



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

JANUARY 07, 2026



STANSBURY RECREATION SERVICE AREA BOARD OF TRUSTEES MEETING

JANUARY 07, 2026

Agenda

Order of Business

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Public Comments
- V. Action Items:
 - A. 2026.01.01 A
 - 1. Oath of Office for New Board Members.
 - B. 2026.01.02 A
 - 1. Selection of Stansbury Recreation Service Area Board of Trustees Chair, Clerk, and Treasurer for 2026.
 - C. 2026.01.03 A
 - 1. Board Review and possible approval of Dec 17, 2025, Board Meeting Minutes.

Oath of Office for New Board Members.

2026.01.01

2026.01.02

Selection of Stansbury
Recreation Service Area
Board of Trustees Chair,
Clerk, and Treasurer for 2026.

Stansbury Recreation Service Area Leadership

2025

2025 Recreation Board of Trustees

- Chair: John Wright
- Treasurer: Kyle Shields
- Clerk: Ingrid Swenson

2026.01.03

Board Review and possible
approval of Dec 17, 2025,
Board Meeting Minutes.

Motion to adjourn the Stansbury Recreation Service Area Board Meeting.



STANSBURY GREENBELT SERVICE AREA BOARD OF TRUSTEES MEETING

JANUARY 07, 2026

Agenda

Order of Business

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Public Comments
- V. Action Items:
 - A. 2026.01.01 A
 - 1. Oath of Office for New Board Members.
 - B. 2026.01.02 A
 - 1. Selection of Stansbury Greenbelt Service Area Board of Trustees Chair, Clerk, and Treasurer for 2026.
 - C. 2026.01.03 A
 - 1. Board Review and possible approval of Dec 17, 2025, Board Meeting Minutes.

Oath of Office for New Board Members.

2026.01.01

2026.01.02

Selection of Stansbury
Greenbelt Service Area Board
of Trustees Chair, Clerk, and
Treasurer for 2026.

Greenbelt Service Area Leadership

2025

2025 Greenbelt Board of Trustees

- Chair: Brett Palmer
- Treasurer: Ammon Jacobsmeyer
- Clerk: Ingrid Swenson

2026.01.03

Board Review and possible
approval of Dec 17, 2025,
Board Meeting Minutes.

Motion to adjourn the Stansbury Greenbelt Service Area Board Meeting.



STANSBURY SERVICE AGENCY BOARD OF DIRECTORS MEETING

JANUARY 07, 2026

Agenda

Order of Business

- I. Call to Order
- II. Roll Call
- III. Public Comments
- IV. Review of Public Comments from the last meeting
- V. General Manager Updates:
 - A. Operations
 - B. Projects
 - C. Finances
- VI. Discussion Items:
 - A. Discuss the Annual Conflict of Interest Disclosure and Ethical Behavior Pledge
 - B. Discuss 2026 Board Member Training Certification

Agenda

VII. Action Items:

2026.01.01 A

- Selection of Stansbury Service Agency Board Chair, Vice Chair, Treasurer, and Clerk for 2026.

2026.01.02 A

- Resolution 2026-01 For Zion's Bank Account.

2026.01.03 A

- Resolution 2026-02 for PTIF Bank Accounts.

2026.01.04 A

- Board Assignments to Committees (Finance, Planning, and Policy), Library Boards, Cemetery, and Stansbury Service Agency Events (Stansbury Ice Breaker, Stansbury Days, Stansbury Pageants, Halloween, Christmas Market).

2026.01.05 A

- Board Review and possible approval of December 17, 2025, Board Meeting Minutes.

Board member reports and requests.

Motion to Adjourn

Public Comment

Review of Public Comment

NO PUBLIC COMMENTS TO REVIEW

GM Update

Operations

Operations Clubhouse and Pro Shop Wall Repair

Northern Wall of Clubhouse and Wall
behind Cabinets in Pro Shop both
showed signs of Water Intrusion.

Damaged wood had to be repaired so
install of floor in clubhouse and
cabinets in Pro Shop could proceed

Crew was able do that without
impacting install schedules.



