



Stansbury Service Agency of Tooele County

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A Regular Meeting of the Stansbury Service Agency of Tooele County was held Wednesday, August 12, 2020, at 7:00 pm, at the Stansbury Park Clubhouse, 1 Country Club, Stansbury Park, UT 84074. The agenda was published in the Tooele Transcript Bulletin and on Utah's Public Meeting Notice website.

Roll Call:

Mike Johnson – present
Brenda Spearman – present
Cassandra Arnell – present
Aaron Spilker – present
Randall Hinton – present
Michael Griffeth – present

Staff:

Gary Jensen – present
Tracey Schmidtke - present
Charlie Haddon - Present

REGULAR MEETING

Call to Order

The meeting was called to order by Mike Johnson, Chairman.

Pledge of Allegiance

The Pledge of Allegiance was led by Cassandra Arnell.

Review and Adopt Minutes – July 8, 2020

Cassandra moved to adopt the minutes of the meeting held on July 8, 2020 with one change and Randall seconded. The vote was as follows: Brenda – yes, Aaron – yes, Randall – yes, Mike J. – yes, Mike G. – yes, Cassandra Arnell - yes. The motion passed.

Review and Adopt Minutes – August 3, 2020

Cassandra moved to adopt the minutes of the meeting held on August 3, 2020 with no changes and Randall seconded. The vote was as follows: Brenda – yes, Aaron – yes, Randall – yes, Mike J. – yes, Mike G. – yes, Cassandra Arnell - yes. The motion passed.

Sheriff's Report

There were 250 reported incidents in the month of July. Standard reports, nothing serious. The Sheriff's department has provided some security around the Lake. They have performed two nightshifts. There were a few noise complaints and people being at the Lake after dark.

Public Comment

Mike Johnson advised the group that the Northport Parking item is on the agenda. Please save public comment on this item for that agenda item.

Jana Perkins – 6708 Greenfield Lane

Jana asked if there would be an area on the splashpad for smaller children. Charlie explained that there would be features and an area for smaller children.

Patty King – 720 W. Fireside Lane – Stansbury Park Library

Patty thanked the Service Agency Board for supporting the library. She asked when the library could open again. Mike Johnson advised her that they should go on the recommendations from the Tooele County Health Department.

Peter Rasmussen – 77 West Delgada

Mr. Rasmussen stated that he lives adjacent to the area where parking would be placed. He stated that he waited an extra year to build and paid an extra premium to have a house on the park. He is against the parking lot being placed in that area and had several other ideas. He stated that this could be in a couple phases if needed. First, put ten? (you can figure the exact number) straight in spots in the area between the east/west portion of the underpass ramp and the sidewalk. this area is over 25 feet deep and is not really going to be used as park space. They can go ahead and do this as soon as they want and fix the park. They would need to move a fire hydrant and possibly the mailboxes which is not a big issue. If more spots are eventually deemed needed, they can cut into the space across the road, again where there is "park space" that isn't used as such and create another 11-12 parallel parking spots adding a crosswalk that feeds directly into the underpass. The sidewalk on the north side of these spaces would be against the sound wall. These two options would provide 21-23? parking spaces. The current plan provides 25. Don't destroy a park for the sake of the extra 2-4 spaces. I know it is not part of your consideration, but this would be a significantly less expensive option than the current proposal.

Lisa Rasmussen – 77 West Delgada

Lisa stated that the Agency must post signs and enforce the rules. She stated several instances of watercraft on the lake after dark, night fishing, dogs off leashes, people not wearing life jackets. She is concerned with the number of people dumping pets on the lake. She stated that the parking lot on the lake front is not under control and she does not want this kind of activity in her back yard. Mike Johnson stated that Stansbury Park needs to incorporate. Stansbury does not have its own police force. Ordinances need to be in place before the Sheriff's department can enforce. Lisa also mentioned that kids were walking along the wall above the underpass and it could be a liability.

Isaac Astill – 872 Parkview

Isaac apologized for his posts on social media and stated that he is guilty of not attending meetings due to his busy work schedule. He would like to share his opinion on the splash pad project. He stated that he has dealt with parks and recreation for over ten years. He stated that maintenance on a splash pad will be 10% per year of what the cost to install it would be. He stated that controls should be put in place on who can enjoy this amenity. Mike Johnson stated that Charlie Haddon is heading up this project and Charlie would be happy to hear Mr. Astill's concerns regarding this. He also reminded the group that when the Master Plan was being drafted, citizens of Stansbury Park's #1 request were a splash pad.

