

STANSBURY SERVICE AGENCY WORK MEETING

APRIL 10TH, 2024

Agenda

The agenda items for this meeting are as follows:

1. Call to Order
2. Roll Call
3. Review of Public Comments
4. General Manager
5. Discussion Items
 - a. Mitchell Land Sale Proposal
 - b. County Taxation Adjustment
 - c. Easement for Sagewood Village
 - d. Golf Course Equipment Purchase
 - e. Fee Schedule Adjustments
 - f. Impact Fees
 - i. Impact Fee Report
 - ii. Impact Fee Plan
 - iii. New Park Decisions
6. Board member reports and requests
7. Closed Session as needed to discuss personnel, pending, or threatened litigation, or property acquisitions.
8. Adjournment

Review of Public Comments

No Comments to review

General Manager Updates

Personnel Status

Personnel Status					
If we were to be fully staff, we would need					
Proshop	3FT w/Benefit			13 PT Seasonal	
Greens	6FT w/Benefit		5 FT Seasonal	3 PT Seasonal	
Recreation	9FT w/benefit		15 FT Seasonal		
With our current budget, we can have					
Proshop	2FT w/Benefit	1FT		11 PT Seasonal	2 Volunteers
Greens	2FT w/Benefit	1FT	3 FT Seasonal	5 PT Seasonal	
Recreation	3FT w/benefit	2FT	6 FT Seasonal		
Right Now					
Proshop	2FT w/Benefit	1FT		6 PT Seasonal	2 Volunteers
Greens	2FT w/Benefit	1FT	2 FT Seasonal	5 PT Seasonal	
Recreation	3FT w/benefit	2FT	3 FT Seasonal		

Pressurizing and Testing Waterlines

- Timer Issue at Sagers Park Field 1
- Porter Way – Major line Break to feed line
- Clubhouse - Line break in one of two legs
- Village Park – Timer Issue
- Ponderosa Park – Issue with feed line/spray heads
- Lanyard – Backflow Issue, do we want to turn back to HOA
- Village Parkway, West of Mast - Low flow, potential line break under road
- The L – New timer, may want to move out of residents back yard
- Frontage Road – Not on until fountain turn on
- Solomon Greenbelt – Line blockage
- Causeway – Need to Repair Line
- Woodland Park– Needs to Repair Line and Need to add Hose bib
- Woodland Greenbelt – Break under the trees
- Sutton - Needs new timer, valves, backflow and lines

Other Actions

- Work Day at Sagers
- Attended County Trail Committee Meeting
- UDOT Meeting on Sound Wall Trail
- Met with Football
 - They want to use Village in the fall
 - Soccer agreed to move to Porter Way for fall
 - Accommodating both teams by adding fee at Porter Way
- Pageant Update
 - Proposal on rules for this year
 - Eligibility
- Stansbury Days Update
 - Volunteer to do the sponsorship
 - Volunteer to do car show
 - Still trying to get a fireworks show
 - Cost of a Drone show \$20K
- Striping of Brent Rose for tennis – About \$1000 with labor