Sagewood Village



Sagewood Village 13 and 14

-



Sagewood Village 13 and 15

- Received a design and cost estimate for Phase 13 and 14 landscape
 - Based on draft standards we provided
- Talked about extending trail to parcel at junction of Village and Pole canyon.
 - Proposed doing that in exchange for some property to build higher density housing.

Projects

2025 Project Summary

Original Budget

Projects Completed			
Clubhouse Improvements	Department	Pro Shop	
→ Install Fire Alarm in Clubhouse	Clubhouse	Add Fire Alarm to Pro Shop	Pro Shop
→ Replace Maste Breaker at Clubhouse	Clubhouse	Pro Shop Doors (In lieu of Fire Station Access Box)	Pro Shop
→ Overhead Windows Replaced/wooden fram	Clubhouse	AED (Non-outlay)	Pro Shop
Install Access to Entry Doors	Clubhouse	Replace Windows in Pro Shop	Pro Shop
Install Security Cameras	Clubhouse		
AED (Non - Outlay)	Clubhouse		
Engineering Assessment of Clubhouse Entr	Clubhouse		
Internal Labor	Clubhouse		
Park Improvements			
→ Add Wood Chips to Play Areas (Move to Mair Park and Rec	Park and Rec		
→ Replace Railing Around Gazebo	Park and Rec		
→ Repair Railings in and around the pool/bask	Park and Rec		
Replacing Maintenance Roof	Park and Rec		
→ Repair of Weed Removal Boat	Park and Rec		
Bridge Engineering and Evalustion	Park and Rec		
→ Install All Abilities Playground in Woodland	Park and Rec		
Repair Playground Equipment at 4 Parks	Park and Rec		
Clubhouse Dock (Impact Fee)	Park and Rec		
Project In-Progress			
Millpond Park Phase I	Park and Rec		

LEGEND

Project Definition

	Safety
	Facility Protection
	Operational

Department

	Clubhouse
	Operations
	Pool
	Golf Course
	Pro Shop
	Cemetery

2025 Fall Project Summary

2025 Projects

Priority	Completed	Project/Equipment	Category	Dept.	Budget	Contracted (Committed)
1		Reroute Backflush From Pool	Project	Operations	\$50,000	\$3,500
6	<input checked="" type="checkbox"/>	Diving Board and Slide for Pool	Equip	Operations	\$15,000	\$10,191
10	<input checked="" type="checkbox"/>	Relocate entry gate as pool	Project	Operations	\$5,000	\$950
16	In Progress	Replace Flooring in Clubhouse	Project	Clubhouse	\$25,000	\$23,898
24	In Progress	Proshop Front Desk	Project	Proshop	\$12,000	\$10,935
9	<input checked="" type="checkbox"/>	Convert Porter Way Park to WxTrak	Project	Operations	\$20,000	\$15,498
	<input checked="" type="checkbox"/>	Rewire Irrigation at Sagers	Project	Operations	\$12,000	\$10,712
		Repair/Paint Golf Maint Building	Project	Golf Operations		Moved to 2026
					\$139,000	\$75,684

LEGEND

Project Definition	Department
Safety	Clubhouse
Facility Protection	Operations
Operational Improvement/ Customer Satisfaction	Pool
	Pro Shop
	Cemetery
	Golf Operations

2026 Capital Maintenance

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

2026 Capital Projects

2026 Capital Projects List					LEGEND
Priority	Project/Equipment	Category	Dept.	Budget	
2	Repair of Existing Millpond Bridge*	Project	Operations	\$456,000	Project Definition
3	Add Fire Supression to Golf Cart Area	Project	Pro Shop	\$20,000	Safety
5	Hydraulic Excavator	Equip	Operations	\$60,000	Facility Protection
6	Replacement Filter Pump for Pool	Equip	Pool	\$7,000	Operational Improvement/
12	West Bank Off Loading Area	Project	Operations	\$50,000	Customer Satisfaction
13	Replace and Relocate A/C Unit on Pro Shc	Equipment	Pro Shop	\$25,000	Capital Equipment
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	Operations	\$15,000	
24	Porter Way Ball Field #1 Infield	Project	Operations	\$25,000	
				\$788,000	Department
*UORG Grant Supported					

