



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

NOVEMBER 12, 2025

Agenda

Order of Business

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. 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
5. Public Comments
6. Review of Public Comments

Action Items

1. 2025.11.01 A
 - a. Board Review and Possible Approval of the September 24, 2025, Board Meeting Minutes
2. 2025.11.02 A
 - a. Board Review and Possible Approval of the October 15, 2025, Board Meeting Minutes

Agenda

Action Items

3. 2025.11.03 A
 - a. Board Review and possible approval of 2026 Tentative Budget
4. 2025.11.04 A
 - a. Board Review and possible approval of the Cemetery Property Boundary Line Adjustment document
5. 2025.11.05 A
 - a. Ratification of Millpond Park Contract in the amount of \$505,135 to Hughes General for the construction of Phase I of the Millpond Park Project and potential change orders
6. 2025.11.06 A
 - a. Board Review and possible approval of 2026 PEHP Agreement
7. 2025.11.07 A
 - a. Review and Possible approval of September Financial Statements, Purchases, and Journal Entries
8. 2025.11.08 A
 - a. Review and Possible approval GM Selection policy purpose statement and requirements
9. 2025.11.09 A
 - a. Board Discussion and possible approval of Stansbury Service Agency representatives to the Utah Association of Special Districts.

Board member reports and requests.

Motion to Adjourn the Stansbury Service Agency Board of Directors Meeting

Motion to enter into the Stansbury Recreation Service Area Board of Trustees Meeting

Public Comment

Review of Public Comment

NO PUBLIC COMMENTS TO REVIEW

GM Update

Operations

Operations – Parks and Rec

12 Nov 2025

Winterization of Parks and Greenbelts Complete – 15 Nov

Tree Trimming Class by Arborist for Crew – 21 Nov

Certified Pool Operators Class – Spring 26

Clubhouse Maintenance

Weed Removal Boat is Out of Water

- Replacement Motor

Operations – Parks and Rec

12 Nov 2025

Projects:

- Dawn's View Line Replacement
- Porter Way Park WeatherTrak Install
- Golf Course Maintenance Building
- Line Replacement on Stansbury Parkway
- Reseeding
- Pool Maintenance
 - Diving Boards, Slides, Drain Valve
- Rewiring of Irrigation at Sagers
 - \$7500 in materials + labor

Operations – Golf Course

12 Nov 2025

Completed Rewiring on Hole 18

Working on Rewiring on Hole 17

- Purchase an additional controller for this hole

Search for Lost Sprinkler Heads

Spring Time Reseeding Effort

Looking at a Sand Replacement Plan/Options

- Looking to remove some bunkers
- Sand Options

Projects

12 Nov 2025

LEGEND			
Project Definition			
			Safety
			Facility Protection
			Operational
Department			
			Clubhouse
			Operations
			Pool
			Golf Course
			Pro Shop
			Cemetery

Projects

12 Nov 2025

2025 Projects						
Priority	Project/Equipment	Category	Dept.	Budget	CP	Spent
1	Reroute Backflush From Pool	Project	Operations	\$50,000	\$50,000	
6	Diving Board and Slide for Pool	Equip	Operations	\$15,000	\$15,000	
10	Relocate entry gate as pool	Project	Operations	\$5,000	\$1,500	\$900
16	Replace Flooring in Clubhouse	Project	Clubhouse	\$25,000	\$25,000	
24	Proshop Front Desk	Project	Proshop	\$12,000	\$12,000	
9	Convert Porter Way Park to WxTrak	Project	Operations	\$20,000	\$20,000	\$12,000
				\$127,000	\$123,500.00	\$12,900
LEGEND						
Project Definition		Department				
Safety		Clubhouse				
Facility Protection		Operations				
Operational Improvement/Customer Satisfaction		Pool				
Capital Equipment		Golf Course				
		Pro Shop				
		Cemetery				

Finances

Financials – Cash Summary

Stansbury Service Agency of Tooele County
Cash Summary
All Bank Accounts as of 10/31/2025

Description	Amount
Zions Checking - General 0370	\$112,532.02
Zions Visa Cards	(\$18,286.71)
CFCU Checking - 2948398	\$1,592.53
PTIF 3124 General Account	\$1,959,630.61
PTIF 1159 Impact Fees	\$1,342,985.20
Stripe	\$558.39
Venmo	\$814.92
UNDEPOSITED PAYMENTS	\$1,463.84
General Ledger Cash Total:	\$3,401,290.80

