



Stansbury Service Agency Board of Directors Meeting

MAY 13, 2026

Agenda

Stansbury Service Agency Board of Directors Meeting

Call to Order

Roll Call

Pledge of Allegiance

Public Comments

General Manager Updates:

- Operations
- Projects
- Finances

Discussion Items:

Discussion of Vacating and Amending Lot 27 of Captain's Island Subdivision #2, the Molina One Lot Subdivision Plat

Agenda

Stansbury Service Agency Board of Directors Meeting

Action Items:

2026.05.01 A

- Board Review and possible approval of April 16, 2026, Work Planning Committee Meeting Minutes

2026.05.02 A

- Board Review and possible approval of April 22, 2026, Board Meeting Minutes

2026.05.03 A

- Approval of the Vacating and Amending Lot 27 of Captain's Island Subdivision #2, the Molina One Lot Subdivision Plat

Board member reports and requests.

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.

Motion to Adjourn

GM Update

Operations

Operations – Admin

13 May 2026

Staffing –

- Filled out staff (once the HS students fully join the staff)
- Staff turnover requires more training

Upgrade of Internet

- Verizon has offered a significant cost reduction for nodes
- Phone is cheaper than All West
- Took advantage of the sale by Verizon
 - Moved 4 boxes to the higher speed plan.
 - 36 mo. No cost transfer, reduced cost by 50%
 - Plan to transfer to All West over time.

Grants

13 May 2026

- Tooele County Recreation Grants
 - \$30,000 – Porter Way Baseball Field
 - \$4,000 – Library Summer Reading

- Other Grants
 - UORG - \$200K for Trail at Millpond
 - Tooele County Tourism - \$15K for Golf Course
 - UCAIR

Non-Monetary Board Compensation

- Free use of the pool for open swim, lessons, Swim Team, etc. (depending on availability)
 - Advance registration required
- Free use of the golf course; the staff determines if use impacts use by customers
- One spot and two buckets of balls per day at the driving range
- Rentals (Clubhouse, Pool Party, Gazebo, etc.)
 - Rental fees are waived (marginal costs such as lifeguards, cleaning, etc. will be charged)
 - One advanced booking per year (more than 2 weeks out) – Not on Friday or Saturday
 - 2 Weeks out, if not booked, may have additional bookings, and weekends may be taken
- Twenty Percent off regularly priced merchandise at the discretion of the staff.

Operations

13 May 2026 - Irrigation

- Golf Course
 - 16 Controllers; 559 valves
 - All online
 - Looking for Sprinkler heads lost over the years
- Parks and Rec
 - 29 Controllers; 500 Valves
 - 20 Online
 - Major issue with power in the clubhouse area
 - Sagers' area communication issue with Weather Trak
- Battery Timers (Parks and Rec)
 - 32 Timers; 81 Valves
 - All online except for 3 that use water from sources we don't control

Operations - Pool

13 May 2026

- Backflush Effluent Piping In place and tested
 - Restore Irrigation/landscaping
- Replaced the valve at the bottom of the pool
 - Appears to have reduced water loss by 2/3
 - Expect that it will resolve a lot of the issues with the heaters
- Six of eight lights in the pool are operational.
 - Need to put in significant effort to rewire the other two
 - Think the light level is sufficient for night use
- ADA Ramp installed at new access point
- Some work on the pool deck on-going
- Pool staff in place
 - Training Complete
- Sunday Closure

