



Stansbury Service Agency Of Tooele County

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The regular meeting of the Stansbury Service Agency of Tooele County was held Wednesday, May 27, 2015 at 7:00 pm, at the Stansbury Park Clubhouse, 1 Country Club, Stansbury Park, UT 84074. The agenda was published in the Transcript-Bulletin and at the local public building.

Business Meeting:

Call to Order: The meeting was called to order by Chairman Neil Smart.

Pledge of Allegiance: Randy Jones led the Pledge of Allegiance.

Roll Call:

Jamie Lindsay - Present
Gary Jensen - Present
Mike Johnson - Present
Glenn Oscarson - Present
Neil Smart - Present
Rod Thompson - Present

Staff:

Randall Jones - Present
Miriam Alsup - Present

Review and Adopt Minutes:

Glenn moved to adopt the minutes of the regular meeting held on May 13th, 2015, with the changes that John Poulson's name and address be corrected along with correction of a typo of "till" changed to "still". Jamie seconded the motion and the vote was as follows:

Gary - yes	Jamie - yes
Rod - yes	Neil - yes
Glenn - yes	Mike - yes

The motion passed.

Public Comment:

Jenny Woolsen, 43 Lakeview. Jenny has two concerns: first one is anyone taking care of the landscaping by the old Stansbury Springs Building? Randy stated that the agency does not own the land. Jenny asked if anyone on the Board would be interested on contacting the County to see if they would take care of the area as it is so ugly. She feels that it would be in the agency's best interest if someone would call the County instead of herself. Neil and Mike mentioned that the lack of care is a county ordinance violation and Jenny agreed. Jenny mentioned that the grass is more than 24 inches tall and is a fire hazard. Randy stated that it is actually the Fire Department that would issue a ticket for the violation. Rod stated that as a county employee, he has found when he complains, that he receives a response that there is not time to do all of that. Jenny asked that since agency mowers are already in that area, what would happen if they just ran over it? Randy responded that that would not be a good idea. Rod will ask a county planner about the care of the area and see what he says. Jenny closed with asking if someone would call Tooele Fire Department and report the violation.

Jenny voiced her concern about the noise generated from the Clubhouse where speakers are allowed on the back deck when it is rented. She checked the county ordinances and her understanding is that if electronics are used outside, you are in violation of the ordinance unless you have a permit. She asked if we are checking for permits when speakers are used. Randy stated that no one is checking for permits and he asked what county ordinance addressed the electronics. Jenny responded that the ordinance was 621.5, paragraph 3, "use of operation of a loud speaker and then Neil asked Jenny to hear him out as the county is the agency that needs to enforce. They are the only regulated body that can do anything, just like the weed issues, they are the only ones that can enforce the ordinances. Jenny mentioned that in your lease, you state that they have to adhere to the county ordinances. Neil agreed, again, that it is the county's responsibility. Jenny feels that since the lease is being broken, that the agency has the right to go to the party and let them know they are in violation. Neil stated that the squeaky wheel gets the grease and it would not hurt if she contacted the county as well as the agency. Randy stated that the last time this issue was brought up, it was not blown off and that it was thoroughly investigated and found that we are within legal rights to have sound equipment out on the patio. He continued to say that after 10:00, the noise decimal level lowers and if you call the sheriff, they will come to your house and measure it and if it is above, they will issue a citation. Jenny again questioned the agency being out of compliance with the ordinance and Randy assured her that the last investigation proved the agency to be compliant. Neil stated that the county is the first line of defense and that the agency will call as well. Mike encouraged Jenny to call the sheriff if it is loud. Neil thanked Jenny for her comments.