Financials – Golf Course

GOLF USAGE REVENUE 2025 VS 2024 YEAR TO DATE (AS OF 31 Oct 2025)

	2024 Units	2025 Units	Percent Increase	2024 Revenue	2025 Revenue	Percent Increase
Greens Fees	24620	28464	16%	\$337,296	\$455,715	35%
Cart Rental	17363	19770	14%	\$183,362	\$205,301	12%
Drving Range	4244	5590	32%	\$18,997	\$32,635	72%
Season Passes	129	167	29%	\$83,072	\$108,340	30%
Punch Passes	74	76	3%	\$21,166	\$22,689	7%
Alcohol Sales	7464	5983	-20%	\$ 19,296	\$16,785	13%
Pro Shop Sales	7445	10903	46%	\$100,712	\$122,930	22%
Food Sales	14640	15971	9%	\$39,741	\$51,884	31%
Pavilion Rentals	8	3	-63%	\$299	\$112	62%
Tournaments	4599	4980	8%	\$51,225	\$61,120	19%
Gross Revenue				\$969,245	\$1,147,022	18%
Net Revenue				\$868,699	\$1,027,939	18%
Expenses To Date					\$1,093,902	
Net Position					-\$65,963	-6%
			2024		2025	
As of 31 Oct 2024			\$804,866		\$1,027,939	
Expenses after 3 quarters			\$893,234		\$1,093,902	
Difference			-\$88,368		-\$65,963	
% Difference			-11%		-6%	

Discussion Items

Finance Committee Update

Presentation of 2026
Tentative Budget and
Fee Schedule for
Board Review

Budget Tracker

2026 Budget

[illegible]

Total Revenue Summary

2026 Draft Budget

Revenues		2024 Actual	2025 Actual	2025 Approved	2025 Estimated	2026 Proposed
General Fund - Fund 10						
	Property Taxes	3,098,337	233,061	3,228,618	3,307,588	3,219,588
	Intergovernmental Revenue	18,969	-	4,000	19,000	39,000
	Charges for Services	1,085,252	1,193,897	1,124,390	1,288,574	1,280,280
	Misc. Revenue	32,613	623,135	16,692	624,792	21,154
	Interest	62,491	113,213	80,000	120,000	80,000
	Contributions & Transfers	-	-	-	-	325,625
	Total Governmental Fund	4,297,662	2,163,306	4,453,700	5,359,954	4,965,647
Capital Projects - Fund 41						
	Intergovernmental Revenue	-	-	-	-	250,000
	Capital Expenditures	780,000	-	1,031,902	1,031,902	738,523
	Total Capital Projects	780,000	-	1,031,902	1,031,902	988,523
Impact Fees - Fund 44						
	Intergovernmental Revenue	41,517	37,650	658,883	134,483	609,184
	Interest	58,161	46,305	40,000	55,000	40,000
	Misc. Impact Revenue	394,200	170,100	270,000	200,000	150,000
	Contributions & Transfers	327,184	-	179,347	458,190	494,912
	Total Impact Fees	821,062	254,055	1,148,230	847,673	1,294,096
	Total Governmental Funds Revenue 10, 41 & 44	5,898,724	2,417,361	6,633,832	7,239,529	7,248,266

Total Expenses Summary

2026 Draft Budget

General Fund - Fund 10						
	General Government	472,887	433,818	783,520	611,950	748,050
	Parks	600,513	815,128	1,110,350	1,113,189	1,379,600
	Recreation Facilities	120,755	134,057	241,340	181,720	329,020
	Golf Operations	1,005,595	1,043,947	1,444,705	1,346,302	1,684,120
	Pool	120,384	151,172	130,925	157,667	185,920
	Library	5,366	18,400	27,920	27,920	27,960
	Cemetery	17,922	16,346	21,460	25,220	30,385
	Project Management	80,695	49,657	85,460	73,299	49,760
	Non Departmental Expenditures	-	110,674	-	179,100	250,329
	Operating Transfers	1,107,184	-	608,020	1,643,587	280,503
	Total General Fund Expenditures	3,531,301	2,773,199	4,453,700	5,359,954	4,965,647
Capital Projects - Fund 41						
	Parks, Recreation, and Public Property	205,713	402,632	561,662	523,268	788,000
	Transfers	-	-	470,240	508,634	200,523
	Total Capital Projects Expenditures	205,713	402,632	1,031,902	1,031,902	988,523
Impact Fees - Fund 44						
	General Government	7,998	769	61,730	27,000	21,000
	Parks, Recreation, and Public Property	223,704	164,484	1,086,500	820,673	1,273,096
	Transfers	-	-	-	-	-
	Total Impact Fees Expenditures	231,702	165,253	1,148,230	847,673	1,294,096
Total Expenditures Governmental Funds 10, 41 & 44		3,968,716	3,341,084	6,633,832	7,239,529	7,248,266