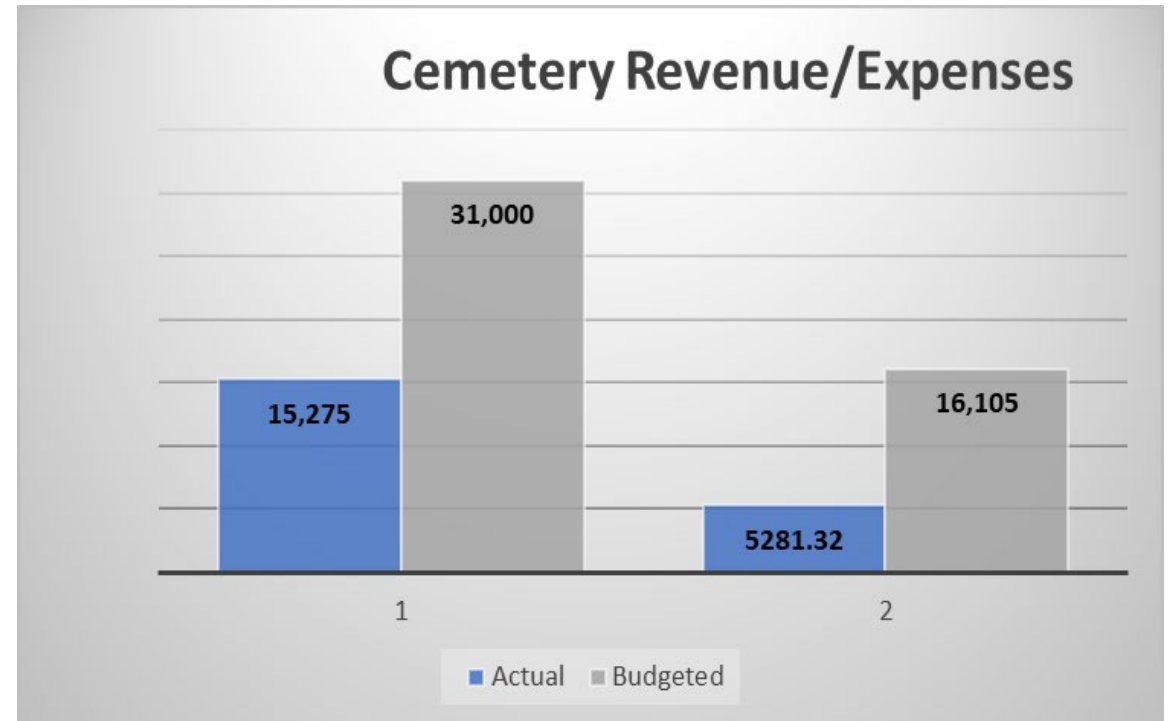
