



STANSBURY SERVICE AGENCY BOARD OF DIRECTORS MEETING

MARCH 11, 2026

Agenda

Order of Business

Call to Order

Roll Call

Pledge of Allegiance

Public Comments

General Manager Updates:

- Operations
- Projects
- Finances

Discussion Items

- Presentation by Cody Deeter from EFG Consulting and discussion of the Impact Fees Facility Plan and Impact Fees Analysis
- Discussion of possible long-term rental of land by a resident

Action Items:

2026.03.01 A

- Board Review and possible approval of February 25, 2026, Board Meeting Minutes

Agenda

Board member reports and requests.

Motion to Enter into a closed session to discuss the character, professional competence of an individual, and the potential for pending or reasonably imminent litigation

Motion to End the closed session and reconvene to the open meeting

Motion to Adjourn

Public Comment

GM Update

Operations

Operations

11 March 2026

Reworking Irrigation on stretch from Millpond Park to Clubhouse

Working on Rerouting the Pool Backflush Effluent

Golf Course Working on Siding on Maintenance Building

Found Fault in Outside Lighting - Still an Issue.

- May need to rewire all the outside lights
- Looking at replacing with solar powered lights

Pool Leakage Issue Mostly Solved by Plugging the Lower Drain Valve

- Aquatech looking to replace valve before season
- Replacing pool lights – Electrical also an issue there.

Grinding of pool Deck in progress – Will need to fill some areas

Looking at upgrading internet in clubhouse

Adding Cyber-Security Patch from State.

Operations – Staffing

11 March 2026

Job Fair held Friday March 5 – Minimal Response

Current Staffing Status

- Operations

- Mow Crew – 7 (including lead and boat operator)
- Irrigation – 2 Part Time
- Facilities – 4 Part time

- Golf Course

- Grounds Crew – 6 Part Time
- Pro Shop – Staffed

Pool

- 3 Cashiers
- 10 Lifeguards

Projects

Projects

11 March 2026

Standards Package

- Redlines complete
- Looking to narrow down Tree and Shrub List
- Estimates Range from \$1500 - \$3500 to Create drawings
 - Can significantly lower costs if we can work from original CAD drawings

State Fire lowest bidder on fire suppression over at Pro Shop

Looking at Bids for Pro Shop roof repair

- Looking at Options for HVAC

Soundwall trail Plans

- RFP undergoing internal review at Ensign
- Plans in final review with Sprinkler Supply

Starting to look at RFP for Bridge Rebuild

Oscarson Park – Interview of Top Respondents

Grants

11 March 2026

Submitted Tourism Grant by Golf Course

UROG Grant submitted for Millpond Park Trail

- Looking at other potentials

Tooele County Recreation

- Porter Way Ball Park - \$35,000
- Library Summer Reading - \$4,000

Other

11 March 2026

Board Review of Interlocal Agreement Draft

- Incorporate Board Comments
- Legal Review
- Final Approval and Signature

Other Documents

- By Laws
- Replacement of General Manager
- Replacement of Board Member
- Update of Safety Handbook
- Update of Employee Handbook
- Sidewalk and Trail Safety

Finances

Finances

As of 28 February 2026

Stansbury Service Agency of Tooele County
Cash Summary
All Bank Accounts as of 02/28/2026

Description	Amount
Zions Checking - General 0370	\$36,304.77
CFCU Checking - 2948398	\$1,592.65
PTIF 3124 General Account	\$4,455,086.81
PTIF 1159 Impact Fees	\$904,196.14
Stripe	\$1,571.52
Venmo	\$42.22
UNDEPOSITED PAYMENTS	\$15,397.06
General Ledger Cash Total:	\$5,414,191.17