Personnel Change 2025 Budget vs. 2026 Budget

Department		
Admin	FTE	
Decrease Replacement GM from Full Year to half	-0.5	
Decrease Receptionist to two part time and .25 Clerk	-0.25	
Total Change	-0.75	
Parks		
Add Fulltime Gardner/Grounds Crew	1	
Add Part Time Housecleaner	0.25	
Add Part Time Seasonal	0.75	
Add Part Time Admin	0.125	
Total Change	2.125	
Golf Course		
Add Full time Irrigation Tech	1	
Add Part Time Admin	0.125	
Total Change	1.125	
Total Personnel Adds	2.5	

Capital Maintenance Allocation 2026 Budget

2026 Capital Maintenance					
Priority	Project/Equipment	Category	Dept.	Budget	
8	Add Automatic Locks to Bathrooms	Project	Operation	\$10,000	
9	Remodel Golf Course Bathrooms	Project	Golf Course	\$25,000	
14	Rebuild Portion of Pro Shop Roof on Pro Shop	Project	Pro Shop	\$5,329	
16	VFD for Gordon Well #1	Project	Golf Course	\$25,000	
24	Main Entry to Clubhouse Rebuilt	Project	Clubhouse	\$20,000	
	North Side of Clubhouse Wall				
9	rebuilt/remediated/Sealed	Project	Clubhouse	\$45,000	
18	Repair and Repaint GC Maintance Building	Project	Golf Course	\$35,000	
19	Grind Pool Deck Level	Project	Pool	\$10,000	
27	Clubhouse Roof Repair to Stop Leaks	Project	Clubhouse	\$25,000	
28	Electrical Rewire of Clubhouse	Project	Clubhouse	\$25,000	
20	Rework Downspout and Stucco on Clubhouse	Project	Clubhouse	\$25,000	
				\$250,329	
	LEGEND				
	Project Definition		Department		
	Safety		Clubhouse		
	Facility Protection		Operations		
	Operational Improvement/		Pool		
	Customer Satisfaction		Golf Course		
	Capital Equipment		Pro Shop		
			Cemetery		

Capital Project Allocation 2026 Budget

Capital Projects				
2	Repair of Existing Millpond Bridge*	Project	Operation	\$456,000
3	Add Fire Supression to Golf Cart Area	Project	Pro Shop	\$20,000
5	Hydraulic Excavator	Equip	Operation	\$60,000
6	Replacement Filter Pump for Pool	Equip	Pool	\$7,000
12	West Bank Off Loading Area	Project	Operation	\$50,000
13	Replace and Relocate A/C Unit on Pro Sho	Equipment	Pro Shop	\$25,000
15	Mechanics Truck	Equip	Ops/GC	\$60,000
16	Bunker Rake for Golf Course	Equip	Golf Course	\$40,000
17	Irrigation Cart	Equip	Golf Course	\$30,000
23	Extend Camera System throughout the park	Project	operation	\$15,000
24	Porter Way Ball Field #1 Infield	Project	Operation	\$25,000
				\$788,000
*UORG Grant Supported				
LEGEND				
Project Definition		Department		
Safety		Clubhouse		
Facility Protection		Operations		
Operational Improvement/ Customer Satisfaction		Pool		
Capital Equipment		Golf Course		
		Pro Shop		
		Cemetery		

Transfers and Reserves 2026 Draft Budget

2026 Sustainment Set Asides - DRAFT			
Major Equipment			\$17,500
AC Replacement Set Aside			\$10,000
Boat Set Aside			\$20,000
Flooring Replacements			\$2,500
			\$50,000
2026 Reserve			\$600,000