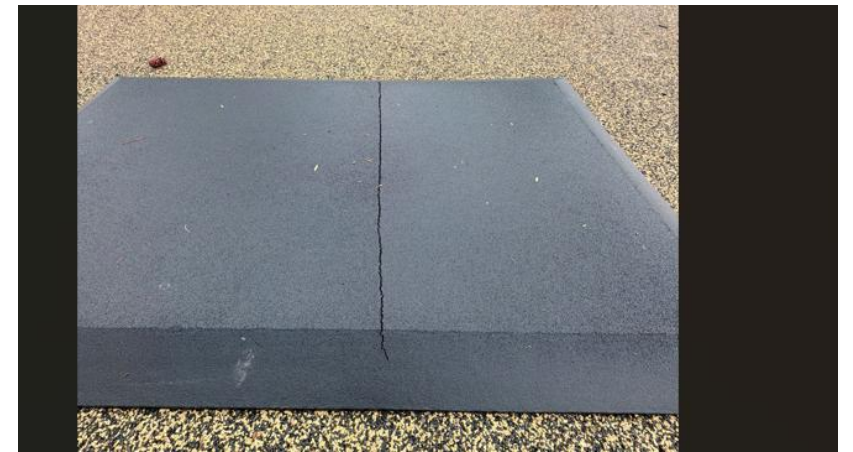
Vandalism

13 May 2026

Woodland Park



Porter Way Park
Bathroom



Comments from last Meeting

22 April Meeting

- Comment about gnats making it difficult to enjoy the park (Mary Wilson)
 - We did contact the mosquito abatement district, and they were going to try a new method.
 - Had them treat Sagers, Porter Way, Village, Sandhill, and the gazebo area of the clubhouse.
 - Ask on the 12th if they could repeat the treatment.
- Comment about re-initiating the discussion about parking control (Mary Wilson)
 - Until we can come up with a method to prevent people from just moving to create a problem elsewhere, it's still an issue.
 - Definitely need more parking in the clubhouse area and throughout the park.
- Comment about the basketball courts
 - Significant cost to repair.
 - The board needs to decide what they want in that area.

Projects

Projects – Capital Maintenance

13 May 2026

2026 Capital Maintenance								
Priority	Project/Equipment	Category	Dept.	Budget	Executed	Committed	Proposed	Variance
8	Add Automatic Locks to Bathrooms*	Project	Operations	\$10,000				\$10,000
9	Remodel Golf Course Bathrooms*	Project	Golf Course	\$25,000				\$25,000
14	Rebuild Portion of Pro Shop Roof on Pro Shop	Project	Pro Shop	\$5,329		\$2,250		\$3,079
16	VFD for Gordon Well #1*	Project	Golf Course	\$25,000		\$15,282		\$9,718
24	Main Entry to Clubhouse Rebuilt	Project	Clubhouse	\$20,000				\$20,000
9	North Side of Clubhouse Wall rebuilt/remediated/Sealed	Project	Clubhouse	\$45,000				\$45,000
18	Repair and Repaint GC Maintance Building	Project	Golf Course	\$35,000	\$5,318			\$29,682
19	Repair of Pool Deck, Lights and Valve	Project	Pool	\$10,000	\$2,298			\$7,702
27	Clubhouse Roof Repair to Stop Leaks	Project	Clubhouse	\$25,000				\$25,000
28	Electrical Rewire of Clubhouse	Project	Clubhouse	\$25,000	\$533			\$24,468
20	Rework Downspout and Stucco on Clubhouse	Project	Clubhouse	\$25,000				\$25,000
6	Rebuild of Pool Pump	Repair	Pool		\$1,044			-\$1,044
10	Widen Walkway to new pool entrance*	Project	Pool		\$3,400			-\$3,400
	Concrete Around Signboard at Lake	Project	Operations		\$3,200			-\$3,200
	Concrete next to the Storage Shed	Project	Operations		\$2,100			-\$2,100
	Trim for Clubhouse floors	Project	Operations		\$250			-\$250
				\$250,329	\$18,143	\$17,532		\$214,654

LEGEND

Project Definition

Safety
Facility Protection
Operational Improvement/Customer Satisfaction
Capital Equipment

