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## Stansbury Service Agency Board of Directors Business Meeting Minutes

Date: Wednesday, June 26<sup>th</sup>, 2024

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

Time: 7:00 PM

### Order of Business

1. Call to Order by Brett Palmer at 7:02PM
2. Roll Call
  - a. Board Members
    - i. Brett Palmer – Present
    - ii. Ammon Jacobsmeyer – Present
    - iii. John Wright – Present
    - iv. Cassandra Arnell – Present
  - b. Staff
    - i. James Hanzelka – Present
    - ii. Ingrid Swenson – Present
    - iii. Shawn Chidester – Present
    - iv. Jessica Shaw – Present
    - v. Julie Smith - Present
3. Pledge of Allegiance led by Brett Palmer
4. Sheriff Report by Sgt. Nicholas Yale
  - a. Handout: Stansbury Park Stats May 2024
  - b. Over 60 unlocked vehicle burglaries last month. They believe most perpetrators are from the Salt Lake area.
  - c. James Hanzelka asked about golf carts.
    - i. Sgt. Nicholas Yale said there was another accident.
    - ii. Sheriff's Office is taking no tolerance approach.
    - iii. Sheriff's Office is going to enforce state statute for motor assisted scooters (41-6a-1115)
    - iv. The minimum age to drive a golf cart is 9. Those under 15 must have parent/guardian supervising in cart.
      - Steve Lempp (22 Lakeview) commented about communities doing training.
        - Sgt. Nicholas Yale stated they can only enforce state statutes.
      - Unknown Commenter - Asked about operating on sidewalks.
        - Sgt. Nicholas Yale stated golf carts can only be on the roads.
      - Cassandra Arnell clarified that the SSA does not own any roads. The agency cannot set or enforce ordinances regarding roads.
5. Fire Chief Report by Chief Kevin Nunn & Fire Marshall Buck Peck
  - a. Ninety-five calls were responded to last month. The average is about 100/month.
  - b. Three-quarters of the calls come from Stansbury Park
  - c. He did not have exact numbers as the fire department is converting to a new records management system.



- d. The fire department responds to golf cart incidences with injuries, but the incidences are not considered a MVA (motor vehicle accident).
- e. There were no fires in the previous month.
- f. Vegetation fires are a threat, but none in Stansbury proper.
- g. The fire department will comply with county ordinances about what constitutes a fire hazard.
- h. Fire department will approach residents that are in violation and ask for voluntary compliance.
- i. If you start a fire by accident in a neighboring yard that is out of compliance, you are still responsible for that fire and ensuing damage.
- j. Gardens in front yards growing things like wheat are not in violation.
- k. An eye sore does not necessarily equate to fire hazard.
- l. The fire department has a community service available that can come evaluate your and your neighbor's property. Details at [ntfd.com](http://ntfd.com)

#### 6. Public Comments

- a. Jennifer VanDyke (80 Lakeview)– She wanted to know where to find notes about meetings. Requested if we can we made minutes more available and relevant.
  - i. Brett Palmer described where to find public notices on [Utah.gov](http://Utah.gov).
  - ii. Cassandra Arnell explained where to find it on the SSA website. She also requested help with getting the newsletter out to residents.
  - iii. Unknown Commenter – Said the board is doing better with communication than the previous board.
- b. Steve Lempp (22 Lakeview) – He appreciated information from Sheriff's Office about golf carts. He wants the SSA to approach Tooele County to put rules in place for golf cart drivers under 16. Wants signage telling people hours for fishing in greenbelt areas.
- c. Jerry Smith (27 Lakeview) – He said there is a tree by golf course going over the road, impeding traffic of RV's and such. He would like it trimmed.
- d. Jaime Zwerin (5772 Greenwich) – He requested the SSA talk to Jared Hamner about the golf cart problem. He requested the SSA get word out on laws regarding golf cart usage via website and newsletter.
  - i. John Wright said parents need to take responsibility.
  - ii. James Hanzelka said county is adamant that they are going to enforce standing laws and will not write new ordinances.
  - iii. Sgt. Nicholas Yale restated the county stance that the Sheriff's Office is enforcing.
  - iv. Steve Lempp (22 Lakeview) wants citizens group formed to patrol and enforce statutes.
    - He claimed board has liability for potential accidents/injuries involved golf carts.
    - Brett Palmer stated said board has no liability regarding incidences on the road.
    - Sgt Nicholas Yale said the county will not change the laws/ordinances because it impacts all county roads, not just Stansbury Park

