COMBINED STANSBURY GREENBELT SERVICE AREA BOARD OF TRUSTEES, AND STANSBURY SERVICE AGENCY BOARD OF DIRECTORS MEETING AGENDA

SEPTEMBER 24, 2025

Agenda

Order of Business

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Presentation: Youth Recognition Presentation made by Stacy Smart
5. Sheriff Update
6. Public Comments
7. Review of Public Comments
8. GM Updates

1. Operations
2. Projects
3. Finances

Discussion Items

a. Finance Committee Update
- Presentation of 2026 Tentative Budget and Fee Schedule for Board Review

b. Policy Committee Update
c. Planning Committee Update

Action Items

1. 2025.09.02 A

a. Board Review and Possible Approval of the August 10, 2025, Board Meeting Minutes

2. 2025.09.03 A

a. Review and Possible Approval of August Financial Statements, Purchases and Journal Entries.

Youth Recognition Presentation made by Stacy Smart

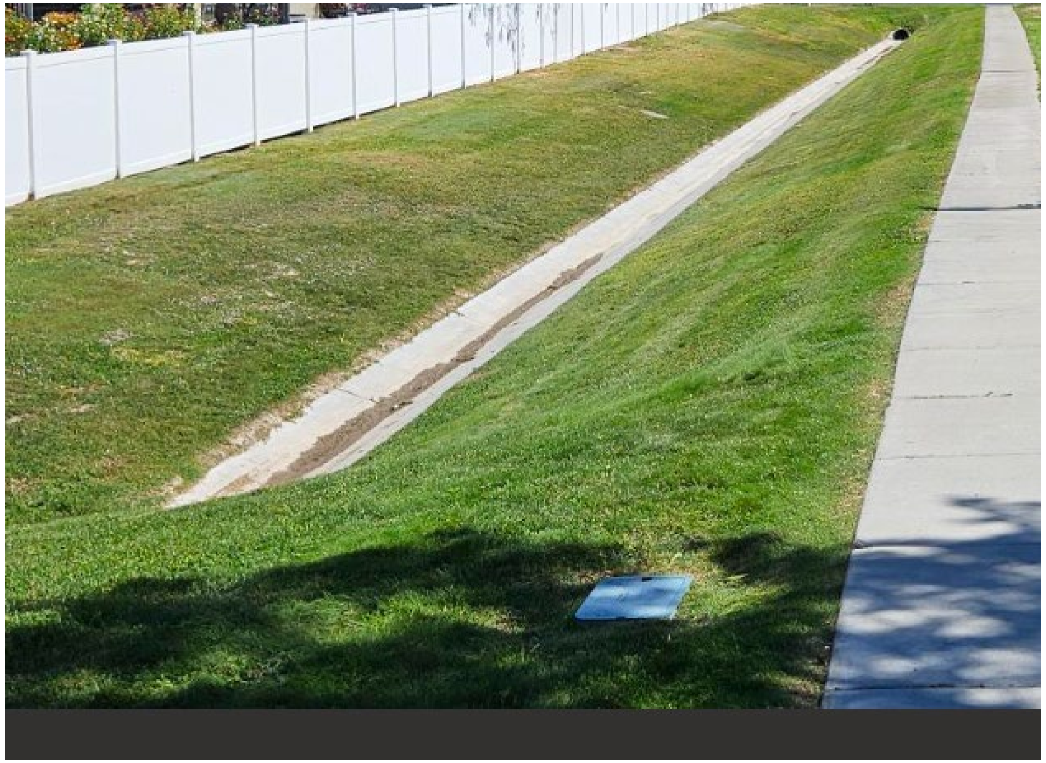
Public Comment

Review of Public Comment

NO PUBLIC COMMENTS TO REVIEW

GM Update

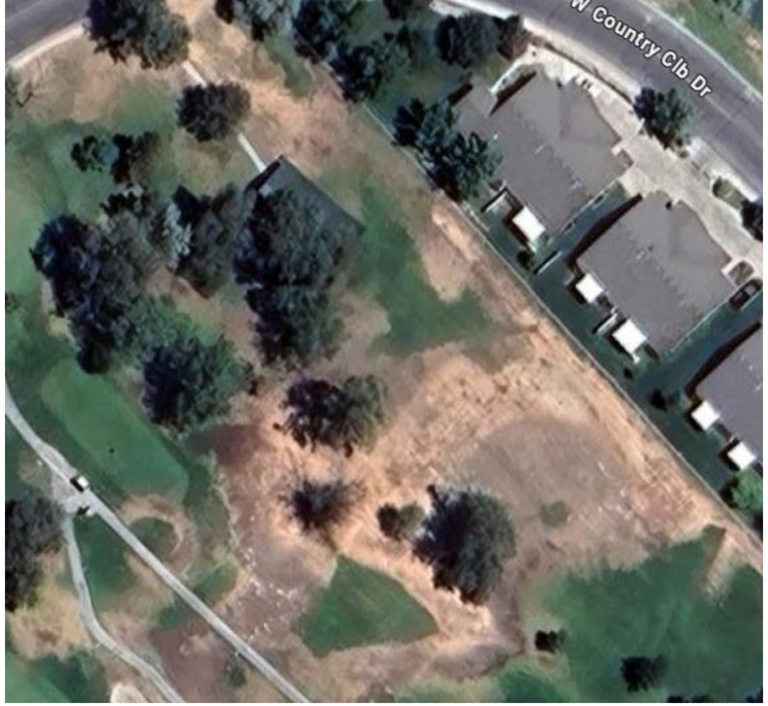
Operations



Mowing –Rabbit Ditch
24 September 2025

Irrigation – Golf Course
24 September 2025

Irrigation – Golf Course
24 September 2025



Millpond Pumping
16-17 September 2025

Millpond Pumping
16-17 September 2025

Weed Clipping Retrieval Boat
