

Stansbury Service Agency Board of Directors Business Meeting

NOVEMBER 20TH, 2024

Agenda

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Verification that legal notification requirements have been met for the Truth in Taxation Hearing:
 - a. The Tooele County Legislative body and the Tax Commission were notified on July 18, 2024, of the intent to increase the property taxes.
 - b. The Greenbelt and Recreation Service Area Boards met on September 25, 2024, at a public meeting to state their intent to increase property taxes by \$150,000 to account for deferred maintenance for an approximate 10.11% increase.
 - c. Parcel Specific Notices were mailed on October 23, 2024, with the information required.
 - d. Both Truth and Taxation Ads were published by the Tooele Transcript and posted on the Public Notice Website and Utah Legals as required by the code. Copies of the newspaper advertisements have been sent to Tooele County and the Tax Commission.
 - e. Response to questions from the Truth and Taxation Public Hearing that was held on November 6, 2024.

Motion to close the Stansbury Service Agency meeting to enter into the Stansbury Recreation Service Area and Stansbury Greenbelt Service Area Boards of Trustees Meeting.

Comment: We Got a Large Tax Increase in 2024 Where Did All the Money Go?

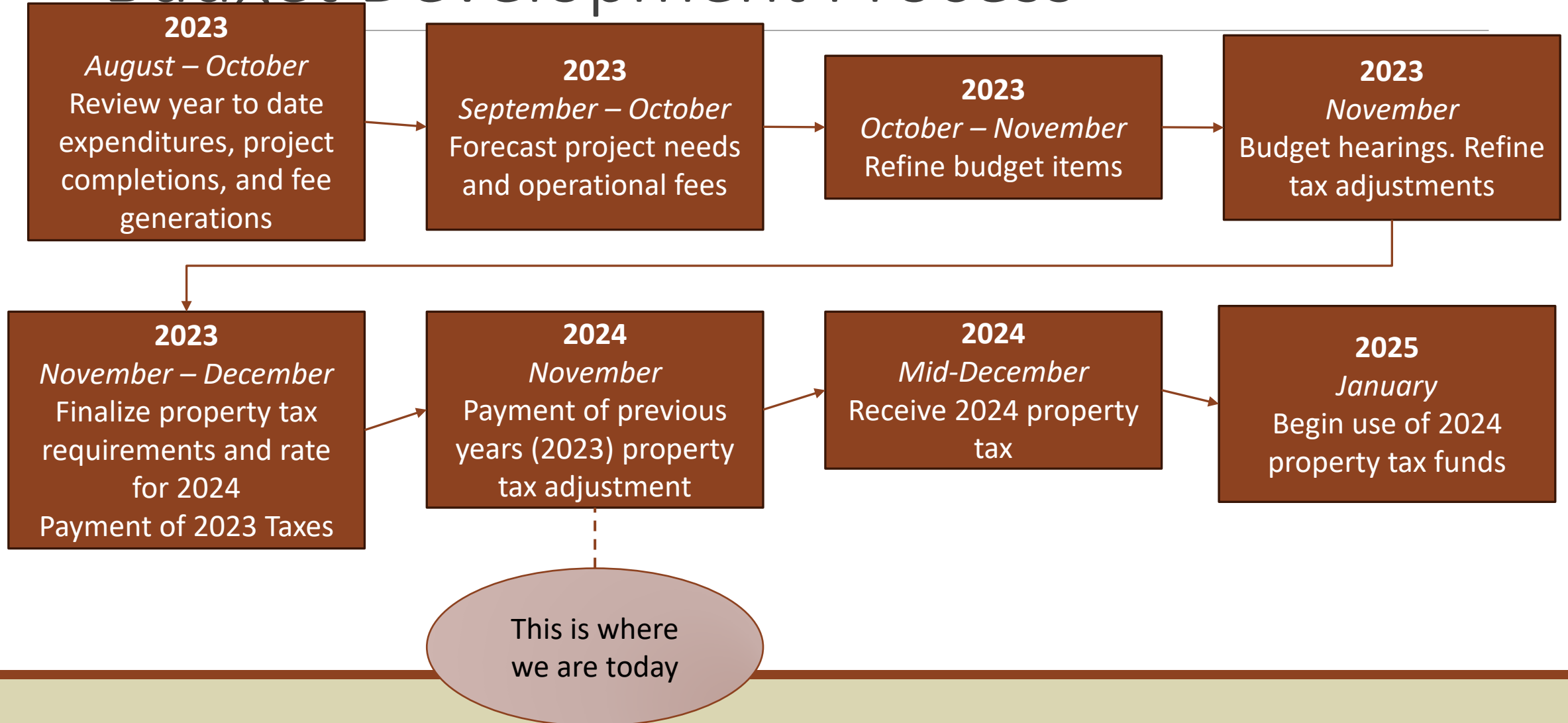
The Tax increase passed in 2023 for 2024 will not be received until after you pay your taxes this year.

That means that the money for operations in 2024 came primarily from taxes received in 2023.

The 2023 Revenue was not sufficient to fully service the Agency needs because

- Tax increase voted in 2022 was not approved
- The 2023 Budget was not adjusted to reflect this
- The spending plan for 2023 did not take into account the tax revenue would not be received until late in 2023.

Budget Development Process



\$100,000 Was Spent on the Clubhouse, Where Did It Go?

In 2023 the then GM proposed \$150K in clubhouse upgrades, unfortunately it was mostly cosmetic and included

- Removal of the old fireplace
- Repainting the walls throughout
- New carpet in the upstairs, less the office area.
- New doors at all three levels with crash bars.
- New sound system in the large conference room
- New AV system in the small conference room
- Replacement fireplace (was cancelled)
- New lighting (Not done)

Budgeted for \$148,000; Spent \$127,000

A Lot of Areas Not Being Taken Care of.