#### 7. GM Updates by James Hanzelka.

- a. Explained funding issues.
    - i. Cassandra Arnell clarified county shortage on tax collection.
  - b. Went over irrigation issues.
  - c. SSA personnel at lower pay than standard for similar jobs. Pay is causing personnel shortages.
  - d. Equipment
  - e. Adopt a Greenbelt
    - i. Have three contracts currently, talking to others.
    - ii. Would like to get all areas cared for
  - f. Movie nights
  - g. Contracting
  - h. Upcoming/Current Events
  - i. Volunteers
  - j. Citizen Initiative
  - k. Space Camp
  - l. Financials
    - i. Golf Course doing well.
    - ii. Parks & Rec rentals are down.
    - iii. Pool is doing okay.
    - iv. The library is doing well.
    - v. Cemetery is good.
    - vi. Funds Summary – holding our own.
8. Presentation of citizen award to the Payeurs for assistance with Christmas Market in 2023 by Ingrid Swenson

**Discussion Items:**

- 1. Concert by the Lake Presentation by Dave Mckeeth (34 Lakeview)
  - a. Portable splash pad
  - b. Food trucks
  - c. Vendors
  - d. No admission fee
  - e. Has insurance
  - f. The stage faces away from houses to minimize noise.
  - g. Attendees can watch from the lake or grass.
  - h. Scheduled Saturday, July 13, 10am to 5pm - 2 hours setup, concert begins at noon.
  - i. Multiple entertainers
  - j. Applied for mass gathering permit.
  - k. Expecting similar numbers to Stansbury Days
  - l. Event promoters responsible for breaking everything down after and taking care of cleanup.
  - m. Tying in sprinklers to splash pad.

- n. Normal security
- o. Reserving portable restrooms
- 2. Use of Agency Property
  - a. Golf Course by Outside Instructors for golf lessons.
    - i. Golf course director opposed to outside instructors.
    - ii. Jared Hamner (not present) thinks it should be allowed on a public course.
    - iii. Surrounding courses do not allow outside instructors.
    - iv. SSA need to have stated policy.
  - b. Youth Lemonade Sales at Lake Area
  - c. Fundraisers by organizations
    - i. Wish to place vendor products near food trucks.
  - d. James Hanzelka recommended SSA needs policy for youth and fundraiser sales due to liability.
    - i. Cassandra Arnell recommended allowing outside instructors if they are not holding up play for others.
    - ii. Private instructors advertising that they teach at SSA properties implies a relationship with SSA.
  - e. Sara Snow (41 Lakeview) brought up the possibility of discrimination accusations if we let some sell/instruct but not others.
- 3. Public Comment
  - a. David Robertson (5653 Dawns View) – he asked how we can budget better for grass and water needs.
- 4. Letter to UDOT about Sound Wall Extension for SR 36 Widening Project
  - a. In packet for review
  - b. Once agreed upon, Brett Palmer will sign and send.
  - c. Brett Palmer, John Wright, and Ammon Jacobsmeyer all in favor of sending letter as is.

**Action Items:**

**1. 2024.06.01 A**

**Approval of Valuation of Land Sale to Robert Mitchell**

- a. Presentation of Valuation of Land Sale to Robert Mitchell
- b. Public Comment on Valuation of Land Sale to Robert Mitchell
  - i. Wes Vandyke (80 Lakeview) – stated there is not going to be another buyer, so fair value is more appropriate by James Hanzelka’s valuation. Asked if the agency has considered long-term leasing.
  - ii. Robert Mitchell (256 Spinnaker) – requested agency consider money already spent on surveys of land. Counter offered at \$2200 and will fix sprinkler.
  - iii. Brett Palmer – wants a professional appraisal.