16-17 September 2025

Projects

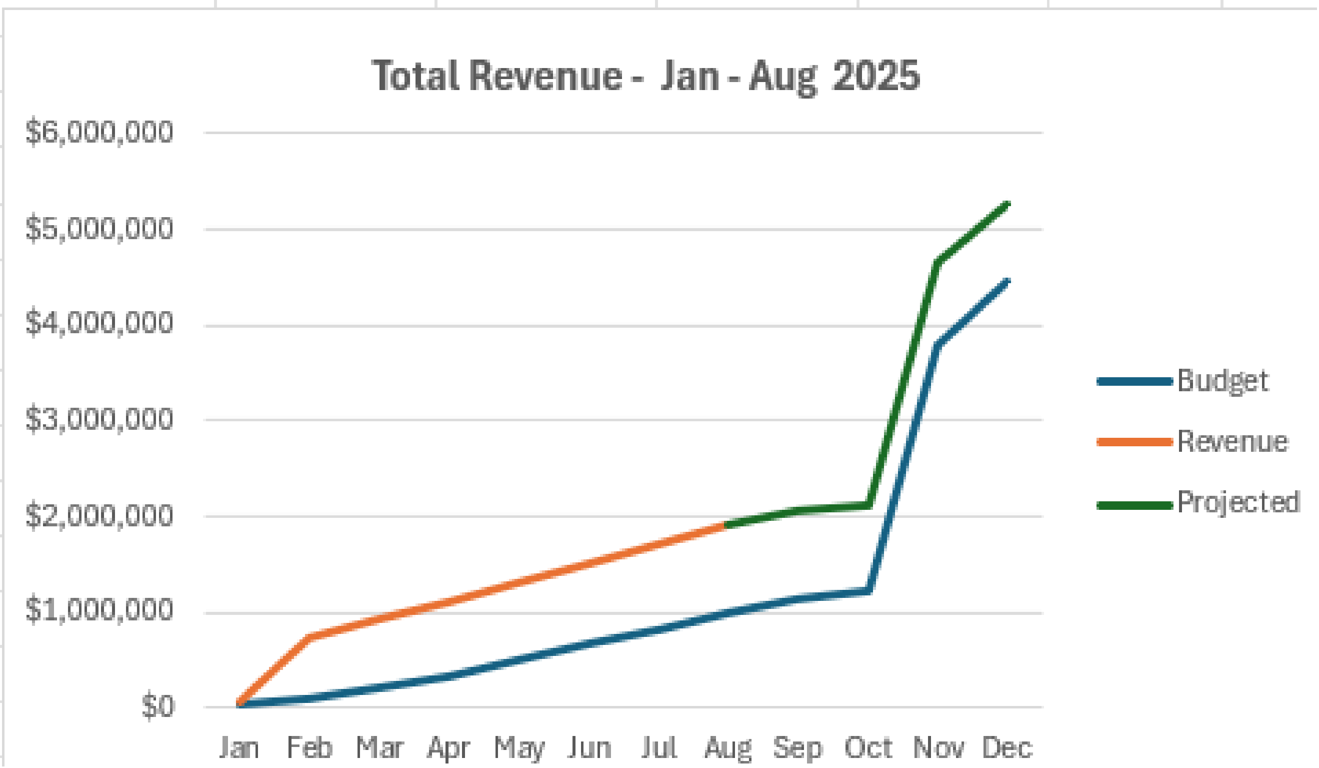
Projects Completed		Equpment Purchased
Clubhouse Improvements		**Parks Equipment**
Install Fire Alarm in Clubhouse		Used Truck
Replace Maste Breaker at Clubhouse		Truck
Overhead Windows Replaced/wooden framing seals replaced		3 Utility vehicles
Install Security Cameras		
AED (Non - Outlay)		**Golf Greens**
Park Improvements		3 Utility Vehicles
Add Wood Chips to Play Areas (Move to Maintenance)		Verticut Reels (Specialty Blades for Golf Greens)
Replace Railing Around Gazebo		
Repair Railings in and around the pool/basketball area		**Proshop**
Replacing Maintenance Roof		Ice Machine
Repair of Weed Removal Boat		
Pro Shop		**Equpment Yet to Be Purchased**
Fire Suppression Alarm system not working in Pro Shop		**Parks Equipment**
Pro Shop Doors (In lieu of Fire Station Access Box)		Terrazzo grinder (uneven sidewalk grinder)
AED (Non-outlay)		
Replace Windows in Pro Shop		
		Additional Work
Projects In-Progress		Replace Pumps for Lift Station
Park Improvements		Modified Pool Filter Backflush
Install All Abilities Playground in Woodland Park (Oct 6)		
Repair Playground Equipment at 4 Parks (15 Oct)		
Clubhouse Dock (15 Oct)		
LEGEND		
Equipment		
Safety		
Critical Repairs (Asset Protection)		
