

Stansbury Service Agency Board of Directors Business Meeting Minutes

Date: Wednesday, August 23, 2023

Location: 1 Country Club Drive, STE 1, Stansbury Park, UT 84074

Time: 7:00 PM

Order of Business

1. Call to Order @ 6:58 pm by Cassandra Arnell
2. Roll Call

Board Members:

Cassandra Arnell- present
James Hanzelka- present
Maria Sweeten- present
John Wright- present
Randall Hinton- present

Staff Members:

Ingrid Swenson- present
Darrin Jacobs- present
Angie Perez- present

3. Pledge of Allegiance led by Jessica Johnson
4. Sheriff Report led by Sergeant Hale
247 details, 110 traffic stops, 40 citations, 65 warnings, 5 accidents, 4 DUI, 22 misdemeanor, and 5 felony arrest.
5. Fire Chief Report not presented.
6. Open Forum for Public

Motion to Open Forum for Public Comments made by Cassandra Arnell

Vote as Follows:

Cassandra Arnell, "Aye"; James Hanzelka, "Aye"; John Wright, "Aye"; Maria Sweeten, "Aye"; Randall Hinton, "Aye".

Public Comments-

- Casey (4 Country Club Drive)- Raised concerns about parking issues at Rose Park Elementary due to a lack of red paint on curbs. This causes problems for soccer games and emergency vehicle access. Casey suggested repainting the curbs and discussed the need for improved communication with soccer teams. Staggering soccer practice times was proposed as a solution.
- Trent Ladle- A survey was conducted, with 396 responses, revealing various insights. About 22.7% of residents have lived in Stansbury Park for less than 5 years, while 25.8% have lived for 10-19 years. The top favorites included suburban life, proximity to



entertainment, and Stansbury Lake. Least favorites were distance from entertainment, park upkeep, and traffic. Less than 1/3 of residents understood the agency's role. 246 comments were made regarding the agency. Most residents were aware of Stansbury Park's unincorporated status in Tooele County, with 80% satisfied with public safety services but only 70% with road services. Some residents expressed wishes for increased county attention and services. Residents were surprised by the population, and most favored Stansbury Park incorporating as a city in three years. A feasibility study for incorporation was supported by 79.5% of residents, with nearly half willing to help with petitions. More donations are needed for the study. Further discussions with neighboring property owners and boundary map updates are ongoing. An executive summary of the survey results and clarifications on common misconceptions will be published. The service agency remains neutral on incorporation but values staying informed and thanks everyone for their efforts.

- Brenda Faddis- Had no idea Veronica Resigned. Many residents were unaware of the situation. Some say we're broke and can't run the park, citing a \$40,000 pool cost possibly due to an employee error. The key point is communication. If information isn't shared, residents can't help. We need better ways to disseminate information, like using social media. Three months ago, there was a lack of communication, and I'm open to ideas on how to improve it for the citizens. Thank you.
- Jessica Johnson (150 Lakeview)- Voiced distress over financial difficulties and park mismanagement. She suggested diversifying the board with members from outside the community to bring fresh perspectives and ideas. She inquired about the replacement of funds and emphasized the need for transparency. She recommended considering an external management company to enhance efficiency. Jessica also highlighted the importance of reevaluating landscaping to reduce maintenance costs. She personally replaced grass with more sustainable options and proposed a similar approach for green belts.
- Ashley Detweiler- Communication is a significant problem for me, as I have four children growing up in this community. While I find it awesome, I'm concerned about the financial situation. It's worrying to see our beautiful community struggling financially. I understand the challenges you're facing, and the frustration is real. As a long-time community member, I've witnessed both the potential and challenges here. I want to see our community thrive and want to emphasize that private citizens are willing to help.
- Sabrina Rasmussen- 12-year resident. My daughter was able to participate with tunnel vision, but it needs sealing. I offered to help with this. We should not wait until it is graffitied again. Near Harvest Road, trees pose a safety hazard by extending over the road. My friend wants to trim them but needs permission. Transparency on money allocation is essential.