Department

Clubhouse
Operations
Pool
Golf Course
Pro Shop
Cemetery

Projects – Capital Projects

13 May 2026

CAPITAL PROJECTS									
Priority	Title	Type	Dept.	Budget	Executed	Committed	Projected	Variance	Variance**
1	Reroute Backflush From Pool	Project	Pool	\$50,000	\$22,079			\$27,921	
2	Repair of Existing Millpond Bridge*	Project	Operation	\$456,000		\$2,800		\$453,200	
3	Add Fire Supression to Golf Cart Area	Project	Pro Shop	\$20,000		\$15,521	\$31,254	\$4,480	(\$11,254)
5	Hydraulic Excavator	Equip	Operation	\$60,000	\$69,661			(\$9,661)	
6	Replacement Filter Pump for Pool	Equip	Pool	\$7,000	\$0			\$7,000	Moved to Capital Maintenance
12	West Bank Off Loading Area	Project	Operation	\$50,000				\$50,000	
13	Replace and Relocate A/C Unit on Pro Sho	Equipmen	Pro Shop	\$25,000		\$14,146		\$10,854	
15	Mechanics Truck	Equip	Ops/GC	\$60,000				\$60,000	
16	Bunker Rake for Golf Course	Equip	Golf Course	\$40,000		\$23,000		\$17,000	
17	Irrigation Cart	Equip	Golf Course	\$30,000		\$27,350		\$2,650	
23	Extend Camera System throughout the park	Project	operation	\$15,000				\$15,000	
24	Porter Way Ball Field #1 Infield	Project	Operation	\$25,000				\$25,000	
				\$838,000	\$91,740	\$82,816		\$663,444	
	*UORG Grant Supported								
	** Variance if new bid accepted								

LEGEND

Project Definition

Safety

Facility Protection

Operational Improvement/Customer

Satisfaction

Capital Equipment

Department

Clubhouse

Operations

Pool

Golf Course

Pro Shop

Cemetery

Projects – Capital Maintenance

13 May 2026

Moved the rebuild of the pool pump to Maintenance from Capital Project

ADA Ramp at pool is a continuation of the gate move effort

Had two different contractors look at the entry and south side of the clubhouse

Pro Shop HVAC/Roof repair

- The HVAC installer will do all the sub-roof installation
- Significant Electrical Issues
- Less cost to do the actual roofing

Pads poured for the map area and the Library Book Return box.

Potential Additions to Capital Projects

13 May 2026

- Move Fence at Cemetery - \$5,912
- Convert Rose Park Tennis Courts to Multi-Use Court - \$59,000
- Line Cleaning/Video of line from behind hole #3 - \$3,500
- Line Cleaning/Video of line by Hole 17 - \$3,500
- Planning Committee needs to start an effort to look at 1,3,5, and 10-year plans.
 - Last 5-year plan done in 2019