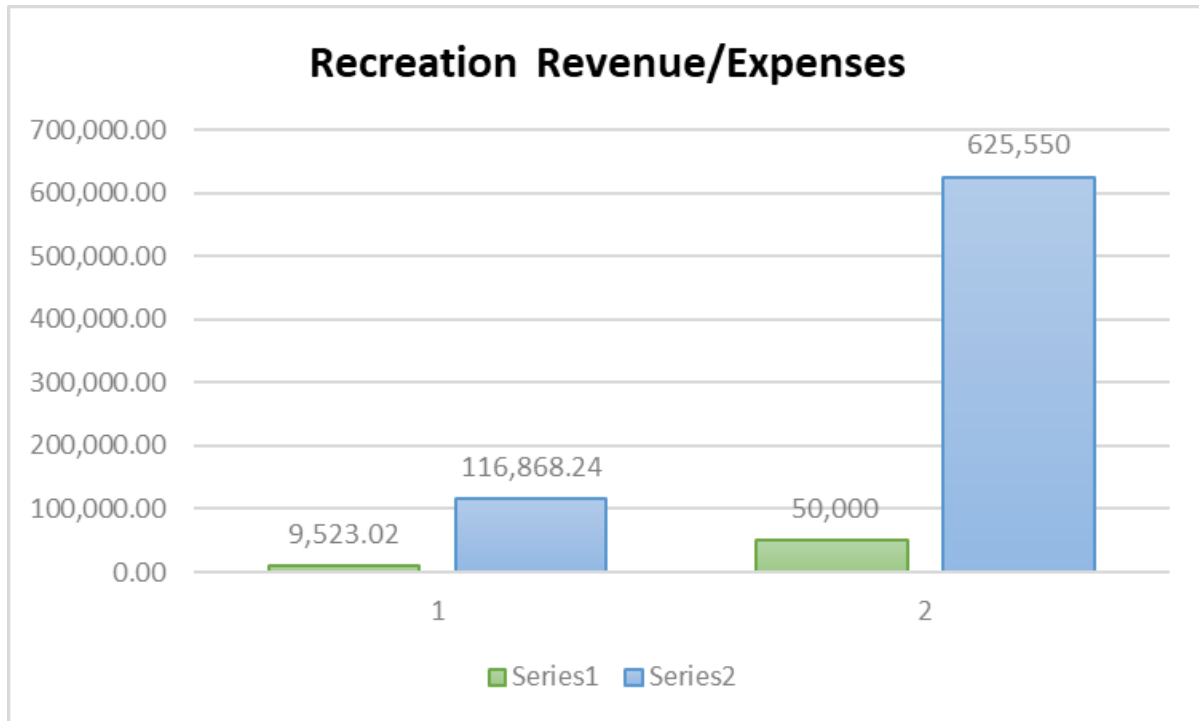
Bridge Stability Study