- Bryan Detweiler- 6647 Harvest. I appreciate your efforts, and I know being on the board doesn't go unnoticed. Communication is a key concern. We need better public relations to keep residents informed. I've run a swimming pool and worked at a racetrack, so I understand the challenges. We want to help, but we need to be educated about what's going on. Negative perceptions are circulating and addressing them is crucial. We should work together to overcome challenges and make life easier for everyone. Thank you for your time and understanding.
- Robert Mitchell- I won't repeat what's been said. There are greenspace issues. But regarding communication, these meetings are our source of information. We need action on past issues, like gas motors and solutions. There may be ways to generate revenue, such as using the golf course. The \$5 registration fee for life seems too low, and there are more revenue options. If you want more details, feel free to ask.
- Cassandra Arnell- We cannot get into everything right now, but you right transparency is a big deal. We have social media, and a new electronic newsletter that we are working on. James Hanzelka gave a great presentation of the budget at our last meeting.

Motion to close Public Comments made by James Hanzelka and seconded by Maria Sweeten.

Vote as Follows:

Cassandra Arnell, "Aye"; James Hanzelka, "Aye"; John Wright, "Aye"; Maria Sweeten "Aye"; Randall Hinton, "Aye".

Staff Updates and Reports

1. General Manager Update

2023 Capital Projects-

- Clubhouse Remodel: Budget was \$145k, but we didn't complete it due to insufficient funds, no fireplace, and unfinished wallboard.
- Pool Closing: After Labor Day, requested a structural analysis to assess its condition. The cost to realign and refurbish the pool would be \$60k. The pool is 25 plus years old.
- Golf Course Upgrades: Focus on revenue increase, including major resodding, to be completed before Labor Day for weather play.
- Water Infrastructure: Started rewiring on the golf course for better system efficiency. The golf course crew is handling it, reducing costs. Exploring options to use our own water, addressing repairs and efficiency improvements, totaling around \$30k.

Impact Fee Projects-

- Solomon Park Infrastructure: Approved but can't use it for maintenance or office. Need to add parking, possibly 30 spots, with a 6 ft slab. John Wright and James Hanzelka agree to proceed, and updates to the application are needed.
- Millpond Park: Plan to finish the parking lot and restroom installation before winter. Some delay due to prebuilding and new operations.



- Porter Way Bathroom: Awaiting final design citing, set to be completed this year for both the tunnel and Solomon Park.
- Soundwall: Collaboration with UDOT, awaiting resolution of project management issues for final design and bidding.
- Shoreline: Funded by grants from Tooele and EWR, split into two phases. Includes site replacement, swim, and fishing dock installation, plus improving an eyesore area. Completion date not confirmed.

Stansbury Days/Tunnel Project

- Successful Stansbury Days with positive comments. Praise Joyce's excellent work. Thanks to the Staff for Stansbury Days team for their efforts.
- Tunnel Progress: Tunnel project is 90% complete. Considering adding a QR code for website access and connectivity.

Management Meetings

- Financial Review: Revenue is below the plan. A new chart is being used to track budget allocation. Golf course delays are affecting revenue, including pro shop sales and sales tax. The pool revenue reached \$20k at the end of July after a negative figure in June, partly due to swim lesson refunds. Budget is currently at \$14k, with the next update pending.
- Financial Challenges: Facing rapid budget declines. Initially planned to make it through seasonal jobs, but adjustments are needed. Cutting \$400k in equipment expenses, layoffs initiated to save \$150k until August. County support for the library sponsorship is essential, as the agency lacks the \$150k required. County or city sponsorship is mandated, potentially involving Erda and Lake Point.
- Lake Enforcement: Exploring options with the county for sheriff enforcement appeared to be a nonstarter for them. Collaboration could cut costs for both agencies.
- Public Relations: Addressing past issues, working on better public relations strategies and we need more transparency.
- Public Access and Taxation: Discussing whether the Service Agency can enforce public access and taxation. Considering hiring a deputy and creating an ordinance, but county support is needed.
- Board Organization: The board consists of three committees: Finance, Project Budgeting, and Fiscal Control. An in-house audit was conducted last year, formalizing fraud prevention measures. The Policy Committee is chaired by the board and focuses on policy management. Lessons learned are used as templates, and discussions occur during work meetings. Public notices can be accessed on the Service Agency's page, with email updates available.