Kim Clausing, Tooele Health Department. Kim presented a survey taken regarding a Potential Pedestrian/Biking Underpass using Village Blvd connection to SR138 when completed to avoid SR36. There is \$500,000 available for Tooele County and Kim stated that the grant application needed to be submitted by Friday and was asking for the agency's "go-ahead" for the application and see if this is feasible. The funds are specifically for air emission reduction and she needed to prove that people would use an underpass instead of driving their cars. Kim stated that most everyone surveyed was on board with the overpass even though several had concerns as represented in the enclosed survey. Kim asked if the agency owned both sides of the proposed underpass and Randy answered that the agency only owned one side and the other side, being an easement was owned by the developer. Glenn asked if Kim conducted the survey and she answered yes. Glenn thanked Kim and complimented her on a job well done. Kim stated that the grant funding required a 6.777% in-kind money. Mike asked if that was 6.7775% of the \$500,000. Kim stated that the agency's part was based on \$200,000 and Mike

stated that the in-kind amount would be about \$13,000. Kim mentioned that some people were concerned about a crosswalk at SR36 & SR138, but UDOT is quite regulated about putting in crosswalks. Mike mentioned that we would have to meet certain requirements. Randy stated that the first steps in this process would be feasibility and get the engineering done and then we can pitch it to people who can fund it and then we would know the cost and feasibility. Neal reiterated that if the agency was granted the \$200,000, the agency would then need to throw in \$13,000. Kim also informed the Board that the county's master plan was out for bids and Blain.....was very much interested in getting input from the general communities. Kim also stated that there are funds available, about \$3,000, from the Health Department for trails in rural areas. Neil thanked Kim for the presentation and encouraged her to move forward with the grant application process.

Alan Serrao, 509 Wheatridge Drive. Alan is requesting to use the concession area for a commissary for his food truck. He would like to establish a Hawaiian style food truck because the affordability and availability of a cafe are unreasonable. The obstacle that he has come upon is having a commissary for the truck. Brian Slade at the Health Department told him that working out of the concessions would provide the basic need of a commissary. A commissary is an area that you would prep food, clean up, store left over foods and somewhere to drain the waste water. Glenn asked what the benefits would be. Alan stated that rent would be collected on a facility that sits empty for about nine months and would be maintained. It would offer activities for the community such as a luau. Neil questioned if Alan had consulted with baseball officials and Alan said yes and that Mike Soderberg thought it a win-win situation. Jamie asked if Alan would have insurance coverage and Neil added to that having a license would be required. Alan replied yes and that the commissary would need to be certified. Neil questioned if Alan would be in the food truck 80% of the time or 20% of the time serving food. Alan mentioned that since the commissary is not a certified "kitchen" by the Board of Health and the food being served would be pre-cooked. Neil stated that he did not have a problem with Alan using the food truck as his home base and what is he considering to pay. Alan estimates \$200-\$300 base and then if utilities raise significantly, then he would look at that dollar amount again. Jamie mentioned that SPID has a full kitchen that wasn't in use and would that be an option for Alan. Alan responded that he has been in that kitchen and it is too big for his needs. Neil asked Randy if he had concerns. Randy answered that he did not have many concerns and that as long as he has the minimum items: a basin sink, a hand sink, a mop sink and refrigeration, it was fine with him. Mike stated that use of the concession area was between Alan and baseball and use of the building would need to be addressed in a lease agreement. Neil requested that Alan work with baseball and get an agreement in writing so that the Board could then make a decision because baseball will always come first and that's why we need to see an agreement. Randy stated that having someone in the building during off-season would really benefit the community. Neil, again suggested that Alan get an agreement addressing the issues so that a possible vote at the next meeting could take place. Gary questioned where the food truck would be parked as the agency is already leasing parking spots to Ryan, and that this is one more hurdle to look at. Neil thanked Alan and stated that his request will be on next meeting's agenda.

Kim Clausing, Tooele County Health Department. She stated that it was her understanding the Village Blvd extension was handled by the county and that they submit it to UDOT, but that there was a lot of public concern. Kim wanted the agency board to know the concerns included the traffic flow and she suggested that the agency be included in on the final planning. Neil stated that concerns have been expressed to the county along with the appearance of the entry.

Probable Vote Items:

a. Ratification of fitness class trial run. Mike made the motion that authorization be given to the fitness class trial run for a 3-month basis, subject that all goes well, that the class is held downstairs only Monday through Thursday during normal business hours, with no children and no equipment, plus working with Kimberly for scheduling. Glenn verified that Kimberly has the authority to over-rule the class if paying people are requesting rental of the facility and Mike added that to his motion.