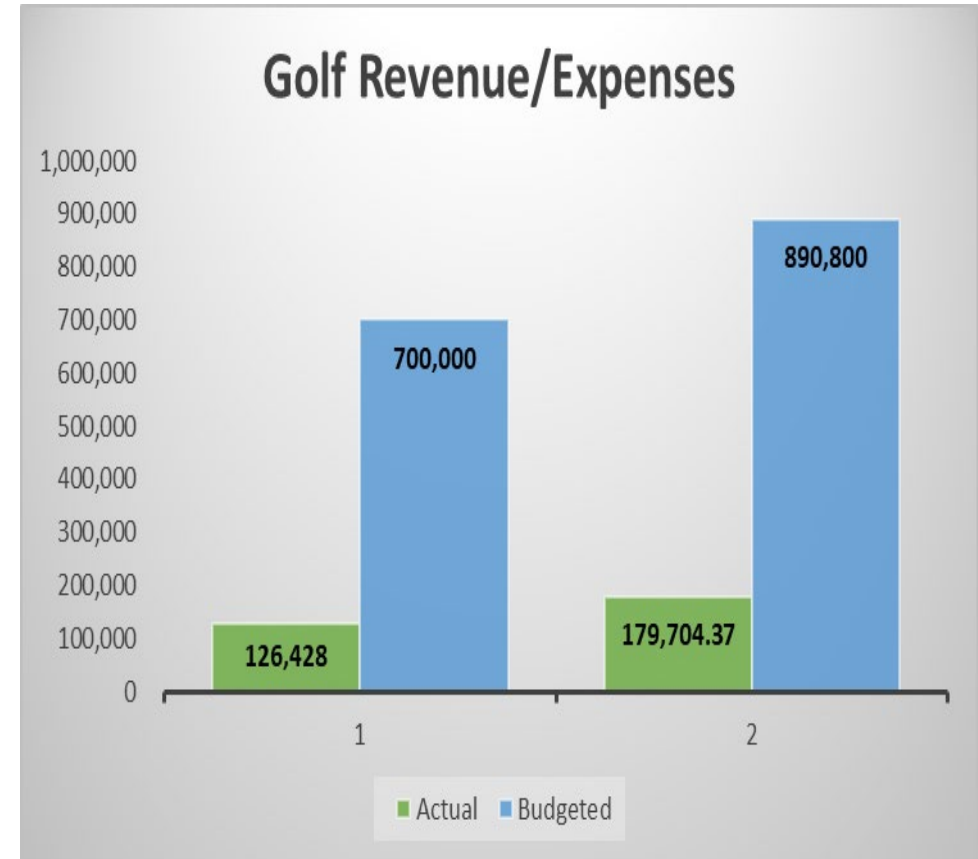
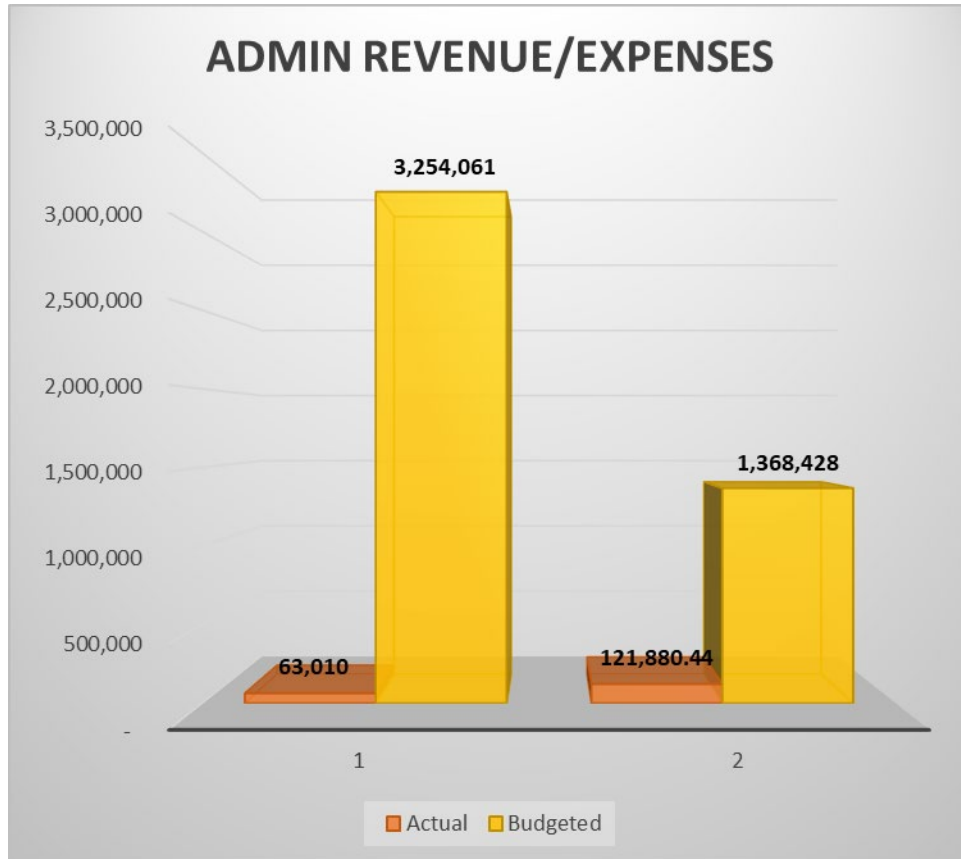
RUMOR CONTROL