Due to lack of funding we had to reduce the frequency of mowing and not fix most of the known problems

- Mowing schedule reduced from weekly to bi-weekly

Working to develop a budget that will let us not only improve regular service but start to fix the problems

- Improvements deferred until 2024

Why Hasn't the Board Looked to Other Revenue Sources to Off Set the Need for Taxes?

The Board Has

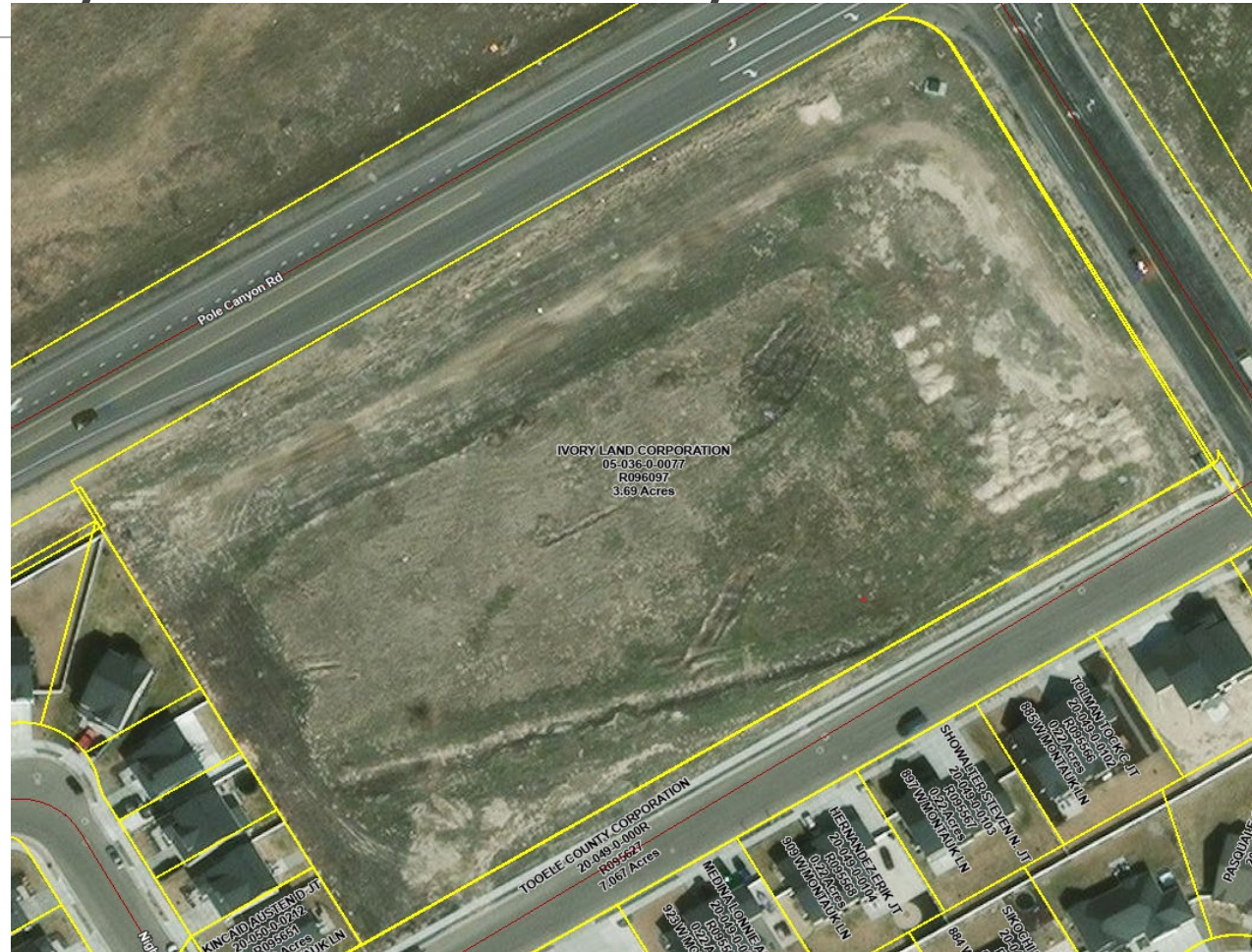
- Agreed to sell \$360,000 in excess water rights
- Started Charging for use of facilities by sports teams
- Pulled the management of Food Truck night inhouse – Generated \$20K in Revenue
- Added ability to charge vendors for use of space

What About Selling Property?

Several options were mentioned:

- The Three Large Parcels each have particular issues
- In terms of selling space around the golf course (and lake) there are issues with determining what is allowed by the bankruptcy agreement.

