



## 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 9, 2018, at 7:00 pm, at the Stansbury Park Clubhouse, 1 Country Club, Stansbury Park, UT 84074. The agenda was published in Tooele Transcript Bulletin and on Utah's Public Meeting Notice website.

### **BUSINESS MEETING:**

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

**Pledge of Allegiance:** Cassandra Arnell led the Pledge of Allegiance.

#### **Roll Call:**

Brenda Spearman - present  
Cassandra Arnell - present  
Aaron Spilker - present  
Neil Smart - present  
Glenn Oscarson - present  
Mike Johnson - present

#### **Staff:**

Gary Jensen - present  
Miriam Alsup - present

#### **Review and Adopt Minutes:**

**Mike moved to adopt the minutes of the Regular Meeting held on Wednesday, April 25, 2018, with no changes. Glenn seconded the motion and the vote was as follows:**

**Cassandra – yes; Aaron – yes; Neil – yes; Glenn – yes; Mike – yes. Brenda did not arrive until 7:20 pm.**

**The motion passed.**

#### **Public Comment:**

**Jim Hanzelka, 481 Country Club.** Jim asked if the Agency owned the grass area adjacent to the U of U Clinic that is being mowed by Agency employees. Neil answered that the Agency only owns part of the area, but has been maintaining the entire area since Terracor went bankrupt. Jim mentioned that there might be a potential adverse possession case to be made since it has been maintained for about 40 years by the Agency, and has been used by the general public for all those years.

**Richard Davis, 242 E. Delgada.** Richard asked about a number of pole lights in the area that are in need of repair and if there was a plan to remedy the deficiencies. Neil asked Gary to check which poles were in need of repair and Gary answered that he would do so.

**Margo Huddleston, 132 Delgada Lane.** Margo mentioned that she was excited to hear about the Friends of the Lake starting and verified the next meeting date and time. Margo asked if the lake fountain was going to be fixed and Neil answered yes. He added that the motor works but a new nozzle is needed. Margo stated that as she has remarked in the past, that she is a proponent of keeping the lake private. Neil reported that since it is government owned, it is difficult to advertise the lake as private, because it may truly not be private, and we don't know that at this time, but will be investigating that issue. There was open discussion regarding charging non-residents for lake use, discrimination, governmental ownership of land, regulation enforcement, increased lake activities, and needed research. Margo closed with commending the Friends of the Lake Program, and added that Nate is committed to renting watercraft to residents only.

Cassandra invited everyone to Friends of the Lake meetings and reported that over 20 volunteers have been trained for lake water testing. She mentioned the next meeting was tomorrow evening at 7 pm, in the conference room.

#### **Tooele County Sheriff's Report:**

Sergeant Norberto Aranda reported that there was a total of 186 calls in the month of April, adding that it was basically a quiet month. Sergeant distributed the Crime State Report for April. Neil thanked Sergeant Aranda for the report and for all they do.

#### **Nate Green – Vendor Leases for Ice Shack & Stansbury Paddle Sports:**

Mike stated that the Board understood that Nate was expanding the size of the Ice Shack and staying within the allotted 3 spaces, but is concerned with the ice machine that was placed at the site. Gary stated that there isn't the electrical capacity to run the ice machine as it has continually tripped the circuit breaker. Nate reported that having an ice machine for the business is common practice even though it is not specifically addressed in the lease. Nate offered to incur the expenses of resolving the electrical issue along with paying an extra \$25 per month to cover the power cost increase of having an ice machine.

Brenda asked Nate that in the future, if he desires to add anything to the rented space, to present his request to the Board before changes are made.

**Mike made the motion to add a line to the lease amendment stating Lessee shall pay an additional \$25 per month for power usage from the ice machine, with the understanding that the power issue can be resolved at Lessee's expense. Glenn seconded the motion and the vote was as follows: Brenda – yes; Cassandra – yes; Aaron – yes; Neil – yes; Glenn – yes; Mike – yes. The motion passed.**

#### **Clubhouse Policy Update:**

Miriam reported that there have been issues with individuals wanting to be "penciled in" for reservations and then not being available to finalize the agreement for clubhouse rentals. When Shelly can't reach the penciled in party, she then rents to someone else and it is causing a scheduling nightmare. Therefore, item #8 has been proposed, which states: "No event reservation is valid until a completed, and signed Rental Agreement has been submitted, and accepted, along with the required rental fee and deposits".

**Cassandra made the motion to accept the proposed addition to the Clubhouse Policy. Aaron seconded the motion and the vote was as follows:**

**Brenda – yes; Cassandra – yes; Aaron – yes; Neil – yes; Glenn – yes; Mike – yes.**

**The motion passed.**

**Interlocal Agreement with SPID/Request Tooele County to Amend Development Code:**

Mike explained that the Agency requested SPID's input and Brent Roses' assistance in requesting Tooele County to amend the development code requiring lands situated within newly developed subdivisions within the area of Stansbury Park, to be annexed into the legal boundaries of Stansbury Service Area. Neil stated that SPID is going to pass a similar resolution at their next meeting. Glenn suggested that the interlocal agreement with SPID have specific guidelines defining the responsibilities of each entity.