- We are NOT Charging for use of the Pickelball Courts, unless it is a tournament play
- We are NOT charging for use of the parks, only for leagues or individuals that want to reserve them.
- We have NOT received the money from the tax increase

Finance Update



Finance Update



AVAILABLE FUNDS

2023 Year End

OPERATIONS		IMPACT	
Checking (Zions Bank)	\$19,751.38	Checking (Zions)	\$32,916.03
Checking (Chartway)	\$1,087.11	PTIF	\$993,811.32
Savings (Chartway)	\$5.00		
PTIF	\$1,213,643.00		
TOTAL	\$1,234,486.49		\$1,026,727.35
TOTAL	\$2,261,213.84		

As of 31 Mar 2024

OPERATIONS		IMPACT	
Checking (Zions Bank)	\$94,549.59	Checking (Zions)	\$8,274.21
Checking (Chartway)	\$1,087.11	PTIF	\$1,103,056.24
Savings (Chartway)	\$5.00		
PTIF	\$1,090,826.59		
TOTAL	\$1,186,468.29		\$1,111,330.45
TOTAL	\$2,297,798.74		

DISCUSSION ITEMS

MITCHELL LAND SALE PROPOSAL

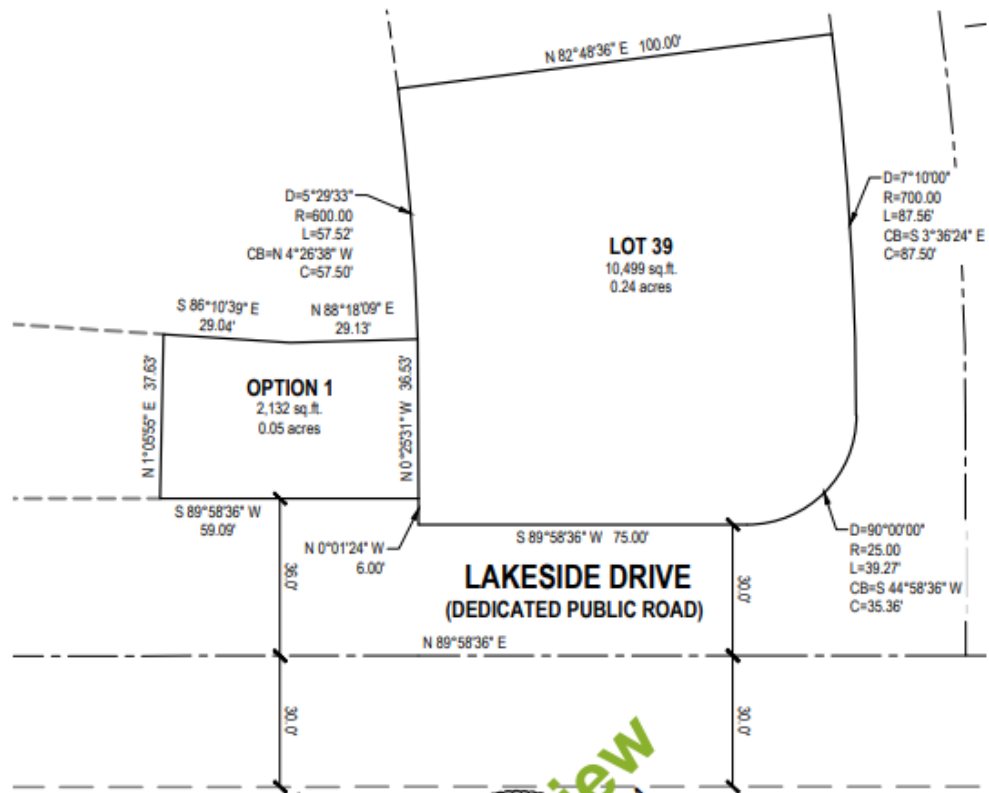
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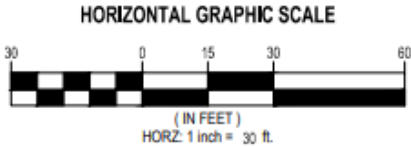


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For Review



PROJECT NUMBER 13041 PROJECT MANAGER D. KINGSMAN	PRINT DATE 3/25/2024 DESIGNED BY M. SANDOVAL	<p style="margin: 0;">ROBERT MITCHELL BLA</p> <p style="margin: 0;">OPTION 1</p> <p style="margin: 0;">256 SPINNAKER STANSBURY PARK, UTAH 84074</p> <p style="margin: 0;">EXHIBIT "B"</p>	 <small>THE STANDARD IN ENGINEERING</small> <small>TOOLE</small> <small>100 N. Main St, Unit 1</small> <small>Toole, UT 84074</small> <small>Phone: 435.943.2500</small> <small>WWW.ENSIGNENG.COM</small>
1 OF 1			<small>ENGIN</small> <small>Phone: 801.248.3228</small>