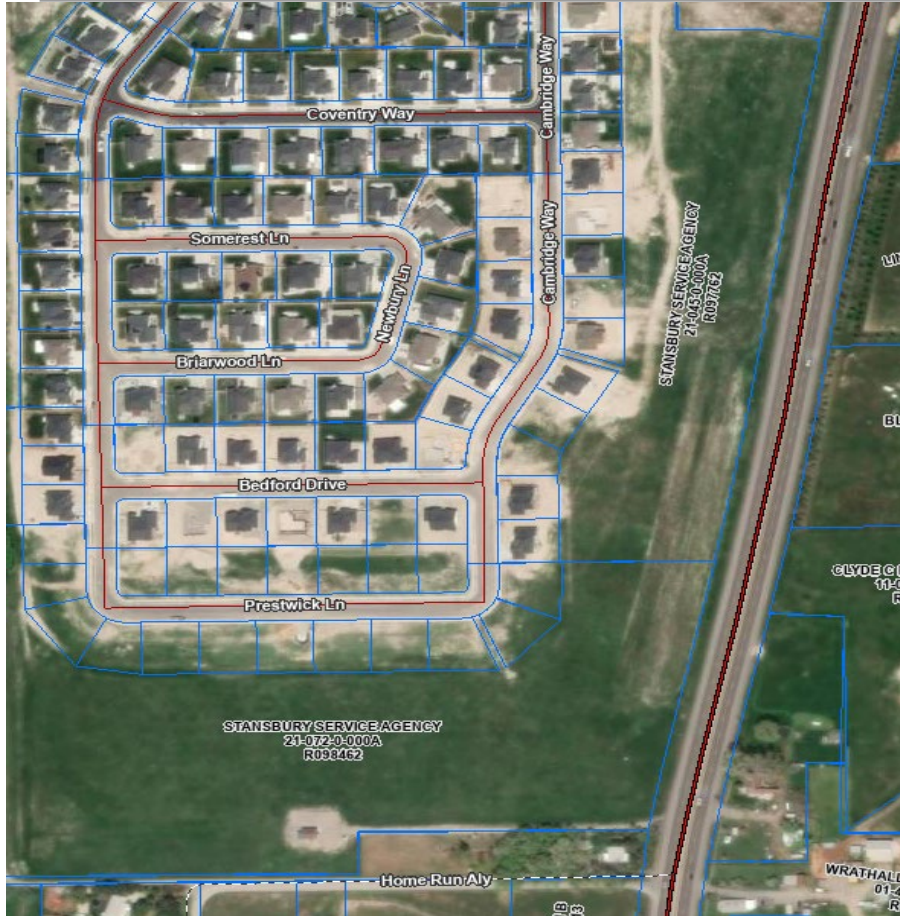
Property at Pole Canyon and Village



Property at Schooner and Bayshore



Property by the Reserve



Grantee shall perpetually preserve the parcels as a secondary conservation area pursuant to Tooele County Code Section 13-8-10 as it existed on the date of this Deed (attached hereto as Exhibit B). Any use of the parcels that impairs or interferes with secondary conservation area values is expressly prohibited

What about Bonding and Do All the Fixes at Once?

Our bond position is hampered by the fraud

The Cost to bond is significant.

Cannot pay for operational costs using a bond.

The only revenue source to repay the bond is tax money.

- Which means you incur long term debt to the Residents
- Will drive taxes above the .0014 mandated state requirement

By phasing improvements and not incurring debt you can leverage interest in your favor instead of working against you.

What about using volunteer efforts

The Agency has used and welcomes all volunteer help

- Spring lake Cleanup day
- 911 Day of Service
- Continuing volunteer efforts through “Just Serve”
- Adopt a Greenbelt

Two issues with Volunteers

- Short term fix not consistent
- Some issues require licensed help.

What About Revenue from New Construction

Those areas annexed in pay the same tax rate as existing residents, however, those tend to be worth more so they do pay more taxes.

We do get Impact Fees from new construction, but that can only be used on new construction to support the growth.

The Public Doesn't Trust the Agency to Properly Manage the Money

In mid-2023 we began revamping the process

- Better defined budget, down to individual line items
- Better visibility into both budgeted progress and Cash Flow
- Improved communication between Agency staff and board
- Emphasis on do things right the first time.
- Present budget status at least once a month

Goal is to develop a sustainable budget without the wild fluctuations in tax requirements each year.

Agenda

Stansbury Recreation Service Area Board of Trustees Meeting

Order of Business

1. Call to Order
2. Roll Call

Action Items

1. 2024.11.01 A
 - a. Board Review and possible approval of September 25, 2024, meeting minutes
2. 2024.11.02 A
 - b. Board discussion and approval of resolution 2024-02 with possible property tax rate increase that will be collected annually by the Stansbury Recreation service area in December 2025.

Motion to adjourn the Stansbury Recreation Service Area Meeting.

Stansbury Greenbelt Service Area Board of Trustees Meeting

Order of Business

1. Call to Order
2. Roll Call

Action Items

1. 2024.11.01 A
 - a. Board Review and possible approval of September 25, 2024, meeting minutes
2. 2024.11.02 A
 - b. Board discussion and approval of resolution 2024-03 with possible property tax rate increase that will be collected annually by the Stansbury Greenbelt service area in December 2025.

Motion to adjourn the Stansbury Greenbelt Service Area Meeting and enter into the Stansbury Service Agency Board of Directors Meeting.

Agenda

Stansbury Service Agency Board of Directors Meeting

6. Sheriff Report
7. Fire Chief Report
8. Public Comments (comments limited to 3 minutes per speaker)
9. General Manager's Report
 - a. Operations
 - b. Projects
 - c. Financials

Action Items:

1. 2024.11.01 A
 - a. Board Review and Possible Approval of Sept 11, 2024, Business Meeting Minutes
2. 2024.11.02 A
 - a. Board Review and Possible Approval of Oct 23, 2024, Business Meeting Minutes
3. 2024.11.03 A
 - a. Board Review and Possible Approval for October 2024 warrants, financial statements, and journal entries.
4. 2024.11.04 A
 - a. Board Review and Possible Approval for November 1st – 15th, 2024 warrants.
5. 2024.11.05 A
 - a. 2025 Health Insurance Benefits Selection discussion and possible approval regarding gender reassignment surgery.
6. 2024.11.06 A.
 - a. Discussion and Possible Approval to Proceed with Acceptance of Parcel of Land from Glenpoint Subdivision to Dentist Office Parking Lot adjacent to SR36 and Village Boulevard.
7. Board member reports and requests.
 - a. Open comment session for individual Board Members to present final thoughts on any subject covered in the meeting, updates on individual projects not covered by the GM, concerns from residents, and requests for future board actions.
8. **Motion to Adjourn**

Public Comment

(COMMENTS LIMITED TO 3 MINUTES)

GM Updates

GM Updates Operations

Irrigation – Winterization

Boat Retrieval

- Repair to boat trailer
- Continuing to cut

Snow Removal Priorities

Priority 1 – Routes to School

- Next to golf course and around Rose Park to Stansbury Elementary
- Village Blvd
- Rabbit Ditch
- Walkways Adjacent to Greenspaces Along Frontage Road