Operational Improvements		

Finances

REVENUE - JAN THRU AUG 2025										
	APPROVED Annual Budget	Planned Revenue to Date	Actual Revenue to Date	Variation in Actual From Expected to Date	Percent Variance from Estimated to Date	Revenue Expected in Budget	Estimated Revenue	Estimated Total Revenue	Anticipated Variance from Approved Budget	Percent Variance Anticipated at the End of the Year
	From Accounting Software	From Budget Spreadsheet	From Revenue Report	(CUM ACT - CUM BUD)	(CUM VAR/ CUM BUD) %	(BUD -CUM ACT)	GM Estimate	(CUM ACT + ETC)	(BUD - EAC)	(VAR/BUD
Department	(BUD)	(CUM BUD)	(CUM ACT)	(CUM VAR)	(%CUMVAR)	(REMF)	(ETC)	(EAC)	(VAR)	(%VAR)
General Government	$3,367,872	$195,630	$942,814	$747,184	382%	$2,425,058	$3,490,071	$4,046,980	$679,108	20%
Golf Course	$886,500	$639,100	$808,257	$169,157	26%	$78,243	$484,306	$1,027,150	$140,650	16%
Parks and Rec	$95,678	$82,786	$87,627	$4,841	6%	$8,051	$3,082	$90,709	-$4,969	-5%
Pool	$64,600	$64,600	$78,245	$13,645	21%	-$13,645	$540	$78,785	$14,185	22%
Library	$4,050	$40	$137	$97	242%	$3,913	$4,015	$4,151	$101	2%
Cemetery	$35,000	$27,000	$9,101	-$17,899	-66%	$25,899	$5,470	$22,000	-$13,000	-37%
Total	**$4,453,700**	**$1,009,156**	**$1,926,180**	**$917,024**	**91%**	**$2,527,520**	**$3,987,483**	**$5,269,775**	**$816,075**	**18%**