- iv. Dave Mckeeth (34 Lakeview) – offered to do Comparative Market Analysis (CMA) for free. Stated that land is not worth anything to anyone else.
  - v. Sara Snow (41 Lakeview) – worries about setting a precedent for future sales of unusable land. Property with easements has valuation set by the state Right-of-Way Division in an acquisition database.
  - vi. Jennifer VanDyke (80 Lakeview) – asked what remaining SSA property is saleable. Wondered how often a situation like the Mitchell’s would arise.
- c. Discussion and Possible Approval of Valuation of Land Sale to Robert Mitchell

Motion 2024.06.01 A to have the finance board obtain completed CMA and find out what Right-of-Way Division’s acquisition value is. Upon receiving those, the board can evaluate and make a decision of sale price for next board meeting made by John Wright. Seconded by Ammon Jacobsmeyer.

Vote as follows:

Brett Palmer - yea; Ammon Jacobsmeyer - yea; John Wright - yea; Cassandra Arnell - yea.

**Motion Passed.**

#### **Discussion of Irrigation and Mechanic Issues and Possible Staffing Solutions**

##### **2. 2024.06.02 A**

Approval of Updated Amended Budget

- a. Presentation of Updated Amended Budget
- b. Public Comment on Updated Amended Budget
- c. Discussion and Possible Approval of Updated Amended Budget

Motion 2024.06.02 A to amend the budget to include an increase of 100K from future tax revenues (recommended stipulation on 50K limit SSA employees, 50K limit on contract work) for the purpose of irrigation made by Ammon Jacobsmeyer. Seconded by John Wright.

Vote as follows:

Brett Palmer - yea; Ammon Jacobsmeyer - yea; John Wright - yea; Cassandra Arnell - yea. **Motion**

**Passed.**

##### **3. 2024.06.03 A**

Approval of Purchase of Mowers

- a. Presentation of Purchase of Mowers
- b. Public Comment on Purchase of Mowers
- c. Discussion and Possible Approval of Purchase of Mowers

Motion 2024.06.03 A to authorize purchase of three mowers (two for recreation area, one for golf course), made by John Wright. Seconded by Cassandra Arnell.

Vote as follows:

Brett Palmer - yea; Ammon Jacobsmeyer - yea; John Wright - yea; Cassandra Arnell - yea. **Motion**

**Passed.**

4. 2024.06.04 A

a. Board Review and Possible Approval of May 2024 warrants, financial statements, and journal entries.

Motion 2024.06.02 A to table discussion until the July business meeting made by Ammon Jacobsmeyer. Seconded by John Wright.

Vote as follows:

Brett Palmer - yea; Ammon Jacobsmeyer - yea; John Wright - yea; Cassandra Arnell - yea.

**Motion Passed.**

**Board Member Reports and Discussion Items**

1. Cassandra Arnell – Likes the idea of having friendly people around the park to enforce and inform residents and visitors of rules. Stated that there is an opening for a new board member, requested applications from public.
2. John Wright – Completed a baseball tournament and appreciated help from Gordon Smith and his crew to get the fields ready. Currently working on the Porter Way infield. Brought up enforcement of lake ordinances by DWR.
3. Ammon Jacobsmeyer – Stated that he appreciated attendees and support. Requested that attendees follow and share SSA posts on social media. Reiterated that there is an open board position and asked attendees to encourage those they know that are qualified to apply.
4. Brett Palmer – Stated appreciation for community input and efforts of the staff.

**Motion to Adjourn by Ammon Jacobsmeyer. Seconded by John Wright.**

Vote as follows:

Brett Palmer - yea; Ammon Jacobsmeyer - yea; John Wright - yea; Cassandra Arnell – yea. **Motion Passed.**

Meeting ended at 10:24PM.

*The content of these 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.*

*Approved this 17 day of July 2024*



**Brett Palmer, Board Chair**