Finances

Finances

As of 30 April 2026

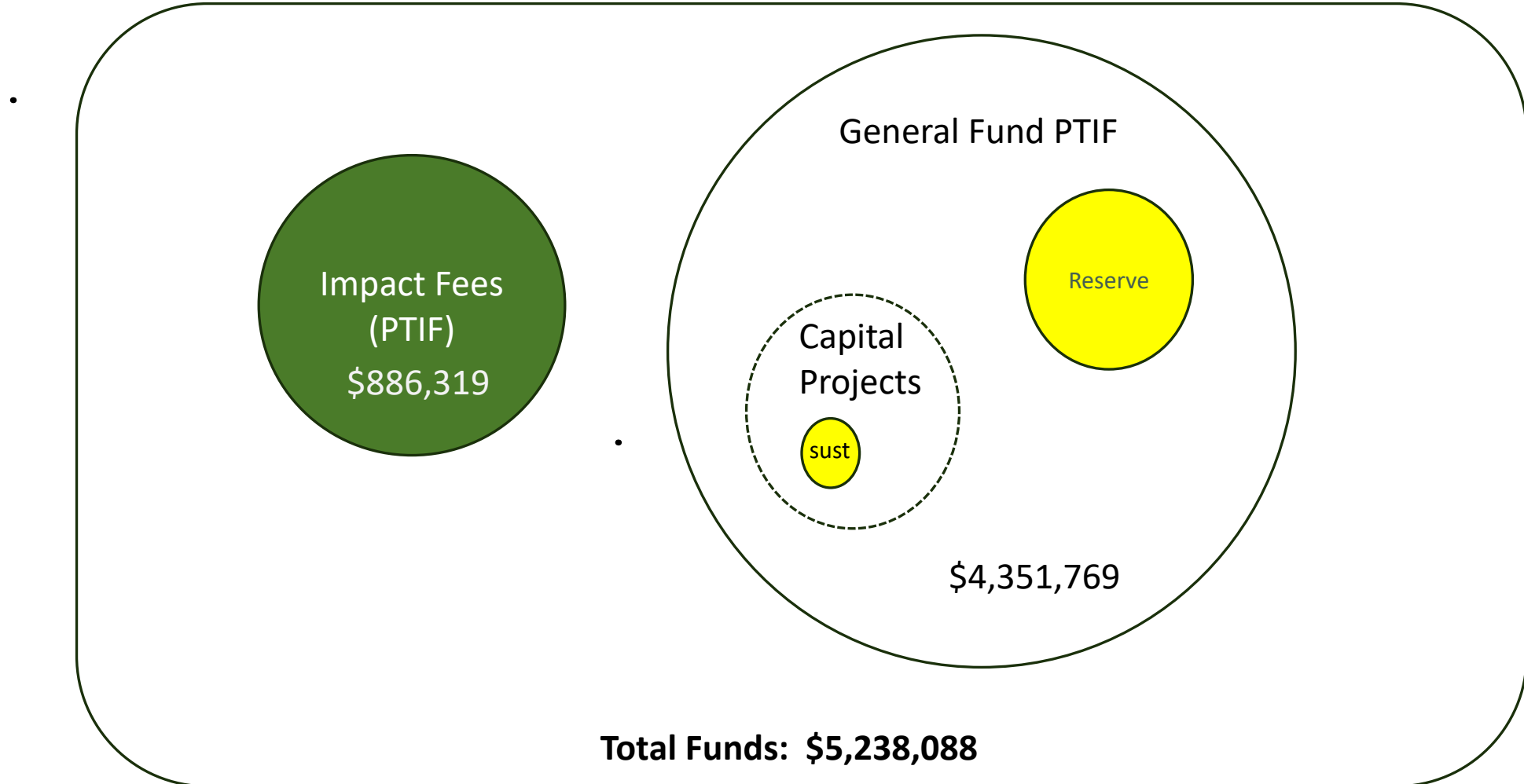
Stansbury Service Agency of Tooele County
Cash Summary
All Bank Accounts as of 04/30/2026

Description	Amount
Zions Checking - General 0370	\$34,701.59
Zions Visa Cards	(\$87.98)
CFCU Checking - 2948398	\$1,592.74
PTIF 3124 General Account	\$4,309,505.77
PTIF 1159 Impact Fees	\$886,318.58
UNDEPOSITED PAYMENTS	\$6,056.99
General Ledger Cash Total:	\$5,238,087.69