REVENUE
1 Jan Thru 31 Aug 2025

11 SEP 2025



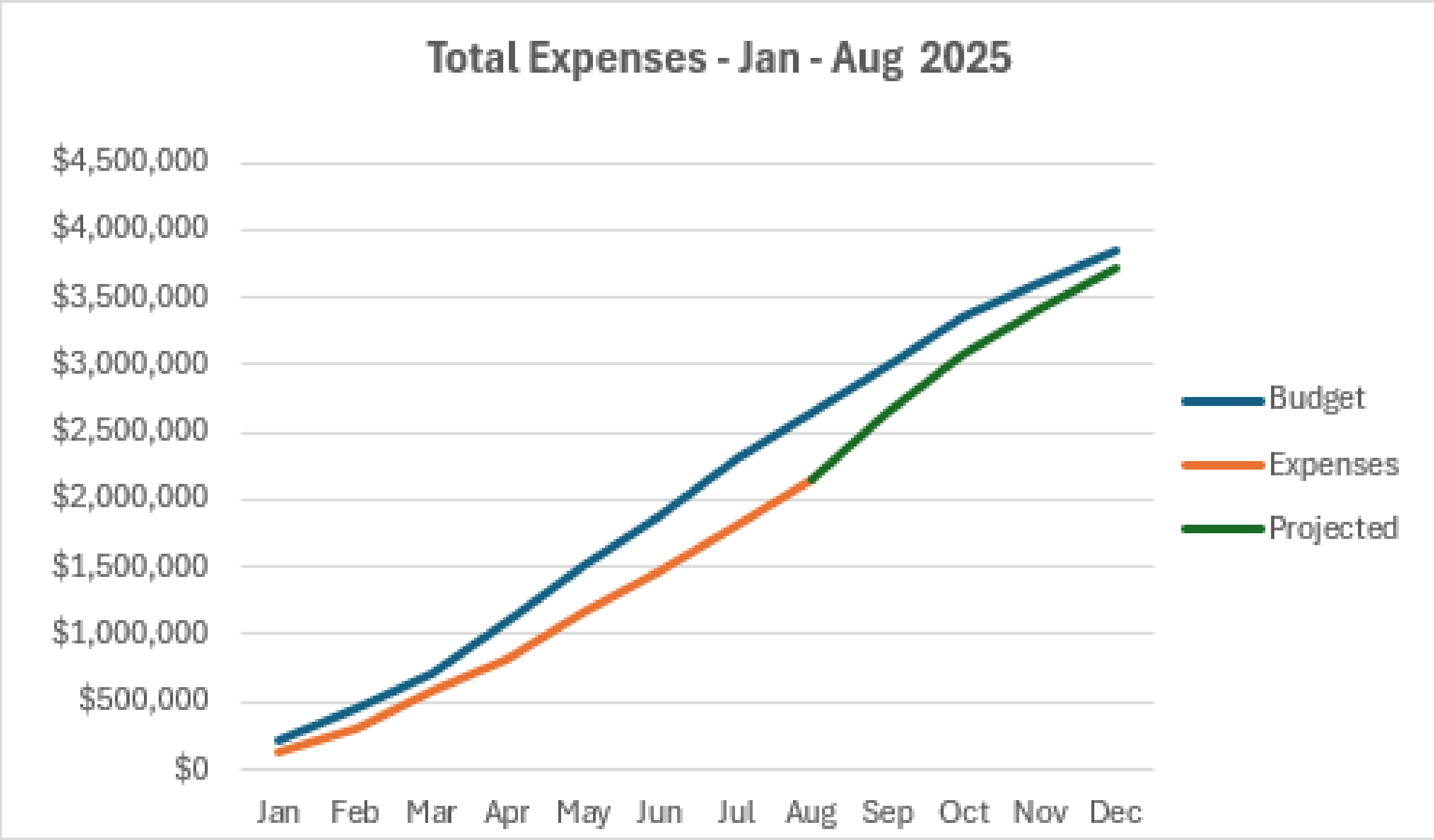
TOTAL REVENUE 1 Jan Thru 31 Aug 2025

11 SEP 2025

EXPENSES - JAN THRU AUG 2025										
	APPROVED Annual Budget	Planned Expenses to Date	Actual Expenses to Date	Variation in Actual From Expected to Date	Percent Variance from Estimated to Date	Funds Remaining to do Expected Work	Estimated Expenses to do Remaining Work	Estimated Total Expense to do Work	Anticipated Variance from Approved Budget	Percent Variance Anticipated at the End of the Year
	From Accounting Software	From Budget Spreadsheet	From Expense Report	(CUM ACT - CUM BUD)	(CUM VAR/ CUM BUD) %	(BUD -CUM ACT)	GM Estimate	(CUM ACT + ETC)	(BUD - EAC)	(VAR/BUD
Department	(BUD)	(CUM BUD)	(CUM ACT)	(CUM VAR)	(%CUMVAR)	(REMF)	(ETC)	(EAC)	(VAR)	(%VAR)
General Government	868,980	$572,310	433,999	138,311	24%	434,981	$291,411	$725,410	$143,570	17%
Golf Course	1,444,705	$1,010,631	797,568	213,063	21%	647,137	$588,532	$1,386,100	$58,605	4%
Parks and Rec	1,351,690	$915,408	757,434	157,974	17%	594,256	$637,436	$1,394,870	($43,180)	-3%
Pool	130,925	$121,998	138,216	(16,218)	-13%	(7,291)	$14,319	$152,535	($21,610)	-17%
Library	27,920	$19,341	12,856	6,485	34%	15,064	$17,643	$27,920	$0	0%