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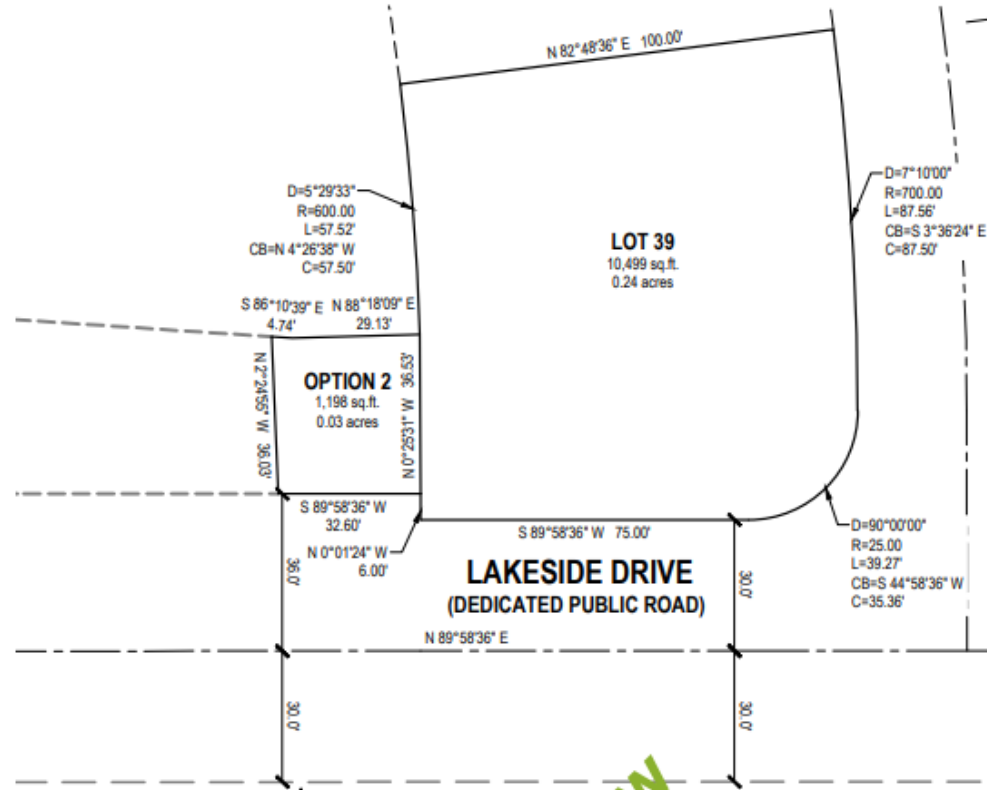
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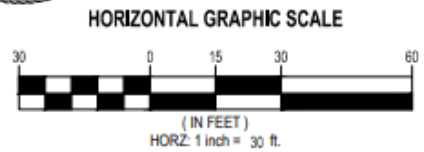


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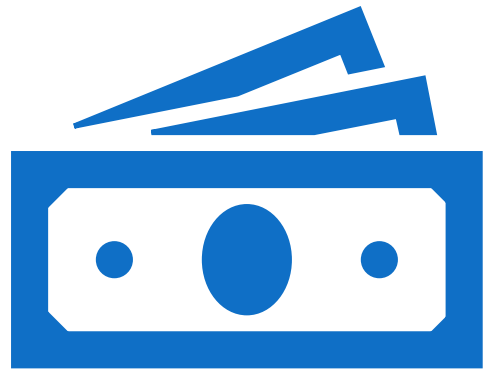
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Fol Review



<p>PROJECT NUMBER 13341</p> <p>PROJECT MANAGER D. YONGBMAN</p>	<p>PRINT DATE 3/21/08</p> <p>DESIGNED BY M. SANDOVAL</p>	<p>ROBERT MITCHELL BLA OPTION 2 256 SPINNAKER STANSBURY PARK, UTAH 84074 EXHIBIT "B"</p>	<p>ENSGN THE STANDARD IN ENGINEERING</p> <p>TOOLE 108 N. Main St, Unit 1 Toole, UT 84074 Phone: 435.943.2590 WWW.ENSGN.COM</p>
<p>1 OF 1</p>			<p>DATE: 03/21/08 LAYOUT: 03/21/08 DRAWN BY: M. SANDOVAL CHECKED BY: D. YONGBMAN</p>



County Taxation Adjustment

County Taxation Adjustment

- County Miscounted (Double Counted Some Businesses)
 - Artificially lowered 2023 tax rate
 - Collecting additional tax from residents
 - County Commissioners will determine if it will be collected in one year or over three.
 - Looking for a recommendation from us

Years For Collection	Total Collected/Year	Est. Cost to Taxpayer
1	\$6,197	\$1.50
2	\$2,069	\$.50