Rod seconded the motion and the vote was as follows:

Gary - yes	Jamie - yes
Rod - yes	Neil - yes
Glenn - yes	Mike - yes

The motion passed.

Recess: skipped.

Work Session:

Discussion Items:

a. SPID possible rate increase. Neil received an email from SPID that our rate of 15 cents/1,000 gallons is out of compliance with their law and that the agency should be brought in line with the rest of the community which would raise the cost of water usage about \$70,000 - \$80,000 per year. Neil believes that as a government entity, providing good to the community, that the agency should continue to get the discounted rate. SPID has put this issue on their agenda for June 12th because their Board has agreed that they can change the rate from 15 cents/1,000 to 85 cents/1,000. Neil mentioned that the agency maintains all the drain areas that SPID is in charge of. Mike asked if there was an agreement regarding rates. Randy stated that there is an agreement and that both parties involved have to agree on a raise. Neil suggested that Randy and Glenn attend the SPID meeting. Randy stated that the mentality of SPID's decision will affect residents as a raise increase is passed on down to them. Mike mentioned that he had just read information regarding a law that one special service district can't subsidize another one. It seems like there is a lot of compensating value that the agency is giving that we are getting back for that. Randy is working on that type of agreement with Brett Palmer where the agency maintains and we get the discounted water and we work it out as a wash. He added that we may get a rate increase but not a 400% increase. Neil will verify the SPID meeting date and keep all informed.

Manager's Report:

Neil asked if there were any questions for Randy.

Gary asked about the curbing process at the entry. Randy answered that the rainy weather has affected the mowing, but it has slowed the contractors from getting out to do the job. Randy said that he received a third bid today and hopefully by next week, he'll have the bids in and we will be able to chose someone and move forward.

Neil asked about seeing a sign near the entrance. Randy said he is aware of the sign and that

they applied for a sign permit, but he doesn't believe the sign was put where they were told they could put it.

Mike asked about the progress on the park bathrooms. Randy responded that we are waiting on the final engineering plans on the larger one and we've got bids out on site preparation and we should be getting those in the near future. Randy added that we are still looking at mid-July to end of July for delivery of the building.

Mike asked about sodding the softball fields and offered football players to help lay sod. Randy stated that he has been watching the growth of the sod and it is coming along pretty good.

Rod wanted to know if, weather permitting, are the weeds still being sprayed knowing that a 4-5 hour span is needed after rain. Randy stated that as soon as we think the sun will be out for a while, the guys are headed out to spray.

Board Member Reports:

Mike Johnson - nothing in addition

Glenn Oscarson - he wanted to know if anyone could recommend a live band. Mike offered that Glenn call Fridays-online.

Rod Thompson - he would like blue dye in the lakes and at the golf course to kill the moss. Randy said that the pumps are run every day from 12:00 AM to 6:00 AM and he wants to turn the pumps off, put the dye in and wants to see how long it stays in the pond after the pumps are turned off. Neil asked about running the pumps at night and Randy said if we do, we could get a better electric rate as it would be done in off-peak hours. Rod mentioned that he wanted to go on record with informing the Board of John Poulson's lake concerns.

Gary Oscarson - he stated that the trees are looking good.

Jamie Lindsay - she wanted to make sure that she was okay with answering Ryan Willden's email as she did not believe it had to be addressed to the Board.

Neil Smart - he wished Randy good luck on getting all the parks mowed. The conversation led to Randy explaining where the curbing around Maverik and the entry way would be. Neil asked about lighting at the entry and Randy said it was wired for it at each side and in the middle

Correspondence:

None.

Financials and Bills:

The checks were signed and the bills taken care of.

Before the closure of the meeting, Randy asked Miriam, the new office manager, to tell a bit about herself and her work background, which she did. Neil welcomed Miriam and thanked her for being on board.

Gary motioned to adjourn and Glenn seconded and the vote is as follows:

Gary - yes

Jamie - yes

Rod - yes

Neil - yes

Glenn - yes

Mike - yes

The motion passed and the meeting was adjourned.