Project Priority List

As of Nov 2025

2026 Capital Projects List								
Priority	Project/Equipment	Category	Dept.	Budget	Rationale	2025	Capital Maintenance	Capital Projects
								Out Years
1	Reroute Backflush From Pool	Project	Pool	\$50,000	Necessary if the pool is to open	\$3,500	\$46,500	
2	Repair of Existing Millpond Bridge*	Project	Operations	#####	\$250,000 reimbursement from UORG		\$456,000	
3	Add Fire Supression to Golf Cart Area	Project	Pro Shop	\$20,000	Safety Issue for Workers		\$476,000	
4	Footie Golf*	Project	Operations	\$10,000	\$5000 Reimbursement from UORG			
5	Hydraulic Excavator	Equip	Operations	\$60,000	Larger unit for more Efficient Operation; Smaller Unit to Golf Course		\$536,000	
6	Replacement Filter Pump for Pool	Equip	Pool	\$7,000			\$543,000	
7	Diving Board and Slide for Pool	Equip	Pool	\$15,000	Replacement for Diving Boards	\$18,500		
8	Add Automatic Locks to Bathrooms	Project	Operations	\$10,000	Operational Efficiency		\$56,500	
9	Add Automatic Locks to Bathrooms	Project	Golf Course	\$25,000	Operational Efficiency		\$81,500	
10	Convert Porter Way Park to WxTrak	Project	Operations	\$20,000	Operational Efficiency	\$38,500		
11	Relocate entry gate as pool	Project	Operations	\$5,000	Reduces pool operational costs	\$43,500		
12	West Bank Off Loading Area	Project	Operations	\$50,000	Needed to Improve weed Removal		\$593,000	
13	Replace and Relocate A/C Unit on Pro Shop	Equipment	Pro Shop	\$25,000	Unit Failing and Roof Leaking		\$618,000	
14	Rebuild Portion of Pro Shop Roof on Pro Shop	Project	Pro Shop	\$5,329	Leak Source at Pro Shop and Unit failing	\$86,829		
15	Mechanics Truck	Equip	Ops/GC	\$60,000	Needed to move between locations		\$678,000	
16	Bunker Rake for Golf Course	Equip	Golf Course	\$40,000	Needed to groom bunkers		\$718,000	
17	Irrigation Cart	Equip	Golf Course	\$30,000	Needed to facilitate work on irrigation		\$748,000	
18	VFD for Gordon Well #1	Project	Golf Course	\$25,000	Needed for Better Operation of Gordon Well	\$111,829		
19	Main Entry to Clubhouse Rebuilt	Project	Clubhouse	\$20,000	Leakage point into clubhouse	\$131,829		
20	North Side of Clubhouse Wall rebuilt/remediated/Sealed	Project	Clubhouse	\$45,000	Leakage point into clubhouse	\$176,829		
21	Repair and Repaint GC Maintance Building	Project	Golf Course	\$35,000	Shop is in need of refurbishment	\$211,829		
22	Replace Flooring in Clubhouse	Project	Clubhouse	\$25,000	Carpeting is failing/Rentals/Use	\$68,500		
23	Extend Camera System throughout the park	Project	operations	\$15,000	Needed to Reduce Vandalism		\$763,000	
24	Porter Way Ball Field #1 Infield	Project	Operations	\$25,000	Need to get ballfield useable.		\$788,000	
25	Irrigation Van	Equip	Operations	\$50,000	Need Second Vehicle		\$50,000	
26	Rebuild of Cart Path to No. 1 Green	Project	Golf Course	\$10,000	Start of Cart Path Rebuild	\$221,829		
27	Clubhouse Roof Repair to Stop Leaks	Project	Clubhouse	\$25,000	Leaking into main part of clubhouse	\$246,829		
28	Electrical Rewire of Clubhouse	Project	Clubhouse	\$25,000	Half the sockets/lights unuseable	\$271,829		
29	Rebuild Utilities Enclosure on South Side of Clubhouse	Project	Clubhouse	\$50,000	Aesthetics/Safety		\$100,000	
30	Proshop Front Desk	Project	Proshop	\$12,000	Operational Efficiency and Inc. Sales	\$80,500		
31	Grind Pool Deck Level	Project	Pool	\$10,000	Safety Issue, Trip Hazzard	\$281,829		
32	Rework Downspout and Stucco on Clubhouse	Project	Clubhouse	\$15,000	Structure is failing,	\$296,829		
33	Golf Course Irrigation System Restoration*	Project	Golf Course	\$15,000	Continuation of Wiring/Controller work	\$311,829		
34	Cart Parking Area at Pro Shop	Project	Pro Shop	\$26,000	Operations		\$126,000	
35	Prepare New Section of Cemetery	Project	Operations	\$46,000	Operations		\$161,000	
36	Repair outfield of Porter Way Ballfield	Project	Operations	\$35,000	Needed to make the field fully operational		\$311,000	
37	Install Second field at Porter Way	Project	Operations	#####	Needed for increased capacity		\$461,000	
38	Indoor Practice Facility at Pro Shop	Project	Pro Shop	\$50,000	Better experience for golfers		\$511,000	
39	Upgrade of Sound and Video System in Clubhouse	Project	Clubhouse	\$15,000	Add video teleconferencing to big room, hearing impaired add on.		\$526,000	
40	Upgrade Sand in Bunkers	Project	Golf Course	#####	Need better sand for improved course.		\$776,000	

