandra Arnell – Present
 - iv. Kyle Shields – Present
 - v. John Duval – Present
 - vi. Ammon Jacobsmeyer – Present
 - b. Staff
 - i. James Hanzelka – Present
 - ii. Ingrid Swenson – Present
 - iii. Shawn Chidester – Present
 - iv. Julie Smith – Present
3. Pledge of Allegiance led by John Duval
4. Review of Public Comments from the last meeting
 - a. Chad Saunders commented he was opposed to maximum tax increase, wanted extreme transparency on budget.
 - i. John Duval is working on a new budgeting process for highlighting the process.
 - b. Heather Lester proposed a community liaison for interface between the board and community.
 - i. Community members have been added to the planning and can be added to the Finance and Policy committees.
 - ii. Brett Palmer stated at the last meeting that we take the community comments into account. Proposed creating a 10-12 community council on taxation.
 - c. Robert Mitchell stated that there are continued problems with people on the greenbelts and noted the sheriff is not coming when called.
 - i. Cassandra Arnell noted in the last meeting that residents should contact the sheriff's office and demand more enforcement out here.

- d. James Hanzelka noted several comments from community social media.
 - i. There is a misconception that another tax increase in 2025 would result in another 104% increase. He said that any increase should be minimal and would only be allowed to maintain the 2024 rate.
 - ii. The Agency taxation rate cannot exceed .0014%, which is the state mandated level of funding that is allowed.
 - iii. The current level of funding is artificially high. No, the previous funding levels were well below the allowable rate and did not provide sufficient funding to operate the agency.
 - iv. The independent auditor is beholden to the Agency because we pay for the service. No, as with most agencies' audits are required and independent companies do the audits and are paid by the organization being audited. In this case the independent auditor is approved by the State Auditor as one of several companies that can do the audit.
 - v. People have asked where the recovered fraud money went. James Hanzelka showed a graph that indicated that money was spent in early 2023. The two factors that led to that were that the 2023 budget was built based on the premise that the board approved tax increase would be funded, and the board agreed to spend half of the fraud money over the following two years until a second tax increase could bring the funding level up to the needed level. When the tax increase was not approved, the budget was not adjusted to account for the decreased funding and therefore all the funding from the fraud was used to maintain the operations in 2023.
- 5. General Manager Updates by James Hanzelka (See PowerPoint)
 - a. Contracting
 - i. Millpond Park bathroom started August 12th to connect the sewer and water.
 - ii. Docks and swim platform installation: a \$104K contract was awarded on August 12th.
 - iii. We received a tourism grant from Tooele County for golf course corporate events.
 - iv. Four contracts are currently in review. One is for landscape and lawn care should we need additional support in future years. They are 5-year contracts. Another is an electrical contract. The third is IT. The last is for

engineering support and architectural design support. These contracts will not cost us anything unless we execute them, which will be done under those contract costs.

b. Personnel

- i. A Mechanic was hired; he starts on August 19th. His first job will be working on the boat.
- ii. Announcements are out for a sprinkler tech. The initial closing date is August 8th. I hope to get some forms before the end of the year.

c. Operations Update

- i. We have all the parks and irrigation online. They still need sprinkler adjustments and have some breaks, but we are fixing those as they pop up.
- ii. The golf course has many problems. Lines are being rewired, and sprinkler work is being done.
- iii. Adopting a greenbelt program will help with upkeep between the golf course and the greenbelt.
- iv. Stansbury Days was a success.
- v. The lake mower went out on the lake but is still having issues.
- vi. When the season is over, Sagers's ballfield will receive an additional fertilization regime and be weed-controlled.
- vii. Thank you to Stansbury Days volunteers.
- viii. Adjustments need to be made to Sagers irrigation in the fall.

d. Financial updates

- i. Reviews of revenue for the golf course, swimming, recreation, library, cemetery, and operational funds.

6. Discussion Items

a. Discussion about granting easement/sale of property to Randall Hinton

- i. 780 Lakeview – Randal Hinton is requesting an easement from the service agency for his property to provide space for a pool and sheds.
- ii. The board needs to develop a policy for land sale.
- iii. Brett Palmer thinks we need to get a legal opinion on this because the lot backs up to the golf course. We are not sure if easements are considered in the same light as selling property. He believes the bankruptcy documents prohibit the sale of golf course property until 2031.