Impact Fee Projects 2026 Draft Budget

Oscarson Park - \$303,872

Soundwall Trail - \$768,224

Millpond Park- \$200,000

Action Items

Board Review and possible approval of September 24, 2025, Board Meeting Minutes

2025.11.01

Board Review and possible approval of October
15, 2025, Board Meeting Minutes

2025.11.02

Board Review and possible approval of 2026
Tentative Budget

2025.11.03

Board Review and possible approval of the
Cemetery Property Boundary Line Adjustment
document

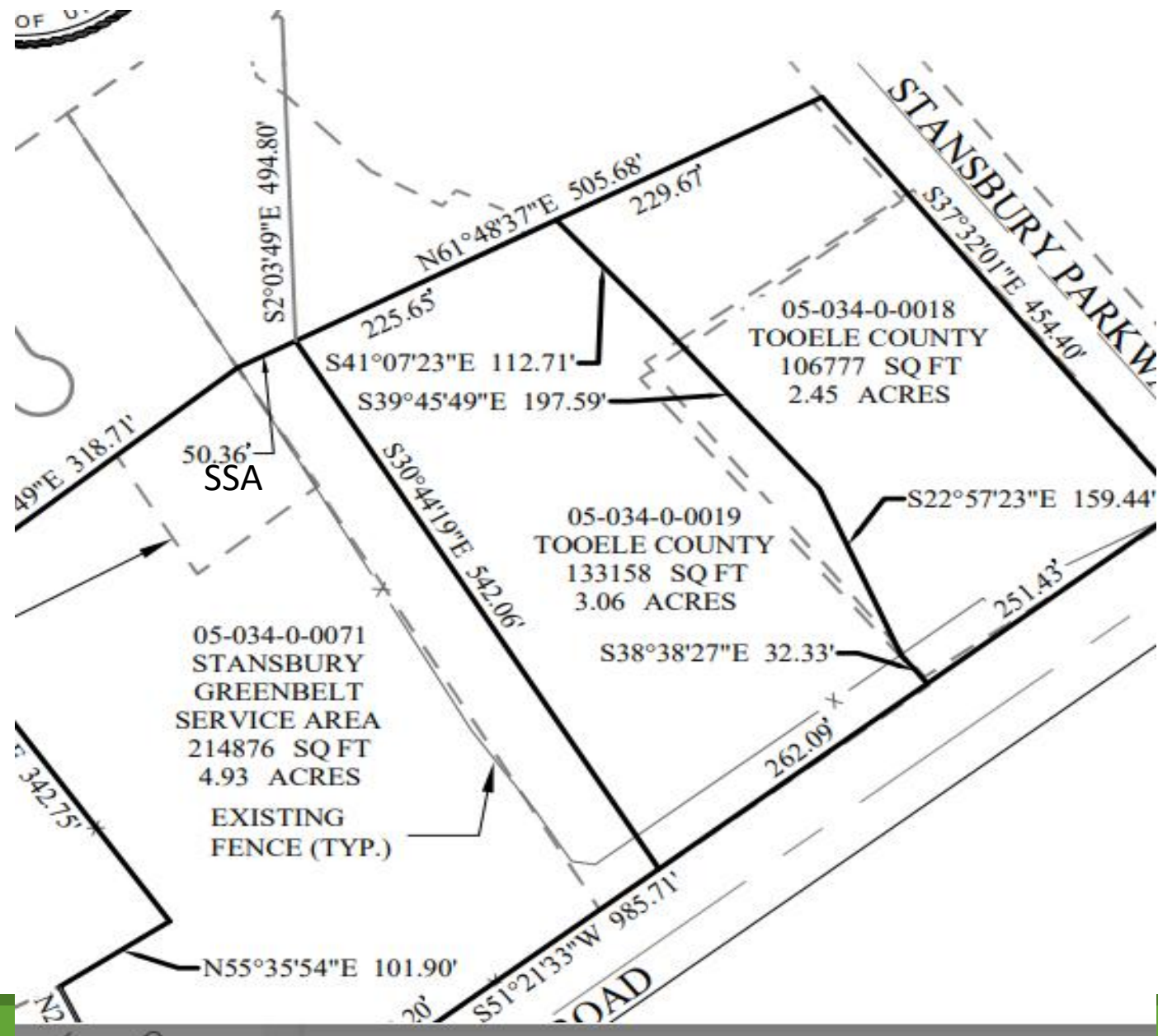
2025.11.04



Boundary Adjustment Document

Includes 3 Separate Adjustments

- Adjusts the Tooele County Lines within the Benson Mill Property
- Moves the line for the Greenbelt parcel south of the existing cemetery to the line agreed to by the Agency and Tooele County
- Transfers Ownership of the Small Parcel within the Larger Greenbelt Property from the Service Agency to the Greenbelt District.