Cemetery	21,460	$13,918	11,813	2,105	15%	9,647	$12,947	$24,760	($3,300)	-15%
Total	**3,845,680**	**2,653,606**	**2,151,886**	**501,720**	**19%**	**1,693,794**	**$1,559,709**	**$3,711,595**	**$134,085**	**3%**

EXPENSES
1 Jan – 31 Aug 2025

11 SEP 2025



TOTAL EXPENSES 1 Jan – 31 Aug 2025

11 SEP 2025

Discussion Items

Finance Committee Update

Presentation of 2026 Tentative Budget and Fee Schedule for Board Review

Policy Committee Update

Planning Committee Update

Planning Committee Actions

- Millpond Park Phase I Bid
  - RFP submitted
  - Contractor’s Meeting 17 Sept 2025
  - Bids Due 25 Sept 2025
  - Review of Bids by Planning Committee 25 Sept 2025
- Initial Meeting with Contractor to update Impact Fees Usage
- Planning for Millpond Bridge Rebuild
- Planning for Oscarson Park Build
- UDOT Planning for Soundwall Trail

Action Items

Board Review and Possible Approval of September 10, 2025, Board Meeting Minutes

Board Review and Possible Approval of August Financial Statements, Purchases and Journal Entries

Board Member Reports and Discussion Items

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.

Motion to adjourn the Stansbury Service Agency Board of Directors Meeting.