b. Discussion About the Future Use of Amphitheater

- i. Blu line drew up a couple of plans for us to use. (See Attached PowerPoint slides)
 - ii. Public comment
 - 1. A resident commented that people are having negative responses because they have not seen any benefits.
 - iii. The amphitheater structure was paid for by grants and individual donors; the only cost to taxpayers would be maintenance. A parking lot, bathroom, and trail to the lake are going in, and that is part of a county grant.
 - iv. We need to compile a pros and cons list and seek feedback from the community. If we do not do anything, it will just sit there and look ugly. If we do something, it will get used and look better.
 - c. Committee meeting Future Schedules (see attached PowerPoint)
 - d. 2024 Amended Budget (see PowerPoint)
 - i. Board-approved expenses.
 - ii. Tax revenue 2024 budget
 - iii. The 2024 amended budget highlights.
 - e. 2025 Budget (see PowerPoint)
 - i. John Duval presented slides of suggestions for next year's budget.
 - ii. James Hanzelka
 - 1. Staffing projection
 - 2. Equipment purchases
 - 3. Capital Expenses – Must-do items.
7. Board member reports and requests.
- a. Cassandra Arnell:
 - i. Will Pineda, who is monitoring the lake, had questions about how water flows into it. We would love to find an expert to give us some tips on lake care.
 - ii. She is excited to see the lake mower out. Getting a mower that pulls weeds from the root would not be a good idea. They help absorb all the excess nutrients.
 - iii. We need to investigate county grant money for native plants that can help filter water and catch runoff.
 - iv. She would like to organize a group to inform the public about healthy lake practices.
 - v. The lake clean-up will be in early September.
 - vi. We need to investigate funding for lab tests to test the lake water.

- vii. Stansbury Days was so fun; thank you, Joyce McMullen.
 - viii. She is wondering if the Perry Homes trail has been done.
- b. John Wright
- i. He finished the safety rail on the bridge and must finish attaching some planking. He also has some welding to do on some grates.
 - ii. We still must work on the overflow lid at the pool.
 - iii. Solomon Park—We need to consider weed control at the loading dock/entry ramp and flower garden area.
 - iv. Look into the budget to see if we can add dredging out the overflow line by hole three.
 - v. Gorden well needs to have a variable frequency drive added.
- c. Kyle Shields
- i. We need new mics because the ones we have do not work.
 - ii. He suggested we get all our controllers back online with Weathertrak.
 - iii. We made the right decision on the fireworks for Stansbury Days.
 - iv. Opening the pool this summer was the right decision.
- d. John Duval
- i. He put together a straw man on how we create and manage policies, which he will share with the policy committee.
 - ii. He is working on initiatives to improve SSA effectiveness (see PowerPoint)
- e. Ammon Jacobsmeyer
- i. He is proud of the volunteers and board members for helping and working with everything around Stansbury. Thank Joyce for Stansbury Days. The pageant was phenomenal. Thank you to Lauren Jones for your work.
 - ii. Soloman Park—If we decide to pursue xeriscape, we need to discuss the process more; it is more work.
 - iii. Too many people are driving on the grass at the lake shoreline, and it does not look very pleasant.
 - iv. Please be cautious when using the bridge.
- f. Brett Palmer
- i. The 9/11 day of service is on 9/7. Information is being put on justserve.org and will be on our website and Facebook.
 - ii. He commended the board and staff for the major improvements to the sprinkler irrigation system and improving the parks and greenbelts. Things have been much better for the past six weeks.

8. **Motion** to close the public meeting to go into closed session to discuss litigation made by Ammon Jacobsmeyer and seconded by Kyle Shields.

Vote as follows:

Brett Palmer - yea; John Wright - yea; Cassandra Arnell - yea; Kyle Shields – yea; John Duval – yea; Ammon Jacobsmeyer – yea. **Motion Passed.**

Ammon Jacobsmeyer invited Ingrid Swenson and Rodger Hoole to attend the closed session in addition to the board members, at the Clubhouse at 1 Country Club Drive in Stansbury Park.

The closed meeting started at 9:30 pm

9. **Motion** to close executive session and return to open session.
The motion to close the executive session and return to the open session was made by Cassandra Arnell and seconded by John Duval.

Vote as follows:

Brett Palmer - yea; John Wright - yea; Cassandra Arnell - yea; Kyle Shields – yea; John Duval – yea; Ammon Jacobsmeyer – yea. **Motion Passed.**

10. The motion to adjourn the work meeting for Wednesday, August 14th, was made by Ammon Jacobsmeyer and seconded by Kyle Shields.

Vote as follows:

Brett Palmer - yea; John Wright - yea; Cassandra Arnell - yea; Kyle Shields – yea; John Duval – yea; Ammon Jacobsmeyer – yea. **Motion Passed.**

The closed meeting was not recorded.

The content of these 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 11th day of September 2024



Brett Palmer, Board Chair