Priority 2 – Clubhouse Area

- Clubhouse/Pro shop walkways
- Parking Lot
- Steps/Ramps and Walkways

Priority 3 – Porterway Park and Tunnel

Priority 4 – Remaining Parks and Parking lots

Priority 5 – Walkways adjacent to greenspaces

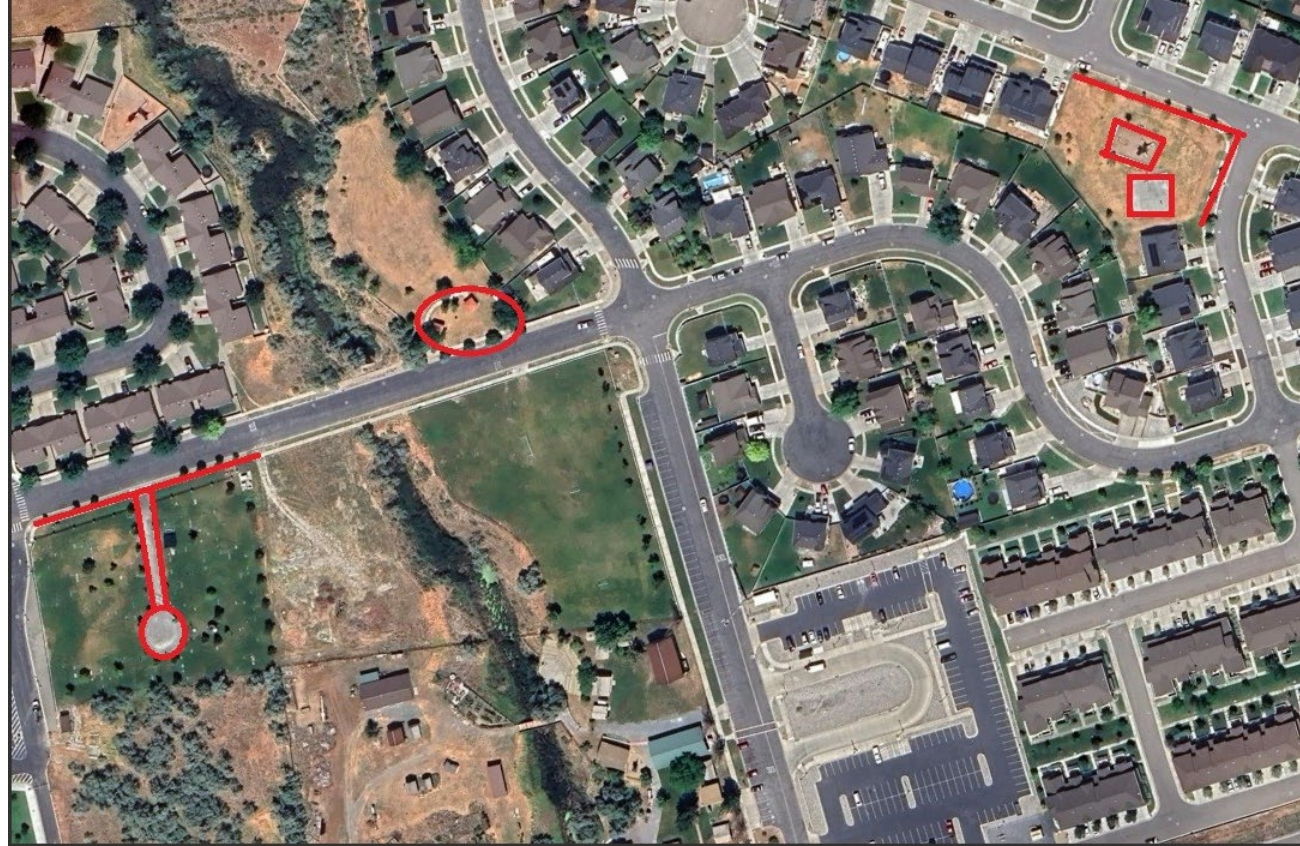
Clubhouse Snow Removal

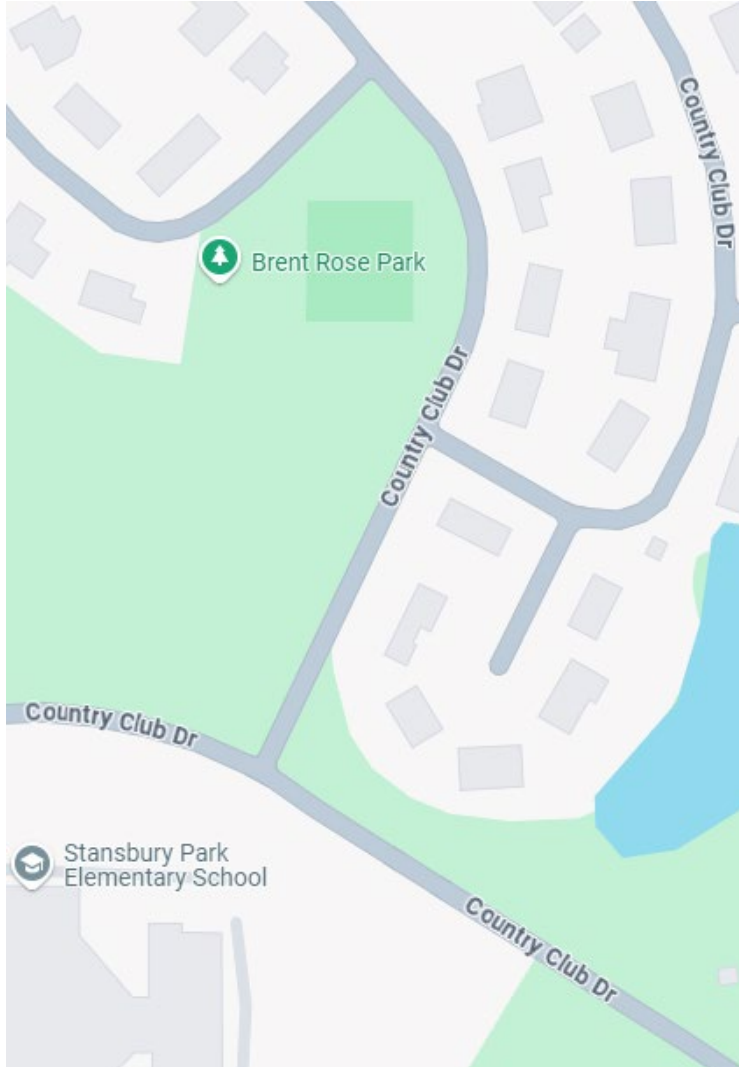


Porter Way Park



Cemetery Area

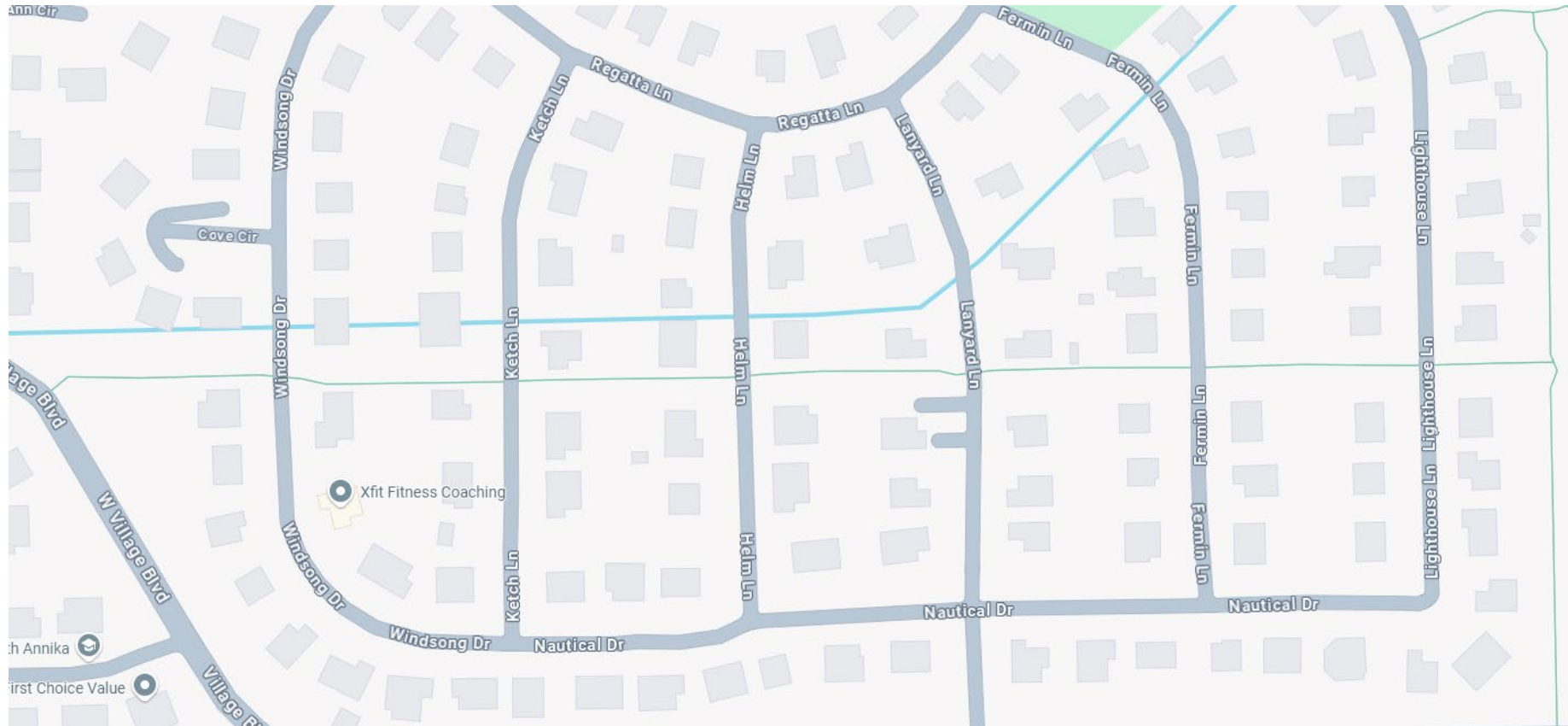




Snow Removal Stansbury Elementary School

Snow Removal

Rabbit Ditch



GM Updates Projects

Initiated Contracts on:

- Fire Alarm and Door Systems - \$21,398
 - Parts on Order
 - Electrical cost additional
- Line behind Hole #3 Clearing - \$1,750
 - Awaiting Scheduling

Pending

- Replace Breaker in Clubhouse
 - Awaiting Cost Estimate from Second Source
- Tree Removal along Pole Canyon Rd.
 - Awaiting Acceptance by Selected Contractor

Shoreline Improvements Funding

ORIGINAL GRANT FUNDING PROFILE

UORG - \$116,264

Tooele County - \$20,000

SSA - \$58,343

Total - \$194,607

Additional Funding

Tooele County Grant - \$25,000

CURRENT EXPENDITURES

Purchase of Floating Docks – \$26,277

Installation of Docks – \$ 51,090

Total - \$77,367

Remaining Funds – \$119,239
(\$144,239)

Soundwall Trail

Sending updated design and preliminary cost estimate to UDOT– 20 November

Phasing reimbursements

- Planning
- Time of Bid
- Close Out

If new phase can stay within the original bid (plus marginal increase) the current grant can be used at 80/20 split.

Current Grant - \$688,000 (SSA Portion - \$137,600)

Submit second phase as part of the trail along Millpond to bridge.