Motion to enter into the Stansbury Greenbelt Service Area Board Meeting

STANSBURY GREENBELT AREA BOARD MEETING

SEPTEMBER 24, 2025

Agenda

Order of Business

1. Call to Order
2. Roll Call
3. Public Comments

Action Items

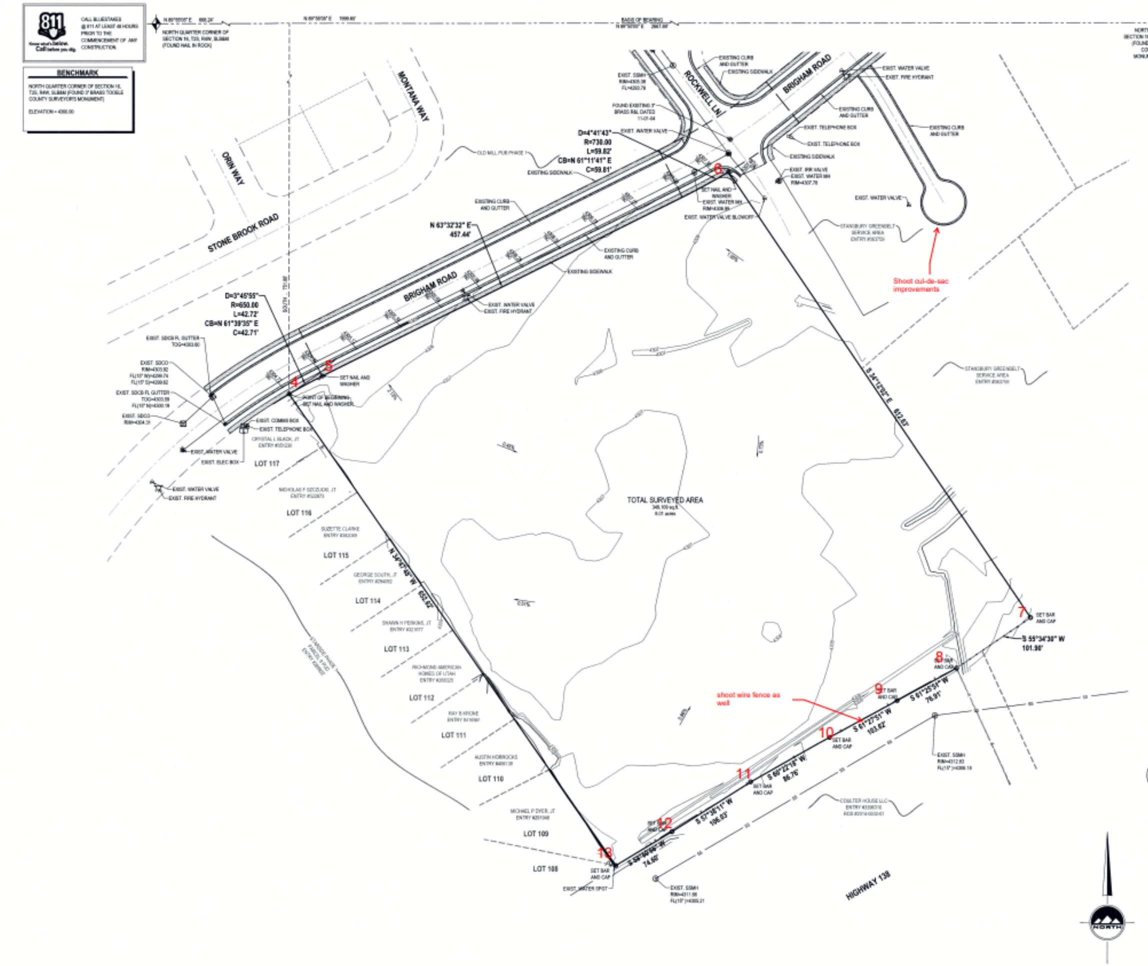
1. 2025.09.02 A
   a. Board Review and Possible Approval of the August 27, 2025, Board Meeting Minutes
2. 2025.09.03 A
   a. Board Review of Cemetery Lot Line Adjustment and Possible Approval to Sign the Quick Claim Deed.

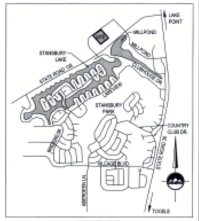
Public Comment

Action Items

Board Review and Possible Approval of the August 27, 2025, Board Meeting Minutes

Board Review of Cemetery Lot Line Adjustment and Possible Approval to Sign the Quick Claim Deed.





VICINITY MAP
NOT TO SCALE

SURVEYORS NARRATIVE

I, Douglas J. Kinsman, do hereby state that I am a Professional Land Surveyor, and that I hold license no. 334575, as prescribed by the laws of the state of Utah, and represent that I have made a survey of the following described property. The purpose of this survey is to retrace the boundary, monument the corners, and provide boundary and topographical information to our client.

The boundary is based on surrounding subdivisions, streets, and previously surveyed adjoiners.