Easement for Sagewood Village



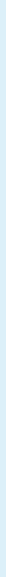


Golf Course Equipment Purchase

Golf Course Equipment Options

- Budget includes
 - \$130K for purchase of 2 sprayers
 - Purchase Used Sprayer for \$25K
 - Second Larger Sprayer \$74 K
 - Purchase/Lease of Triplex Mowers

Budgeted Amount	\$130,000				
1 Large and 1 Small Sprayer					
Cost of Large Sprayer	\$74,000	\$74,000	\$74,000	\$74,000	\$74,000
Cost of Small Sprayer	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Cost of First Year for Triplex					
Purchase	\$114,313				
24 MO W/O Buyout		28718.72			
24 MO W/ Buyout			44226.08		
48 MO W/O Buyout				18043.36	
48 MO w Buyout					\$24,049.04
First Year Cost	\$213,313	\$127,719	\$143,226	\$117,043	\$123,049



Fee Schedule Adjustments

Golf Course

Golfcourse Fee		
	Current	Proposed
Punchcard		
Weekday No Cart	\$ 270.00	\$ 225.00
Weekday w/cart	\$ 430.00	\$ 360.00
Senior 65+ weekday	\$ 235.00	\$ 180.00
Senior 65+ w/cart weekday	\$ 385.00	\$ 300.00
Weekend No Cart	\$ 375.00	\$ 270.00
Weekend w/cart	\$ 550.00	\$ 400.00
Senior 65+ Weekend	\$ 300.00	\$ 225.00
Senior 65+ w/cart Weekend	\$ 475.00	\$ 345.00
Additional Golf Course Fees		
	9 Holes	18 Holes
Pull Cart	\$ 2.00	\$ 4.00
Trail Fee	\$ 10.00	\$ 15.00
Range Token	\$ 3.00	
	4 Hour Rental	Full Day
Pavilion Rental	\$ 50.00	\$ 75.00

Small Conference Room Fee		
	Resident	Non-Resident
Hourly Rate	\$ 40.00	\$ 70.00
Alcohol Fee	\$ 400.00	\$ 400.00
Cleaning Fee	\$ 150.00	\$ 150.00
Replacement Key fee	\$ 25.00	\$ 25.00
Damage Fee	\$ 1,000.00	\$ 1,000.00

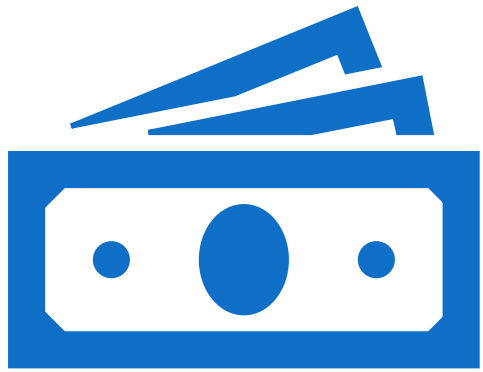
Small Conference Room

Clubhouse

Clubhouse Fee		
	Resident	Non-Resident
Replacement Key Fee	\$ 25.00	\$ 25.00
Microphone Fee	\$ 30.00	\$ 30.00
Microphone Deposit (Returned if not damaged)	\$ 500.00	\$ 500.00

Parks

Parks Reservation Fee		
Park	Size	Cost per hour
Porter Way (Fall Season Only)	Same SQFT of usable field space as Village Park	\$ 40.00
Small Parks and Greenbelts	Any	\$ 5.00
Brent Rose	Tennis Courts	\$ 5.00



Impact Fees

Impact Fees

- Annual Report
 - Due to State End of June
 - Auditor would like it as soon as possible
- Impact Fee Plan
 - Should be updated often (annually)
 - Ours is dated 2007
 - Draft
- Decisions Impacting Impact Fee Plan
 - Park Layout Drafts
 - Cost Estimates
 - Justifications

Board Member Reports and Requests

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