Motion to Approve Boundary Line Adjustment Agreement

“I move to approve the proposed boundary line adjustment transferring Ownership of parcel 05-034-0-0009 to the Stansbury Greenbelt Service District and adjusting the property line of parcel 05-034-0-0071 to the new line outlined in the boundary line adjustment document provided by Tooele County”

2025.11.05

Ratification of Millpond Park Contract in the amount of \$505,135 to Hughes General for construction of Phase I of the Millpond Park Project

Board Review and possible approval of 2026 PEHP Agreement

2025.11.06

Review and Possible approval of September
Financial Statements, Purchases, and Journal
Entries

2025.11.07

Review and Possible approval GM Selection policy
purpose statement and requirements

2025.11.08

Board Discussion and possible approval of
Stansbury Service Agency representatives to the
Utah Association of Special Districts.

2025.11.09

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.

Board Member Reports and Discussion Items

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

Motion to enter into the Stansbury Recreation Service Area Board Meeting



STANSBURY RECREATION SERVICE AREA BOARD MEETING

NOVEMBER 12, 2025

Agenda

Order of Business

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

Action Items

1. 2025.11.02 A
 - a. Board Review and Possible Approval of the 2026 Stansbury Recreation Service Tentative Budget
4. Public Comments

Action Items



2025.11.02

Board Review and possible approval
of 2026 Stansbury Recreation
Service Tentative Budget

Stansbury Recreation Service Area 2026 Proposed Budget - DRAFT

REVENUES		2024 Actual	2025 Approved	2025 Estimated	2026 Proposed
Tax					
Tax Revenue					
	General Property Tax	1,504,675	1,609,309	1,617,294	1,617,294
Total Tax Revenue		1,504,675	1,609,309	1,617,294	1,617,294
EXPENDITURES		2024 Actual	2025 Approved	2025 Estimated	2026 Proposed
General Government					
	Operating Expenditures	1,504,675	1,609,309	1,617,294	1,617,294
Total Operating Expenditures		1,504,675	1,609,309	1,617,294	1,617,294
Total Change in Net Position		0	0	0	0

Public Comments

Motion to adjourn the Stansbury Recreation Service Area Board Meeting.

Motion to enter into the Stansbury Greenbelt Service Area Board Meeting



STANSBURY GREENBELT SERVICE AREA BOARD MEETING

NOVEMBER 12, 2025

Agenda

Order of Business

1. Call to Order
2. Roll Call

Action Items

1. 2025.11.01 A
 - a. Board Review and Possible Approval of the October 15, 2025, Board Meeting Minutes
2. 2025.11.02 A
 - a. Board Review and Possible Approval of 2026 Stansbury Greenbelt Service Tentative Budget
3. Public Comments

Action Items



Board Review and Possible Approval of the October 15, 2025, Board Meeting Minutes



Board Review and Possible Approval of the 2026 Stansbury Greenbelt Service Area Tentative Budget

Stansbury Greenbelt Service Area 2026 Proposed Budget - DRAFT

REVENUES		2024 Actual	2025 Approved	2025 Estimated	2026 Proposed
Tax					
Tax Revenue					
	General Property Tax	1,504,675	1,609,309	1,617,294	1,617,294
Total Tax Revenue		1,504,675	1,609,309	1,617,294	1,617,294
EXPENDITURES		2024 Actual	2025 Approved	2025 Estimated	2026 Proposed
General Government					
	Operating Expenditures	1,504,675	1,609,309	1,617,294	1,617,294
Total Operating Expenditures		1,504,675	1,609,309	1,617,294	1,617,294
Total Change in Net Position		0	0	0	0

Public Comments

Adjourn