Board Operation Process

- Staff Adjustments: Had to make staff adjustments, including functions like the library and events coordinator. Unable to fund these positions in-house. Mow crew part-timers

- have returned to school. Operations manager assigned individuals capable of multiple roles, such as mechanics and operations. Decided to implement all the changes at once, and the workforce was informed of this in advance.
- Reduction in Permanent Staff: Significant reduction in permanent staff, with some offered the option to transition to part-time roles.

Action Items

1. **2023.08.01 A**

- a. Board review and possible approval of June 14, 2023, Work Meeting Minutes

Motion to approve June 14, 2023, Work Meeting Minutes, July 12, 2023, Work Meeting Minutes made by John Wright and seconded by James Hanzelka.

Vote as Follows:

Cassandra Arnell, "Aye"; James Hanzelka, "Aye"; John Wright, "Aye". Maria Sweeten and Randall Hinton abstained from voting.

The Motion Passed

2. **2023.08.02 A**

- a. Board review and possible approval of July 12, 2023, Work Meeting Minutes

- The word "seats" needs to be changed to candidates.

Motion to approve July 12, 2023, Work Meeting Minutes made by Maria Sweeten and seconded by James Hanzelka.

The Motion Passed

3. **2023.08.03 A**

- a. Board review and possible approval of July 26, 2023, Business Meeting Minutes

- Name correction of Brenda Alverson and change the word agenda to minutes.

Motion to approve July 26, 2023, Business Meeting Minutes made by Maria Sweeten and seconded by Randall Hinton.

Vote as Follows:

Cassandra Arnell, "Aye"; James Hanzelka, "Aye"; John Wright, "Aye"; Randall Hinton, "Aye"; Maria Sweeten, "Aye".

The Motion Passed

4. **2023.08.04 A**

- a. Board Discussion on Conference Room Rate
b. Public Comment on Conference Room Rate
c. Board review and possible approval of Conference Room Rate

Motion to approve Conference Room Rate made by John Wright and seconded by Maria Sweeten.

Vote as Follows:

Cassandra Arnell, "Aye"; James Hanzelka, "Aye"; John Wright, "Aye"; Randall Hinton, "Aye"; Maria Sweeten, "Aye".

The Motion Passed

5. 2023.08.05 Presentation of “A Light to Remember”

Matt Huntington expressed gratitude for the opportunity to present. They've been hosting an annual event for four years in Tooele County, twice at the clubhouse, featuring food trucks, grief support, a memory wall, naloxone training, and lantern floating. Welcome attendees. The Service Agency will share the event on social media.

Board Member Reports and Discussion Items

1. Board Member Reports and Concerns:

Cassandra Arnell, certified Tier 1 volunteer, noted outdated monitoring requirements and offered data collection assistance.

James Hanzelka mentioned recent purchases and improved information sharing efforts, including discussions with the fire chief and Perry Homes.

John Wright updated on ball field issues, sprinkler problems, and scheduling with sports groups, emphasizing low-cost projects and efforts to address vandalism.

Randall Hinton- Deferred to comment at the close meeting session.

Maria Sweeten- Acknowledge Joyce and all people that helped for Stansbury Days.

Adjourn

Closed Session to discuss personnel, pending or threatened litigation, or property acquisition (as needed)

Motion to adjourn the open meeting and to a closed session to discuss personnel, pending or threatened litigation, or property acquisition (as needed) made by Maria Sweeten and seconded by James Hanzelka @ 8:33 pm.

Vote as Follows:

Cassandra Arnell, “Aye”; James Hanzelka, “Aye”; John Wright, “Aye”; Randall Hinton, “Aye”; Maria Sweeten, “Aye”.

The Motion Passed.

Closed session opened 8:41 pm.

Motion to adjourn the closed meeting session made by James Hanzelka and seconded by Maria Sweeten @ 8:59 pm.

Vote as Follows:

Cassandra Arnell, “Aye”; James Hanzelka, “Aye”; John Wright, “Aye”; Randall Hinton, “Aye”; Maria Sweeten, “Aye”.

The Motion Passed.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.