Finances – Golf Course

As of 28 February 2026

GOLF USAGE REVENUE 2026 VS 2025 YEAR TO DATE (AS OF 28 FEBRUARY 2026)						
	2025 Units	2026 Units	Percent Increase	2025 Revenue	2026 Revenue	Percent Increase
Greens Fees	592	2540	329%	\$7,635	\$42,518	457%
Cart Rental	348	1816	422%	\$2,909	\$18,947	551%
Driving Range	58	362	524%	\$336	\$2,082	520%
Season Passes	45	93	107%	\$33,910	\$68,709	103%
Punch Passes	2	6	200%	\$472	\$1,740	269%
Alcohol Sales	115	573	398%	\$308	\$1,610	423%
Pro Shop Sales	69	633	817%	\$763	\$5,702	647%
Snack Bar	144	764	431%	\$384	\$2,005	422%
Pavilion Rentals	0	0	0%	\$0	\$0	0%
Tournaments	0	0	0%	\$0	\$0	0%
TOTAL				\$46,716	\$143,313	207%
Expenses To Date				142119	\$189,561	33%
Net Position				\$95,403	\$46,248	

Financial Summary - Revenue

Through 28 February 2026

REVENUE - FEB 2026										
	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 Gover	\$3,693,567	\$40,130	\$111,434	\$71,304	178%	\$3,582,133	\$3,653,437	\$3,764,871	\$71,304	2%
Golf Course	\$1,080,100	\$57,246	\$143,313	\$86,067	150%	\$936,787	\$1,022,854	\$1,166,167	\$86,067	8%
Parks and Rec	\$93,400	\$7,124	\$3,514	-\$3,610	-51%	\$89,886	\$86,276	\$89,790	-\$3,610	-4%
Pool	\$72,500	\$0	\$0	\$0	N/A	\$72,500	\$72,500	\$72,500	\$0	0%
Library	\$4,080	\$0	\$6	\$6	N/A	\$4,074	\$4,080	\$4,086	\$6	0%
Cemetery	\$22,000	\$4,000	\$3,000	-\$1,000	-25%	\$19,000	\$19,000	\$22,000	\$0	0%
Total	\$4,965,647	\$108,500	\$261,267	\$152,767	141%	\$4,704,380	\$4,858,147	\$5,119,414	\$153,767	3%

Financial Summary - Expenses

Through 28 February 2026

EXPENSES - JAN THRU FEB 2026										
	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	\$748,050	\$93,495	\$63,739	\$29,756	32%	\$684,311	\$654,555	\$718,294	\$29,756	4%
Golf Course	\$1,684,120	\$185,167	\$182,628	\$2,539	1%	\$1,501,492	\$1,498,953	\$1,681,581	\$2,539	0%
Parks and Rec	\$1,772,780	\$128,545	\$145,953	(\$17,408)	-14%	\$1,626,827	\$1,644,235	\$1,790,188	(\$17,408)	-1%
Pool	\$185,920	\$508	\$1,254	(\$746)	-147%	\$184,666	\$185,412	\$186,666	(\$746)	0%
Library	\$27,960	\$3,442	\$2,248	\$1,194	35%	\$25,712	\$24,518	\$26,766	\$1,194	4%
Cemetery	\$30,385	\$2,768	\$1,828	\$940	34%	\$28,557	\$27,617	\$29,445	\$940	3%
Capital Repairs	\$250,329	\$4,499	\$250	\$4,249	94%	\$246,080	\$245,830	\$246,080	\$4,249	2%
Total	\$4,699,544	\$418,423	\$397,900	\$20,523	5%	\$4,297,645	\$4,281,120	\$4,679,020	\$20,524	0%

Discussion Items

Discussion of the Impact Fees Facility Plan and Impact Fees Analysis

Discussion of possible
long-term rental of land
by resident



Action Items

2026.03.01

Board Review and possible
approval of February 25,
2026, 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, and requests for future board actions.

Board Member Reports and Discussion Items

Motion to enter into a closed session to discuss the character, professional competence of an individual, and the potential for pending or reasonably imminent litigation.

Motion to end the
closed session and
reconvene to the open
meeting

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