Lake Mower Options

Boat	Length	Width	Load Capacity	Draft Empty	Draft Loaded	Cut Horizontal	Cut Vertical	Engine	Cost w/trailer
Alpha Boats									
FX5	33'	12'-3"	225 CF	12"	18"	5'	5' 6"	37HP Diesel	\$140,000
FX 6	39' 8"	15' 10"	520 CF	12"	20"	7'	7'	45HP Diesel	\$260,000
FX 7	39' 8"	16' 10"	520 CF	12"	20"	7'	7'	45HP Diesel	\$260,000
Aquarius Boats									
HM- 220	37' 5"	13'	260 CF	11"	18"	5'	5'	31HP Diesel	\$228,610
EH- 220	32' 2"	11' 9"	200 CF	11"	17"	5'	5' 2"	24HP Diesel	\$206,580
Aquamarine									
H5-200	33' 1"	11' 7"	200 CF	10' 5"	15' 5"	5'	5' 6"	28.8HP Diesel	\$139,880

AS OF 15 NOV 2024

Operations			IMPACT	
Checking (Zions Bank)	\$37,449.24		Checking (Zions	\$0.00
Checking (Chartway)	\$1,592.11		PTIF	\$1,111,625.42
Savings (Chartway)	\$5.00			
PTIF	\$398,622.45			
TOTAL	\$437,668.80			\$1,111,625.42

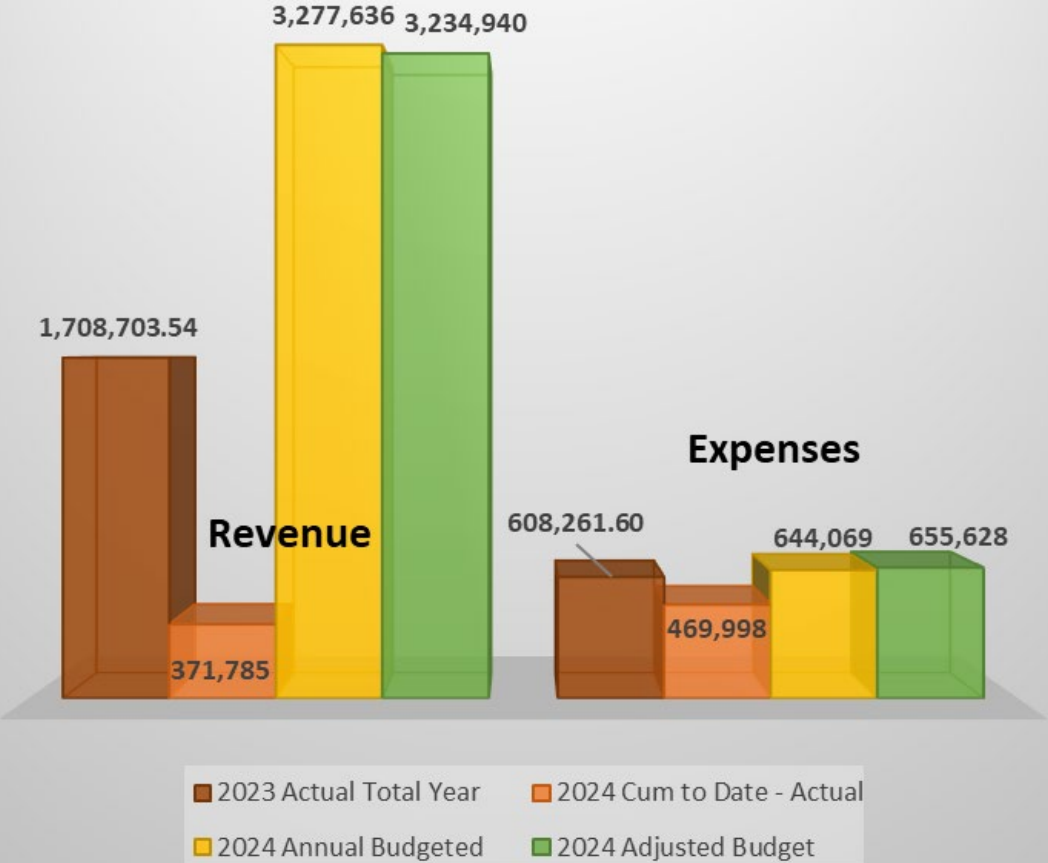
Finances –
Operational funds as of 15 November 2025