The basis of bearing for this survey is the measured line between the found monuments at the North Quarter Corner and the Northeast Corner of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, which bears North 89°55'05" East 2667.89 feet.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the northeast corner of the "Stanside Phase 1-Parcel 8 P.U.D." Subdivision, as recorded October 10, 2006, under Entry no. 269932, in the Tooele County Recorder's Office, which is located North 89°55'05" East 668.24 feet along the Section line and South 751.88 feet from the North Quarter Corner of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running:

thence Northeasterly 42.72 feet along the arc of a 650.00-foot radius non-tangent curve to the right (center bears South 30°13'23" East and the long chord bears North 61°39'35" East 42.71 feet, through a central angle of 3°45'55"), along the south line of Brigham Road;

thence North 63°32'32" East 457.44 feet along said south line;

thence Northeasterly 59.82 feet along the arc of a 730.00-foot radius tangent curve to the left (center bears North 26°27'28" West and the long chord bears North 61°11'41" East 59.81 feet, through a central angle of 4°41'43"), along said south line, to the northwest corner of the Stansbury Cemetery property;

thence South 34°12'02" East 612.83 feet along said boundary;

thence South 55°34'30" West 101.90 feet, to an existing old wire fence corner;

thence South 61°25'51" West 76.91 feet along said fence line, the subject of a boundary survey performed by Benchmark Engineering, and recorded under Entry no. 2014-0032-01 in the Tooele County Surveyor's Office, the following 4 calls:

thence South 61°27'51" West 103.62;

thence South 60°22'18" West 86.76 feet;

thence South 57°38'11" West 106.03 feet

thence South 58°58'56" West 74.50 feet, to the southeast corner of said Stanside Subdivision;

thence North 34°47'48" West 652.62 feet along the east line of said subdivision, to the point of beginning.

Parcel contains: 348,109 square feet or 8.01 acres.

June 26, 2019
Date
Douglas J. Kinsman
License no. 334575

LEGEND

SECTION CORNER — CONCRETE
SET ENSIGN REBAR AND CAP — BUILDING PRIMARY
WATER METER — ADJACENT RIGHT OF WAY
FIRE HYDRANT — RIGHT OF WAY
SANITARY SEWER MANHOLE — CENTERLINE
UTILITY POLE — PROPERTY LINE
GAS VALVE — ADJACENT PROPERTY LINE
MINOR CONTOURS 1' INCREMENT — FENCE
MAJOR CONTOURS 5' INCREMENT — EDGE OF ASPHALT
SANITARY SEWER

HORIZONTAL GRAPHIC SCALE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN STANSBURY PARK, TOOELE COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

TOOELE
169 N. Main Street, Unit 1
Tooele, UT. 84074
Phone: 435.843.3590

SALT LAKE CITY
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
TOOELE COUNTY SCHOOL DISTRICT
92 SOUTH LODESTONE WAY
TOOELE, UTAH 84074
CONTACT:
STEVE WEST
PHONE: 435-833-1900

TOOELE COUNTY SCHOOL DISTRICT STANSBURY ELEMENTARY SCHOOL

BRIGHAM ROAD
STANSBURY, UTAH

DOUGLAS J. KINSMAN
No. 334575
6-26-19

BOUNDARY TOPOGRAPHIC SURVEY

PROJECT NUMBER: T1956
PRINT DATE: 6/26/2019
DRAWN BY: C. CHILD
CHECKED BY: D. BISHOP
PROJECT MANAGER: D. KINSMAN

1 of 1

2019-0051

Stansbury Greenbelt Service Area, a political subdivision of the State of Utah, with its principal
at #1 Country Club, Stansbury Park, UT 84074, **GRANTOR**

Quit Claim to

Tooele County School District

Of 92 Lodestone Way,
Tooele, UT 84074

County of Tooele, State of Utah

For sum of TEN DOLLARS and other good and valuable consideration, do hereby CONVEY the following described tract of land in Tooele County, State of Utah, to wit:

See Attached Exhibit "A"

TOGETHER WITH all buildings, improvements, water rights, water shares, and all rights-of-way, easements, restrictions and reservations of record.

The purpose of this Quit Claim Deed is to convey both everything the school is currently occupying and was intended to occupy per the record of survey under file no. 2019-0051 in the office of the Tooele County Recorder. The description located in Exhibit "A" comes from the aforementioned survey.

Adjourn