
Stansbury Greenbelt Service Area Board Meeting Minutes

Date: Wednesday, September 25th, 2024

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

Time: 7:00 PM

Order of Business

1. Call to Order by Brett Palmer @ 7:04 PM
2. Roll Call
 - a. Board Members
 - i. Brett Palmer – present
 - ii. John Duval – present
 - iii. Ammon Jacobsmeyer – absent
 - b. Staff Members
 - i. James Hanzelka – present
 - ii. Ingrid Swenson – present
 - iii. Shawn Chidester – present
 - iv. Jessica Shaw - present
3. Pledge of Allegiance led by John Duval.

Action Items

1. 2024.09.01 A
 - a. Board Review and Possible Approval of July 17th, 2024, 6 pm Greenbelt Service Area Meeting Minutes

Motion 2024.09.01 A to approve the July 17th, 2024, 6 pm Greenbelt Service Area Meeting Minutes made by John Duval. Seconded by Brett Palmer.
Vote as follows:
Brett Palmer – yea; John Duval – yea; Ammon Jacobsmeyer - absent. **Motion Passed.**
2. 2024.09.02 A
 - a. Board Review and Possible Approval of July 17th, 2024, 7 pm Greenbelt Service Area Meeting Minutes

Motion 2024.09.02 A to approve the July 17th, 2024, 7 pm Greenbelt Service Area Meeting Minutes made by John Duval. Seconded by Brett Palmer.
Vote as follows:
Brett Palmer – yea; John Duval – yea; Ammon Jacobsmeyer - absent. **Motion Passed.**
3. 2024.09.03 A

- a. Consideration to approve the intent to increase the property taxes to maintain the tax rate to .0014 to account for deferred maintenance. This is an increase of \$150,000 over our current budget amount for an approximate 10.11% increase.
- b. James Hanzelka explained that the tax revenue received in 2024 would fund operations in 2025 and the tax revenue received in 2025 would fund operations in 2024.
 - i. Current tax rate of .0014 will likely be lowered because while the amount of tax revenue is fixed, increased valuation of houses and increased number of houses will spread that tax amount over more residences, lowering the rate (and also lowering an individuals taxes.
 - ii. The Agency has significant operational funding shortages and significant repairs that if not done affect safety, security and maintenance of the Agency's assets.
 - iii. Demonstrated that allowing the rate to lower would impact the availability of funds to continue to improve the maintenance situation in 2026, and raising the rate to account for needs keeps the taxes paid flat for most residents.
 - iv. Certification of the tax rate happens in June for that year, but the Agency must finalize a budget for 2025 before the end of 2024, meaning there is a certain amount of guess work to decide where that rate will.
 - v. The proposed path is to fully fund the 2025 budget and then adjust the rate and budget lower in the projected tax rate adjustment is less that believed.
 - vi. Reiterated that the agency cannot go over the .0014 tax rate.
- c. Presented a list of projects for review by priority based on safety needs, critical needs, needed maintenance, and facility improvements.
- d. Brett opened it to public comment:
 - i. Jessica Johnson (115 Lakeview) – feels we need a system where non-residents pay a minimal fee to go towards lake projects and to potentially stop some of the problems like vandalism. James Hanzelka explained different ways SSA has looked into implementing something like this and that the many lake access points make enforcement difficult.
 - ii. Chad Saunders (484 Country Club) – He requested the agency show specifics and tangible evidence of expenses. He would like the agency to

make a commitment to try to find other streams of revenue. Was upset at missing board members. John Duval summarized the September 11 SSA meeting discussion on ways to improve processes.

Motion 2024.09.02 A to approve the 2025 tax rate to .0014 made by John Duval. Seconded by Brett Palmer.

Vote as follows:

Brett Palmer – yea; John Duval – yea; Ammon Jacobsmeyer - absent. **Motion Passed.**

Motion to adjourn Stansbury Greenbelt Area Meeting made by John Duval. Seconded by Brett Palmer.

Vote as follows:

Brett Palmer - yea; John Duval – yea; Ammon Jacobsmeyer - absent. **Motion Passed.**

Meeting adjourned @ 7:37PM

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 20 day of November 2024

Brett Palmer, Board Chair