SUMMARY

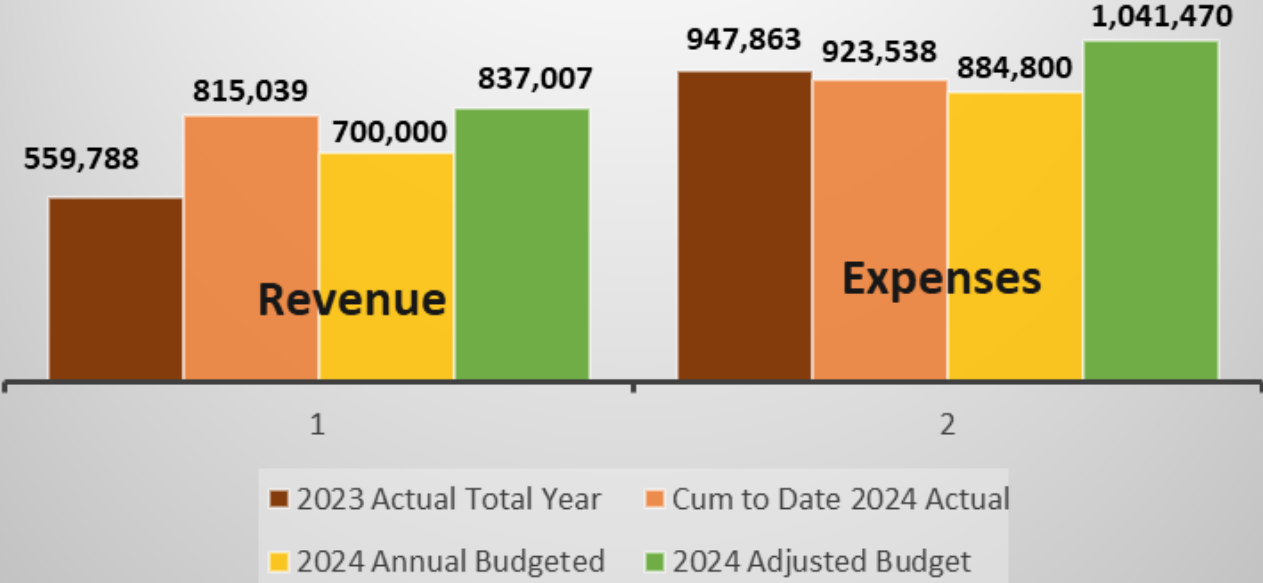
		2024 YTD	2023	2022	2021	2020	2024
Total Revenue		\$936,267	\$661,094	\$749,416	\$834,796	\$774,430	\$961,671
Less Taxes		\$880,571	\$646,886	\$732,252	\$834,839	\$774,430	\$905,492
Less Non-Revenue Payments		\$42,643	\$58,240	\$71,855	\$54,949	\$53,760	\$37,167
Net Revenue		\$837,928	\$588,646	\$660,397	\$779,891	\$720,670	\$868,325
	Revenue Projections 4th Quarter				YTD Projections		
			Projected	Actual	Projected	Current Proj	Actuals
	Total Revenue		\$133,542.00	\$108,050.12	\$791,165	\$961,670.61	\$936,266.73
	Less Taxes		\$126,095.65	\$101,174.56	\$746,561	\$905,491.66	\$880,570.58
	Revenue Payments		\$127,542.00	\$96,573.84	\$791,253	\$930,591.41	\$329,581.78
	Non-Revenue Payments		\$6,000.00	\$11,476.28	\$1,146	\$37,166.70	\$26,650.85
	Net Revenue		\$120,095.65	\$89,698.28	\$745,415.57	\$868,324.96	\$853,919.73

Finances
Golf Course Revenue

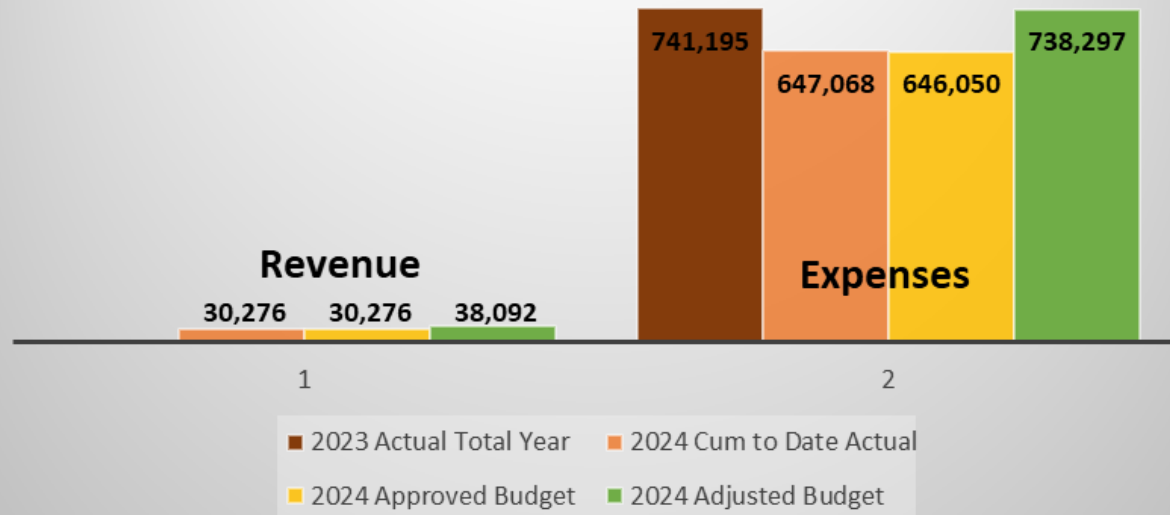
2024 ADMIN Revenue/Expenses as of 11/20/2024



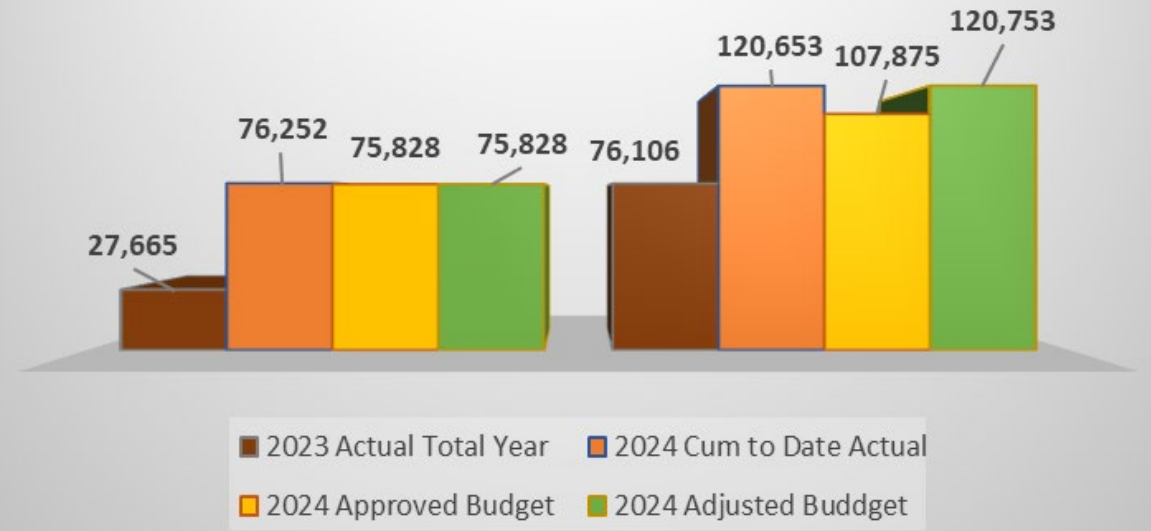
2024 Golf Revenue/Expenses as of 11/20/2024