**Mike made the motion to enter into an Interlocal Agreement with SPID and submit the proposed amendment request to Tooele County Commissioners following acceptance of the Interlocal Agreement. Brenda seconded the motion and the vote was as follows:**

**Brenda – yes; Cassandra – yes; Aaron – yes; Neil – yes; Glenn – yes; Mike – yes.**

**The motion passed.**

**Recess:** 5 minute recess.

**WORK SESSION:**

**General Manager's Report** – Gary reported that due to low precipitation, Mill Pond is pumping at a level equivalent to the month of August. He added that the second lake weed harvester will be operable soon. Gary stated that the crew has mowed Sand Hill Park and it is looking much better and Rick, at Adobe Rock, has sprayed the weeds and will oversee the park. Gary added that since water has been flowing into the lake on a daily basis, it is looking much clearer than it has in a long time.

**Certified Tax Rate for 2019:**

Miriam handed out information regarding tax revenue for the current year and suggested to the Board that they begin thinking about needed funds for next year as expenses have increased quite a bit, such as employee benefits. Discussion took place on possibly increasing the tax rate to cover increases in budgeting and possible master planning outcome. Miriam added that the truth and taxation process would be handled by the County Clerk with publications and property owner notifications. The Board decided to put the issue on the next agenda and decide on the amount of possible increase at that meeting.

**Board Members' Reports & Requests:**

**Brenda Spearman** – nothing at this time.

**Cassandra Arnell** – Cassandra reported that the website is getting close to done and is working diligently with Holly in the completion. She added that Holly will volunteer her time and energy in taking pictures for the site. Cassandra mentioned that the equipment for accepting credit/debit cards had been ordered, and Miriam added that the equipment had been received.

Miriam explained that the credit/debit card process is put on hold for the pool activities as Brady would like the opportunity to better train the cashiers in correct deposit and change-making transactions. Neil commented that he is excited to see people involved in helping test the lake water as he has neighbors involved, and is glad to see that happening.

**Aaron Spilker** – Aaron reported that in his last meeting with Jeff and Gary, he explained to Jeff the Board’s expectations and areas where the contract was not being followed, and Jeff acknowledged those areas. Jeff stated that the income was just not enough to do what he needs to do with the course and would very much like to improve the course and put more money into it. Aaron asked Jeff if he would consider working for the Agency as the Superintendent and the Agency would be responsible for funding the golf course. Jeff responded that he was not interested in that possibility and would like this year to see if he can make it all happen. Aaron asked Jeff about using volunteers and Jeff responded favorably to that. Aaron shared his concern with the fact that the Agency owns the golf course, but is allowing it to deteriorate and doesn’t understand why the Agency can’t fund its own asset. Discussion took place on possible funding to help with biological treatments for the fairways, the legalities of funding a private enterprise, matching funds to lease payments, ending the lease early, implementing volunteer help, and the level of management ability. Mike suggested that the Agency fund golf course maintenance up to the estimated amount to be received from the lease agreement for the year. Aaron stated that something be put in writing stating that if the course isn’t brought up to contract standards by the fall, or the end of the year, then Jeff is in breach of the contract. Gary will draft a letter to Jeff stating such.

**Glenn Oscarson** – Glenn reported that the Agency will receive a \$20,000 grant from Tooele County for the amphitheater and it needs to be built this year. Neil handed out pictures of amphitheaters to promote ideas. Glenn is working with Kim Clausing, Tooele County, regarding a grant for trails. He presented possible trail markers and exercise stations along the trails. Discussion took place on possible sign placements for the trails. Glenn stated that the cemetery is looking great and would like it to shine for Memorial Weekend. He added that he would like suggestions regarding regulating decorations on graves, and a time limit for the decoration. Brenda offered to help Glenn on that issue.

**Mike Johnson** – nothing at this time.

**Neil Smart** – Neil asked Gary if he received a call from a fellow who wanted to begin a soccer Team. Gary answered that he had and suggested that the fellow call the soccer league and work with them.

**Correspondence** – none.

**Financials** – checks were signed and bills paid.

**Aaron made a motion to go into a Closed Meeting to discuss possible land acquisition, inviting Gary Jensen and Miriam Alsup. Glenn seconded the motion and the vote was as follows:**

**Brenda – yes; Cassandra – yes; Aaron – yes; Neil – yes; Glenn – yes; Mike – yes.**

**The motion passed.**

Following the Closed Meeting, **Aaron made the motion to reopen the Regular Meeting. Cassandra seconded the motion and the vote was as follows: Brenda – yes; Cassandra – yes; Aaron – yes; Neil – yes; Glenn – yes; Mike – yes. The motion passed.**

Gary presented a drawing from Triton Engineering showing a modified plan of the underpass at Highway 138, adjusting the vertical alignment, and reported that further plans will be available next week. Neil stated that the latest construction estimate was at \$800,000, and with the adjustment, it will save between \$100,000 and \$200,000 by moving the underpass further west. The savings comes from not having to build a 16' high retaining wall.

**Mike made the motion to adjourn the Regular Meeting. Glenn seconded the motion and the vote was as follows: Brenda – yes; Cassandra – yes; Aaron – yes; Neil – yes; Glenn – yes; Mike – yes. The motion passed and the Regular Meeting was adjourned.**