



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 to do that without impacting install schedules.



Sagewood Village



Sagewood Village 13 and 14

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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 frame	Clubhouse	AED (Non-outlay)	Pro Shop
Install Access to Entry Doors	Clubhouse	Replace Windows in Pro Shop	Pro Shop
Install Security Cameras	Clubhouse	Golf Greens	
AED (Non - Outlay)	Clubhouse	Rewire Irrigation on Holes 18 and 11	Golf Course
Engineeering Assessment of Clubhouse Entr	Clubhouse	Projects In-Progress	
Internal Labor	Clubhouse	Millpond Park Phse I (Impact Fee)	Park and Rec
Park Improvements			
→ Add Wood Chips to Play Areas (Move to Mair	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	✓	Diving Board and Slide for Pool	Equip	Operations	\$15,000	\$10,191
10	✓	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	✓	Convert Porter Way Park to WxTrak	Project	Operations	\$20,000	\$15,498
	✓	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 Course	\$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 Course	\$25,000		Improvement/Customer
24	Main Entry to Clubhouse Rebuilt	Project	Clubhouse	\$20,000		Capital Equipment
9	North Side of Clubhouse Wall rebuilt/remediated/Sealed	Project	Clubhouse	\$45,000		
18	Repair and Repaint GC Maintenance Building	Project	Golf Course	\$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								
Priority	Project/Equipment	Category	Dept.	Budget	LEGEND			
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 Shop	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	Department			
17	Irrigation Cart	Equip	Golf Course	\$30,000	Clubhouse			
23	Extend Camera System throughout the park	Project	operations	\$15,000	Operations			
24	Porter Way Ball Field #1 Infield	Project	Operations	\$25,000	Pool			
				\$788,000	Golf Course			
	*UORG Grant Supported				Pro Shop			
					Cemetery			

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	
								\$543,000	
6	Replacement Filter Pump for Pool	Equip	Pool	\$7,000					
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	\$25,000	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 Cemetary	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 Hanzelka – Chair
- Brett Palmer
- John Wright
- Kyle Shields

Non-Board

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

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

Liaisons

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

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