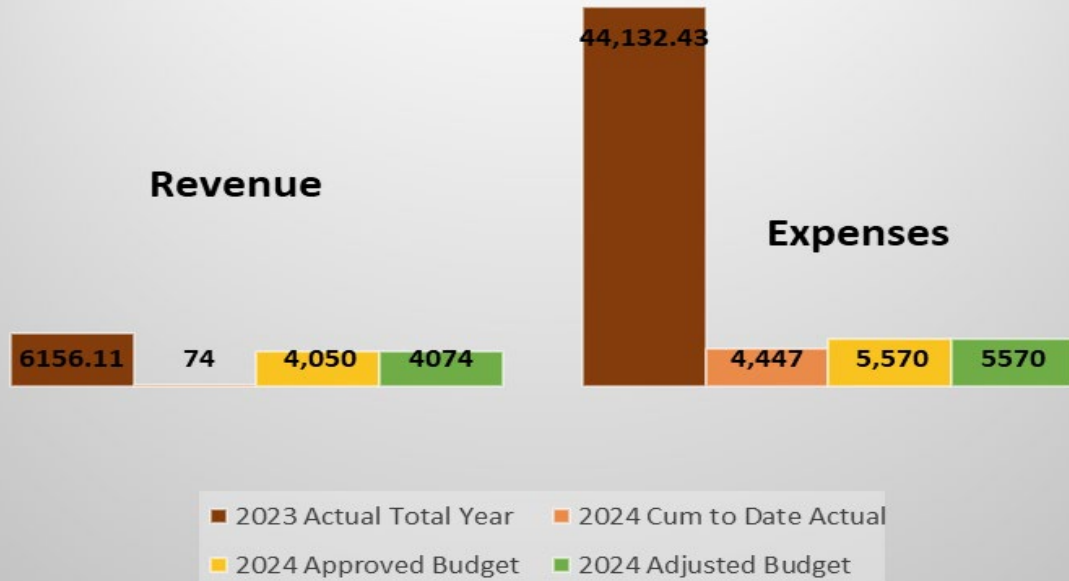
2024 Recreation Revenue/Expenses - as of 11/20/2024



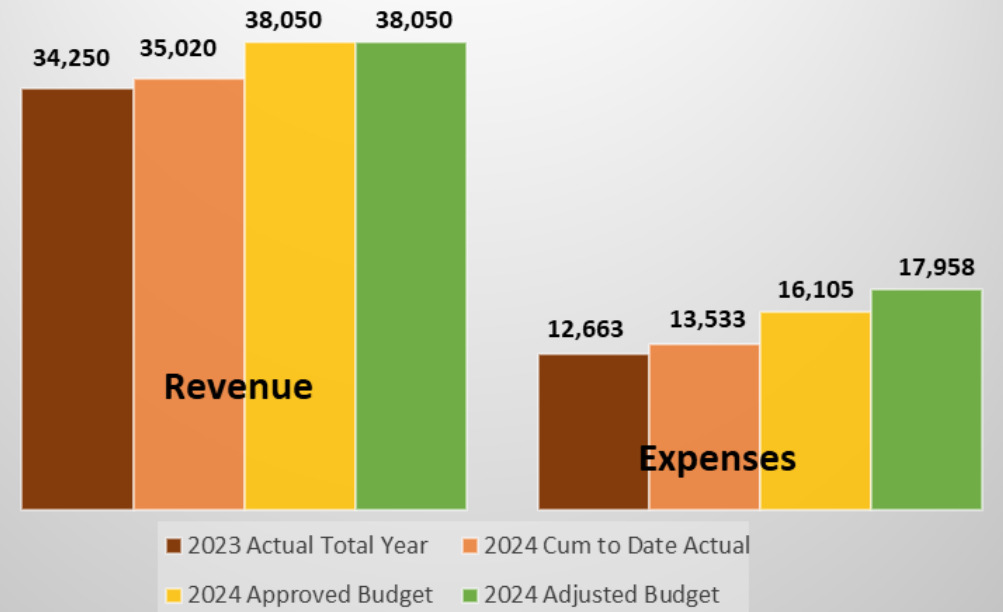
2024 Pool Revenue/Expenses - as of 11/20/2024



2024 Library Revenue/Expenses as of 11/20/2024



2024 Cemetery Revenue/Expenses as of 11/20/2024



Board Review and Possible Approval of Minutes

Board Review and Possible Approval
for October 2024 warrants, financial
statements, and journal entries.

Board Review and Possible
Approval for November 1st –
15th, 2024 warrants, financial
statements, and journal entries.

2025 Health Insurance Benefits
Selection discussion and
possible approval regarding
gender reassignment surgery.

Discussion and Possible
Approval to Proceed with
Acceptance of Parcel of
Land from Glenpoint
Subdivision to Dentist
Office Parking Lot
adjacent to SR36 and
Village Boulevard

Proposal for Land Transfer to Agency Area Between Glenpoint and Dentist Office



Board member reports and requests

OPEN COMMENT SESSION FOR INDIVIDUAL BOARD MEMBERS TO PRESENT FINAL THOUGHTS ON ANY SUBJECT COVERED IN THE MEETING, UPDATES ON INDIVIDUAL PROJECTS NOT COVERED BY THE GM, CONCERNS FROM RESIDENTS, AND REQUESTS FOR FUTURE BOARD ACTIONS

Adjourn