LEGEND

Project Definition

Safety

Facility Protection

Operational Improvement/Customer Satisfaction

Capital Equipment

Department

Clubhouse

Operations

Pool

Golf Course

Pro Shop

Cemetery

Finances

SSA Financial Position

as of 31 Dec 2025

Stansbury Service Agency of Tooele County

Cash Summary

All Bank Accounts as of 12/31/2025

Zions Checking - General 0370	\$115,412.36
CFCU Checking - General 379	\$1,592.59
Stripe	\$246.10
Outstanding Balances	\$0.00
PTIF	\$4,299,170.37
UNDEPOSITED PAYMENTS	\$52,777.48
Total Operational Funds	\$4,469,198.90
PTIF (Impact Fund)	\$868,023.48
Total Funds	\$5,337,222.38

Discussion Items

Discuss the Annual Conflict
of Interest Disclosure and
Ethical Behavior Pledge

Discuss 2026 Board
Member Training
Certification

Action Items

2026.01.01

Selection of Stansbury
Service Agency Board Chair,
Vice Chair, Treasurer and
Clerk for 2026.

Stansbury Service Agency Leadership

2024 - 2025

2025 Stansbury Service Agency Board of Directors

- Chair: Brett Palmer
- Vice Chair: Cassandra Arnell
- Treasurer: Kyle Shields
- Clerk: Ingrid Swenson

Resolution 2026-01 For Zion's Bank Account.

2026.01.02

Resolution 2026-02 for PTIF Bank Accounts.

2026.01.03

2026.01.04

Board Assignments to Committees (Finance, Planning, and Policy), Library Board, Cemetery, and Stansbury Service Agency Events (Stansbury Ice Breaker, Stansbury Days, Stansbury Pageants, Halloween, Christmas Market).

Committees

2025

Policy Committee

- Cassandra Arnell – Chair
- John Wright
- J.D. Duval

Non-Board

- Jim Hanzelka
- Ingrid Swenson
- Meetings: Tuesdays 10 a.m.

Finance Committee

- Kyle Shields – Chair
- John Wright
- Ammon Jacobsmeyer
- J.D. Duval

Non-Board

- Jim Hanzelka
- Ingrid Swenson

- Meetings – No Fixed Schedule

Committees and Liaisons

2025

Planning Committee

- Jim Hanelka – Chair
- Brett Palmer
- John Wright
- Kyle Shields

Liaisons

- John Wright – Pageant
- Library – Cassandra Arnell
- Cemetery – Brett Palmer
- Stansbury Days – Ammon Jacobsmeyer

Non-Board

- Kasey Nobles
- Jim Hanelka
- Shawn Chidester
- Kellianne Rosemann

- Meetings: Third Thursday of the Month, 5:00 PM

2026.01.05

Board Review and possible
approval of Dec 17, 2025,
Board Meeting Minutes.

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



Adjourn