Operational Funds Available: \$4,351,769

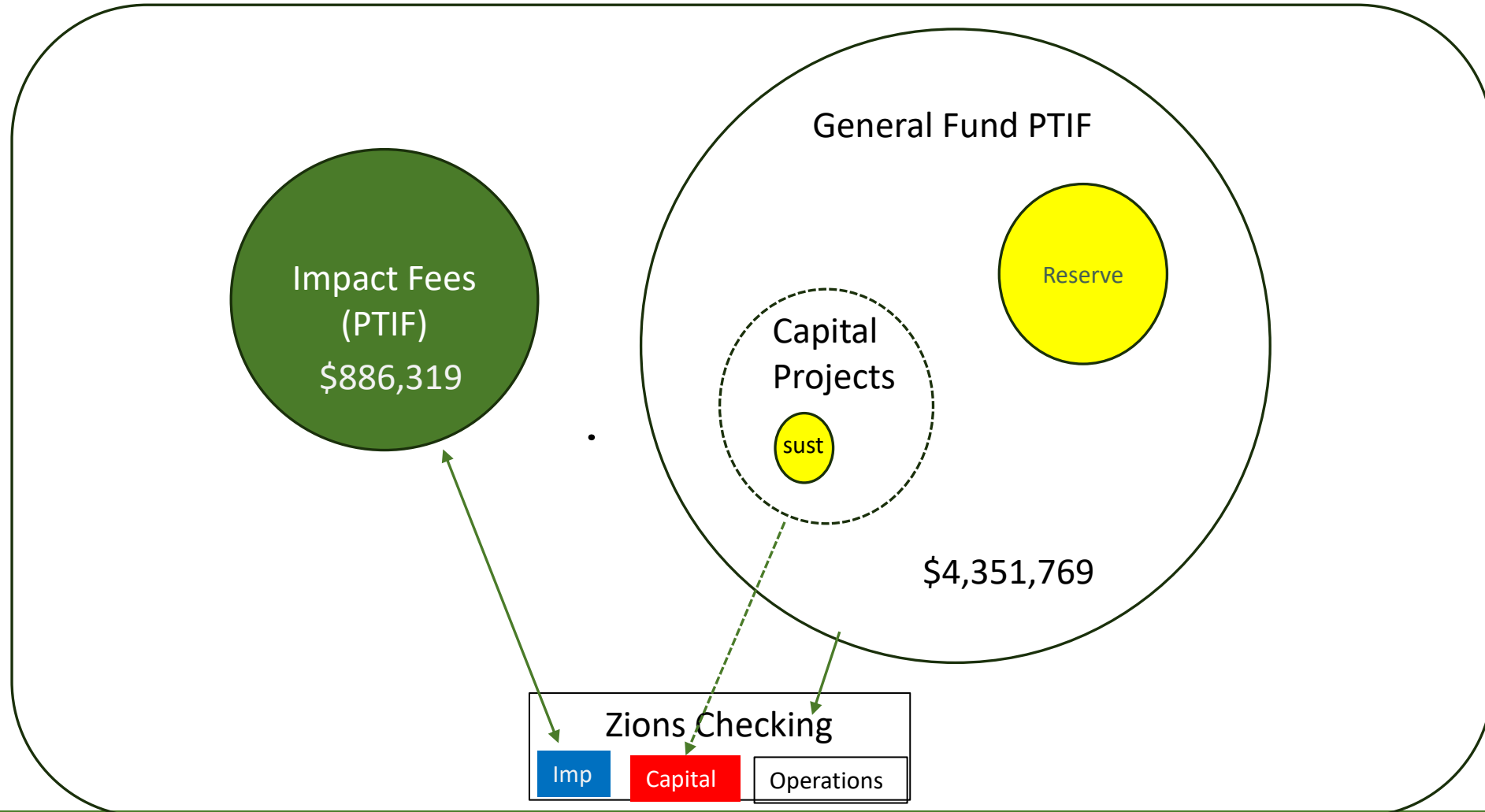
Financial Summary

13 May 2026



Financial Summary

13 May 2026



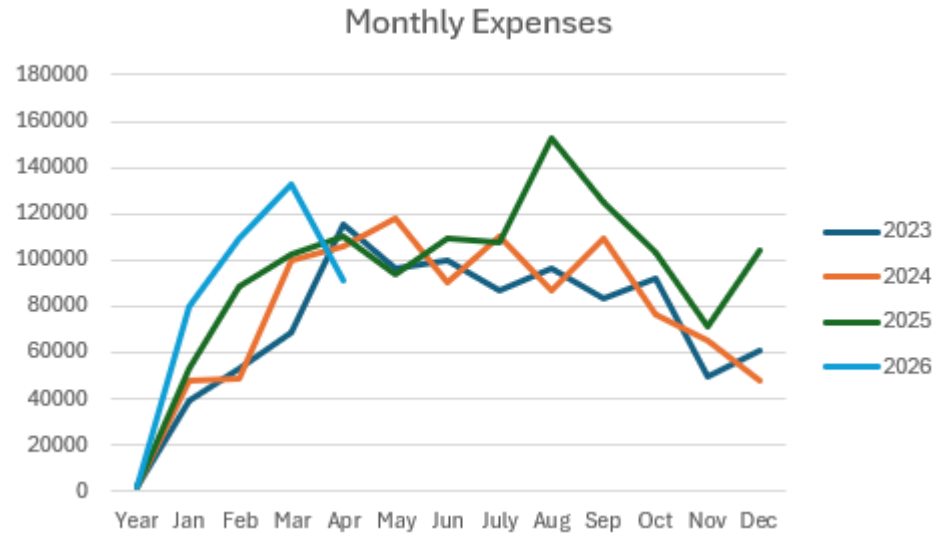
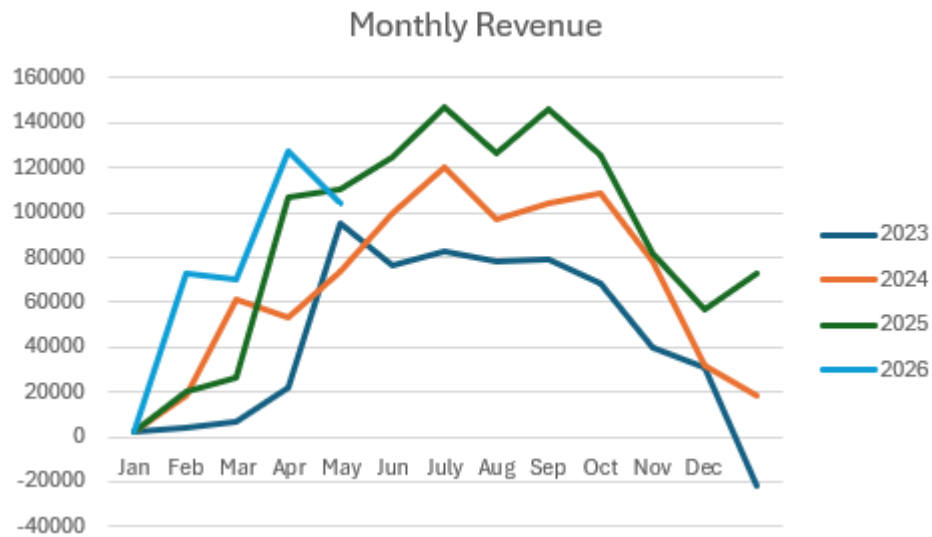
Golf Course Revenue

As of 30 April

GOLF USAGE REVENUE 2026 VS 2025 YEAR TO DATE (AS OF 30 April 2026)						
	2025 Units	2026 Units	Percent Increase	2025 Revenue	2026 Revenue	Percent Increase
Greens Fees	2729	6029	121%	\$85,336	\$145,931	71%
Cart Rental	1751	3809	118%	\$35,897	\$62,573	74%
Driving Range	550	1198	118%	\$7,086	\$12,024	70%
Season Passes	115	134	17%	\$99,804	\$105,159	5%
Punch Passes	7	14	100%	\$6,805	\$7,100	4%
Alcohol Sales	745	1608	116%	\$3,921	\$6,034	54%
Pro Shop Sales	745	1608	116%	\$17,539	\$25,385	45%
Snack Bar	1071	2247	110%	\$7,744	\$11,910	54%
Pavilion Rentals	0	0	0%	\$0	\$0	0%
Tournaments	114	240	111%	\$11,290	\$14,845	31%
TOTAL				\$275,420	\$390,962	42%
Expenses To Date				142119	\$416,141	
Net Position				\$133,301	\$25,179	