Taylor Ricks 6523 - Starside HOA.

Taylor stated that she would love to work to implement ways to make the park more positive. She asked if speed bumps could be placed on Delgada. She stated that people park in her neighborhood just for soccer. There is a need for a parking lot. She stated she would be willing to open a dialogue to work with the county to get some funds for no parking signs. Mike Johnson informed her that speed bumps would have to be installed by Tooele County. He stated that if she could set up a meeting one of the board members would be happy to attend.

Mike Hansen – 117 East Delgada.

Mike stated that he would be happy to set up a meeting with the County Commissioners. Mike asked him to inform Gary or Charlie of the time.

Griffin – Greenbelt Offer.

The Griffins are offering to purchase the greenbelt between 182 and 184 Lakeview. Mike Johnson stated that this isn't an issue that can be voted on tonight. The board would like to make sure the public has sufficient access to the Lake. Mike asked Gary to meet with the Griffin's and this item will be placed on the next agenda and the board will be advised by Gary on this.

At this time, the public comment section of the meeting was closed.

ACTION ITEMS/POTENTIAL VOTING ITEMS

Parking Control Policy

This policy was placed on Facebook for public comment. Most people were in favor of this policy. The policy can be changed to be broader. The largest cost will be to register all vehicles in Stansbury Park. Cassandra will make changes to the policy and forward it to Tracey. Cassandra motioned to approve the parking policy as amended and Randall seconded. The vote was as follows: Mike J. – Yes, Brenda – Yes, Randall – Yes, Mike G. – Yes, Aaron – Yes, Cassandra – Yes. The motion passed.

Financial Policy

Brenda stated that the Agency does not have a Financial Policy in place. She drafted a policy that covers how money is handled and paid out. This policy includes general accepted accounting principles and segregation of duties. Mike Griffith motioned to approve the financial policy and Randall seconded. The vote was as follows: Mike J. – Yes, Brenda – Yes, Randall – Yes, Mike G. – Yes, Aaron – Yes, Cassandra – Yes. The motion passed.

Purchasing and Procurement Policy

Brenda stated that this policy needs to be updated to follow state law. The policy now states that purchases over \$25,000 must be approved by the Board. Also, if the Agency uses a contractor that has a state contract up to \$50,000 multiple bids will not be necessary. All charge accounts must be reviewed annually. All purchases requiring a contract must be approved by the Board. This policy will eliminate a lot of waiting and give the staff more leeway to get projects done. Cassandra motioned to approve the Purchasing and Procurement Policy and Mike Griffith seconded. The vote was as follows: Mike J. – Yes, Brenda – Yes, Randall – Yes, Mike G. – Yes, Aaron – Yes, Cassandra – Yes. The motion passed.

Oscarson Park Design

This design has not yet been completed. Aaron motioned to table this item until the next meeting and Brenda seconded. The vote was as follows: Mike J. – Yes, Brenda – Yes, Randall – Yes, Mike G. – Yes, Aaron – Yes, Cassandra – Yes. The motion passed.

Maycock Offer – Nature Walk on Millpond

This item was also discussed last month. Mr. Maycock would like to purchase this peninsula for \$8,000. Brenda stated that Kevin Coulter had been interested in this parcel in the past and she would like to speak with him before any decisions are made. A brief discussion was held on possibly removing this peninsula and Mr. Maycock stated that it would probably be a very expensive proposal.

Cassandra motioned to table this item for one month and Randall seconded. Brenda will get with Mr. Coulter to see if he wants to purchase it. The vote was as follows: Mike J. – Yes, Brenda – Yes, Randall – Yes, Mike G. – Yes, Aaron – Yes, Cassandra – Yes. The motion passed.

DISCUSSION – NON-VOTING ITEMS

A. Brent Rose – Porterway Crash Gate

Mr. Rose stated that he has lived in Stansbury for forty years. He congratulated the Service Agency for doing a fantastic job. He stated that he has a grandson that is starting kindergarten in the Wildhorse Ranch area. He asked the board to consider removing a crash gate in that area for the children to get to school safely. Gary will check with the Fire Marshall and this item will be placed on the agenda at the next meeting.

