

Stansbury Service Agency Work Meeting Minutes

Date: Wednesday, September 13, 2023

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

Time: 7:00 PM

1. **Call to Order @ 7:01 PM** by Cassandra Arnell

2. **Roll Call**

Board Members:

Cassandra Arnell- present

James Hanzelka- present

John Wright- present

Randall Hinton- present

Staff Members:

Ingrid Swenson- present

Darin Jacobs- present

Angie Perez- present

3. **Pledge of Allegiance** by Darrin Jacobs

4. **Review of Public Comments** presented by James Hanzelka

- Casey Nobles: Addressing parking issues at Rose Park; coordinating with Elite to space out soccer practice schedules. Liaise with the county and sheriff for enforcement if areas are painted red and address issues on the causeway.
- Trent Laddle: Results of the resident survey were shared; residents are showing interest in incorporation.
- Brenda Faddis Allen: Weve shared informative links via email. Prioritized improving communication through newsletters, enhancing branding strategies, and determining cost-effective communication methods.
- Jessica Johnson: Diversifying the board is not an option because we are structured by law. We are discussing plans to add members to the finance and planning committee. We are also exploring alternative funding.
- Ashley Detwieler: Addressed communication concerns.
- Sabrina Rasmussen: Office staff completed sealing work. There is possibility of tunnel leaks causing water issues.
- Bryan Detwieler: Emphasized increased transparency in collaboration between Jim and the board.
- Robert Mitchell: Discussed plans to acquire "No Trespassing" and "Fishing Beyond This Point" signs.
- Cassandra Arnell: Discussed ongoing efforts to improve the community website, maintain an active social media presence, and explore additional outreach methods.

5. General Manager Updates

- Pool Evaluation (9/6/23): Engineering company evaluated the pool and found it in a deteriorated state with corroded rebar. Resurfacing may not be feasible, and more drastic measures are needed.
- Park Safety Assessment (9/9/23): Insurance inspection identified numerous hazards in parks, leading to some park closures. Discussion on whether repairs can be made, considering budget constraints. John Wright will collaborate with the Maintenance Manager on this.
- Financial Update: Financials are relatively stable, with a review of potential Golf Course revenue generation and expenses for the year-end.
- Tunnel and Stansbury Days: Clarified that the Stansbury Service Agency contributed to the funding of the tunnel vision project the total cost was \$6,381.14. Stansbury Days had a total cost of \$25,050.91.

6. Discussion Items

- a. The Ranches Visit
 - John Wright provided a detailed summary of their visit to the Ranches Golf Course in Eagle Mountain and the reasons behind it. The primary motive was to explore opportunities for generating more consistent funds from the golf course, rather than relying solely on yearly passes. They learned that the Ranches Golf Course in Eagle Mountain had undergone changes in ownership and management, with significant improvements in its operation. The new operators have focused on maintaining the course and offering various membership packages, affiliations with other courses for discounts, and modern facilities such as golf simulators. They also emphasized the importance of not damaging the course during the winter months and the need for year-round revenue. John Wright expressed his belief that the golf course could break even with proper management and highlighted the importance of reinvesting profits back into the course. He discussed potential ideas, including a reception center and leasing space, as well as the concept of Nordic track trails. The idea of selling the golf course received mixed opinions, and there was a suggestion to explore trading buildable lots for contiguous acreage. Overall, the discussion centered on improving the golf course's financial sustainability and considering various options for its operation and development.
- b. 2024 Stansbury Days
 - Joyce McMullin has expressed an interest in heading Stansbury Days 2024. A key concern is ensuring clear lines of communication and organization, as previous issues had arisen with Stansbury Days. To address this, a proposed organizational structure was presented, with volunteer groups responsible for various aspects of the event, such as obtaining sponsors and internal communication. The agency would provide guidance to these volunteer groups to align their efforts with



established guidelines. The discussion also touched on the need to coordinate sponsorships effectively, potentially designating a specific volunteer or team for sponsor acquisition to avoid duplication of efforts. Additionally, there were considerations about incorporating existing events like the triathlon and pickleball tournament into the new structure. The Stansbury Service Agency is applying for a trademark for the "Stansbury Days" name to control its usage.

- c. 2024 Proposed Fee Schedule
 - Clubhouse fee: Modest fee increase proposed with an upfront deposit of \$1,500, \$330 nonrefundable.
 - Golf Course fees: Minor increase considered; suggestion to remove daily trail fee and offer annual cart fee.
 - Pool fees: Proposed increase, particularly for non-residents; adjustments for pool party and swim team fees.
 - Consideration of adding fees for baseball, soccer, and football activities.
- d. 2024 Budget Proposals
 - Tax Rate Consideration:
 - The budget presentation highlighted the need for approximately \$3.5 million in tax revenue to cover costs and maintain parks and projects.
 - The current tax revenue was indicated as largely allocated to staffing expenses, leaving limited funds for other needs, such as equipment maintenance.
 - The Service Agency is currently operating with a minimal staff level and additional funds for staffing could only be obtained through tax rate adjustments.
 - Challenges of balancing expenses with available revenue were discussed, along with the importance of managing public expectations regarding taxes and services.
 - Financial Evaluation:
 - Assessment of the budget's current state and funding needs.
 - Emphasis on the importance of balancing expenses and available revenue.
 - Challenges in funding equipment maintenance and repairs.
 - Staffing levels: Discussion on whether additional funds would require staff reductions.
 - Anticipated lack of taxes in the next year.
 - Maintenance issues:
 - Various repairs and upgrades are needed throughout the facilities.
 - Fire suppression systems needing attention, including integration with alarm systems.



- Infrastructure repairs required, such as wall replacement near gas meters and rewiring circuits.
- Electrical and HVAC issues in the clubhouse, without repairs staff will need to use space heaters.
- Addressing lighting, ADA compliance, and cosmetic issues inside and outside the clubhouse.
- Suggestions for parking lot lighting improvements.
- Potential enhancements for the pro shop, pool, and other areas, as outlined in a PowerPoint presentation.
- Special mention of the Mill Pond bridge, golf course irrigation, and re-roofing the clubhouse with climate-specific roofing.
- Cost Estimates:
 - Reference to a PowerPoint presentation containing cost estimates for various maintenance and improvement projects.

7. Board member reports and requests

- Cassandra Arnell:
 - Discussion on tax increase will be added to the agenda for the next meeting.
 - Mention of a tax agreement schedule for future meetings.
 - Exploring options for tax increase levels, with a limit of up to .0014%.
 - Consideration of a bond as an alternative to a tax increase.
 - Interest in hearing from a bond expert and exploring different bond recommendations.
 - Acknowledgment of the value of lake monitor volunteers and the lake mower.
- James Hanzelka:
 - Winter preparations, including snowplow readiness.
- John Wright:
 - Planning a meeting with the Ranches.
 - Addressing pool-related issues, such as a bike rack and trash cans.
 - Challenges in accessing certain pool fixtures.
 - Coordination with others on Porter Way Park improvements.
- Randall Hinton:
 - Emphasis on setting up a meeting with the Ranch.
 - Caution against requesting additional funding if taxes are increased.
 - Noting the significant tax increase compared to previous years.

8. Adjournment

Motion to close the regular meeting and enter a closed meeting session made by John Wright and seconded James Hanzelka

Vote as Follows:

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

Motion Passed. Meeting closed @ 9:06pm



9. Closed Session as needed to discuss personnel, pending, or threatened litigation, or property acquisitions.

Close session started @ **9:05pm.**

Closed Meeting ended @ **9:22pm.**

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.