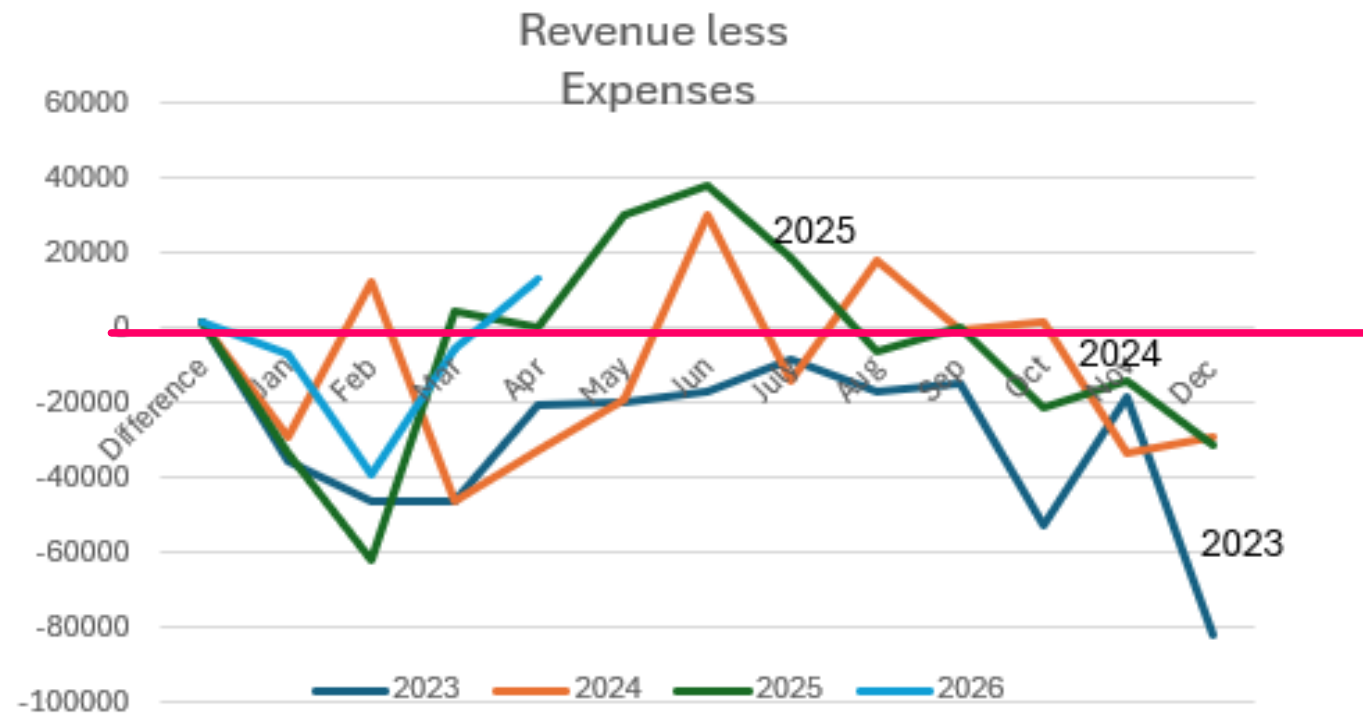
Golf Course Performance by Month

As of 30 April 2026



Golf Course Performance by Month

As of 30 April 2026



Discussion Items

Discussion of Vacating and Amending Lot 27 of Captain's Island Subdivision #2, the Molina One Lot Subdivision Plat

Molina Lots



Action Items

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2026.05.02

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Approval of the Vacating and
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Board Member Reports and Discussion Items

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