B. Northport Parking

Mike Johnson opened this section of the meeting by stating that no contracts have been approved for this parking lot. We have hired an engineer to design several projects at one time to save money. After we receive the design, the Board can change anything. The Board has received everyone's e-mails and will take all comments under advisements. Gary stated that it is important to have parking at the Northport Park. The Agency will be installing pickleball courts on the other side. This is being done at a request of many Stansbury Park residents. This is a great opportunity so that more Stansbury residents can participate and use the park. If there is no parking, people will be parking on the streets. Brenda stated that she lives near Porterway and loves to use the Lake and there is a nice boat dock in that area to use. There simply is not enough parking in this area. Mike Johnson stated that the Board appreciates all the ideas and concerns and realizes that this is impacting this area. A brief discussion ensued about the developer promising a park in that area.

Adele Young – 12 East Delgada

Adele stated that it is disturbing for those who live on Delgada to hear the first option is to talk about a parking lot. She stated that she is concerned about more people coming in and motorboats with oil-based engines going up and down the lake. She was also concerned about fishhooks being left on the shores. She stated that she felt the decision was not well thought out because the Agency will spend ten times more money putting in a parking lot than it would spend on cleaning up the park. The parking lot will be an eyesore. She was advised to call the Sheriff regarding the motorboats on the lake, and that all previous approved minutes are placed on the Utah Public Notice Website.

Peter Rasmussen – 77 West Delgada

Peter stated the pickleball court should be re-thought. He stated that five percent of Porterway Park could be converted to parking. He also stated that traffic is going the wrong direction on the proposal. Mike Johnson reminded him that the drawing he is referring to is just a conceptual design. Randall reminded the group that it took the developer two years to deed this park over to the Service Agency.

C. Clubhouse Options Architect

Fred Cox reported that he is working on three options for the Clubhouse and the Pro Shop. One is to fix things to bring up to current code. Another is to partially add on to the existing structures, and the final option is to tear down and rebuild. He will be presenting a cost for each item to determine what to bond for.

He stated that the building is fifty years old, and he has found the original drawings for the Clubhouse and has scanned them to PDF form. He stated that the Clubhouse is in pretty good shape for its age, but he is not as confident with the Pro Shop. One item to note is that the reading room in the clubhouse is very small, he stated that the old bar in the clubhouse could be removed and converted into a larger reading room. He stated that he will identify around \$400,000 in items that should be done quickly. These things include bolting down a ladder, and fixing a catch basin, fire alarms and other issues. He stated that the Clubhouse was built before ADA code and that the bathrooms are not up to code. Fire Alarms, emergency lighting and the front entrance of the clubhouse are items that need to be addressed. He stated that the Pro shop needs more storage for golf carts and the flusher drain has some problems. A larger pool would also be needed in the community. Fred stated that in the next few months, he will have something put together to present to the community. Brenda reminded the group that the Service Agency has a master plan and it has been placed on the website. This is just a discussion of planning for the future. The public may send any suggestions to serviceagency@stansburypark.org.

D. Bond analysis update

Dave had previously distributed information on the bonds. He showed what the average tax rate based on a \$100,000 home would be. This information is attached to these minutes. The yearly tax revenue of the Service Agency is about a million dollars, so paying for a new pro shop, clubhouse and swimming pool outright is not an option. This would not go onto a ballot until November of 2021 and voters would have to approve it.

Lakeshore Control Plan

Aaron stated that he is concerned about the garbage on the Lakeshore and the heavy use. He stated he is seeing large families coming and setting up tents and staying all day. He would like to propose some rental spaces with picnic tables and gazebos set up where people could rent the spot. He also stated that staff should probably be working on evenings and weekends. Charlie is collecting data at this time to determine how many staff members are needed to maintain a certain acreage.

General Manager's Report

- Food Trucks at Porterway Park on Thursday and Friday
- Fireworks on Saturday at 9:30pm
- Parade on Saturday at 10:00am.
- The blue harvester will be operating tomorrow.
- Spoke to Jake Clegg and Brett Palmer who analyzed the bridge. Will be putting a third post on each end to keep four wheelers and golf carts off it. Will get some bids just to get the beams on the south end fixed and some deck board replaced. Will send paperwork on the bridge to Mike Johnson.
- Received two bids on the pond #15 reline. One was for \$500,000 and one was for \$273,000.00 The bid was awarded to Broken Arrow for \$273,000.00

Board Member Questions and Concerns

Mike Johnson reminded people to please cancel your pool reservation if you do not plan on using it. Employees must stay extra hours and are paid if people do not show up.

Adjourn

Brenda motioned to adjourn the meeting and Aaron seconded. The vote was as follows: Mike J. – Yes, Brenda – Yes, Randall – Yes, Mike G. – Yes, Aaron – Yes, Cassandra – Yes. The motion passed and the meeting was adjourned.

