

Stansbury Service Agency Board of Directors Work Meeting Minutes

Date: Wednesday, March 13th, 2024

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

Time: 7:00 PM

The agenda items for this meeting are as follows:

1. Call to Order made by Brett Palmer at 7:00 PM
2. Roll Call

Board Members:

Brett Palmer - Present

John Wright - Present

Cassandra Arnell - Present

Maria Sweeten - Present

Kyle Shields – Present

Staff:

James Hanzelka – Present

Ingrid Swenson – Present

Gwen Ruebush – Present

Darin Jacobs - Present

3. Pledge of Allegiance led by Kyle Shields
4. Review of Public Comments From 21 February Business Meeting
 - a. Charlie Prows: Dogs in the Park
 - b. Park repairs and removal of damaged equipment
5. General Manager Updates
 - a. Soundwall Trail: Delayed by UDOT to accommodate widening of SR36 project. Working with UDOT to determine the best location based on projected project.
 - b. Millpond Park: Modifying contract to run water/sewer from street to bathroom. Adding electrical and sprinkler layout to park graphic for the county. All other county requirements have been addressed. County approval.



- c. Shoreline Improvement: Working with contractors to get docks that were purchased last year installed. Proposed changes to overall plan. Landscaping plan for clubhouse area. The four dock option.
 - d. Clubhouse Multimedia: TVS Pros estimate to update systems (add camera to system, use a smaller dedicated computer to integrate the systems, add system for hearing disadvantaged, move speakers in room, reprogram system to give us two different modes). Upgrade clubhouse WiFi.
 - e. Park Infrastructure: Issues with the infrastructure to support landscape at Woodland, Ponderosa, and Frontage Area. Need to develop a plan and funding to fix infrastructure BEFORE fixing landscaping.
 - f. Other Items: Audit (Property Accountability, Equipment Accountability). Met with baseball to prep for season. Look at establishing volunteer committees for trees and plants, friends of the lake, sports, and golf. Free use of building for church retreat. Picnic in the park.
 - g. Funds Available Overview
 - h. Grants: RAISE Grant, County Tourism, County Recreation, UORG, Shoreline Improvement
6. Discussion Items
- a. Stansbury Days Survey and Proposal: Most people who answered the survey plan to attend each year with the parade and fireworks being the most popular events. They prefer moving the event to the 2nd Saturday of August with more sports competitions, parking at Sagers and SSA continuing to oversee.
 - b. Golf Course Reorganization: Key Revenue Source for the Agency. Moving to a more business-oriented model. Management was understaffed/lacked skill set.
 - c. Sale of Land to Robert Mitchell/Process for Sale of Land
 - i. Proposed Process for Sale of Property: Buyer identifies potential purchase with Agency. Buyer pays for a legal survey of the new lot line. Buyer puts together proposal to the board. Agency determines purchase price. Buyer pays for legal bill of sale document. Final approval by Board for sale.
 - d. Food Truck Contract
 - e. Deck repairs proposed for the swimming pool, electrical repairs are also recommended.
 - f. Business meeting moved to April 3.
 - g. URS Update: Roth IRA. One exemption from URS per Agency. 401K matching program. Expect benefit costs to grow. Expect to have a more difficult time filling jobs/higher costs. Mental health initiatives and crisis hotline
7. Board member reports and requests.



- a. John Wright- Parks and swimming pool recommendations for repairs. Sale of excess equipment update.
 - b. Cassandra Arnell- Lake update. Tennis courts need lines painted. 5 acres near Bonneville school update. Website is getting updated. Board member search.
 - c. Kyle Shields- Signatures. Stucco repair on building. Irrigation suggestions.
8. Motion to move to closed Session to discuss personnel, pending, or threatened litigation, or property acquisitions as needed. Made by Maria Sweeten and seconded by Kyle Shields at 9:10 pm. Maria Sweeten motion to close the closed session and move back into open meeting at 9:47 pm and Kyle Shields seconded.
- a. Votes as follows: All ayes
9. Cassandra Arnell motioned to Adjourn and Kyle Shields seconded.
- a. Votes as follows: All ayes

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 3rd day of April 2024

Brett Palmer, Board Chair

NOTICE OF THE STANSBURY SERVICE AGENCY BOARD OF DIRECTORS WORK
MEETING

PUBLIC NOTICE is hereby given that the Board of Directors of the Stansbury Service Agency hereby gives notice of the Meeting of the Stansbury Service Agency Board of Directors, which shall be open to the public, to be held on Wednesday, March 13, 2024, at 7:00 pm at the Clubhouse, 1 Country Club Dr. Ste 1, Stansbury Park, Utah

Stansbury Service Agency Board of Directors Work Meeting Agenda

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4. Review of Public Comments from February 21, 2024, Combined Stansbury Service Agency Board Meeting
5. General Manager Updates
6. Discussion Items
 - a. Stansbury Days Survey and Proposal
 - b. Golf Course Reorganization
 - c. Sale of Land to Robert Mitchell/Process for Sale of Land
 - d. Food Truck Contract
 - e. Deck repairs proposed for the Swimming Pool
 - f. URS update
7. Board member reports and requests.
8. Motion to move to closed Session to discuss personnel, pending, or threatened litigation, or property acquisitions as needed.
9. Adjournment

Stansbury Service Agency Board of Directors Work Meeting

MARCH 13, 2024

Agenda

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Review of Public Comment

-Charles Prows (owner of Kibbles and Cuts) wants to have an off-leash dog community event at the lake on the second Sunday of June.

-Tina Ruth (resident) wants repairs at the Woodland and Sutton parks done as soon as possible. She is worried about the slide at Woodland Park and the basketball hoop at Sutton Park.

GM Updates

Soundwall Trail

Delayed by UDOT to accommodate widening of SR36 project

Working with UDOT to determine best location based on projected project.

Utah's Unified Transportation Plan 2023-2050



How To Use This Map:

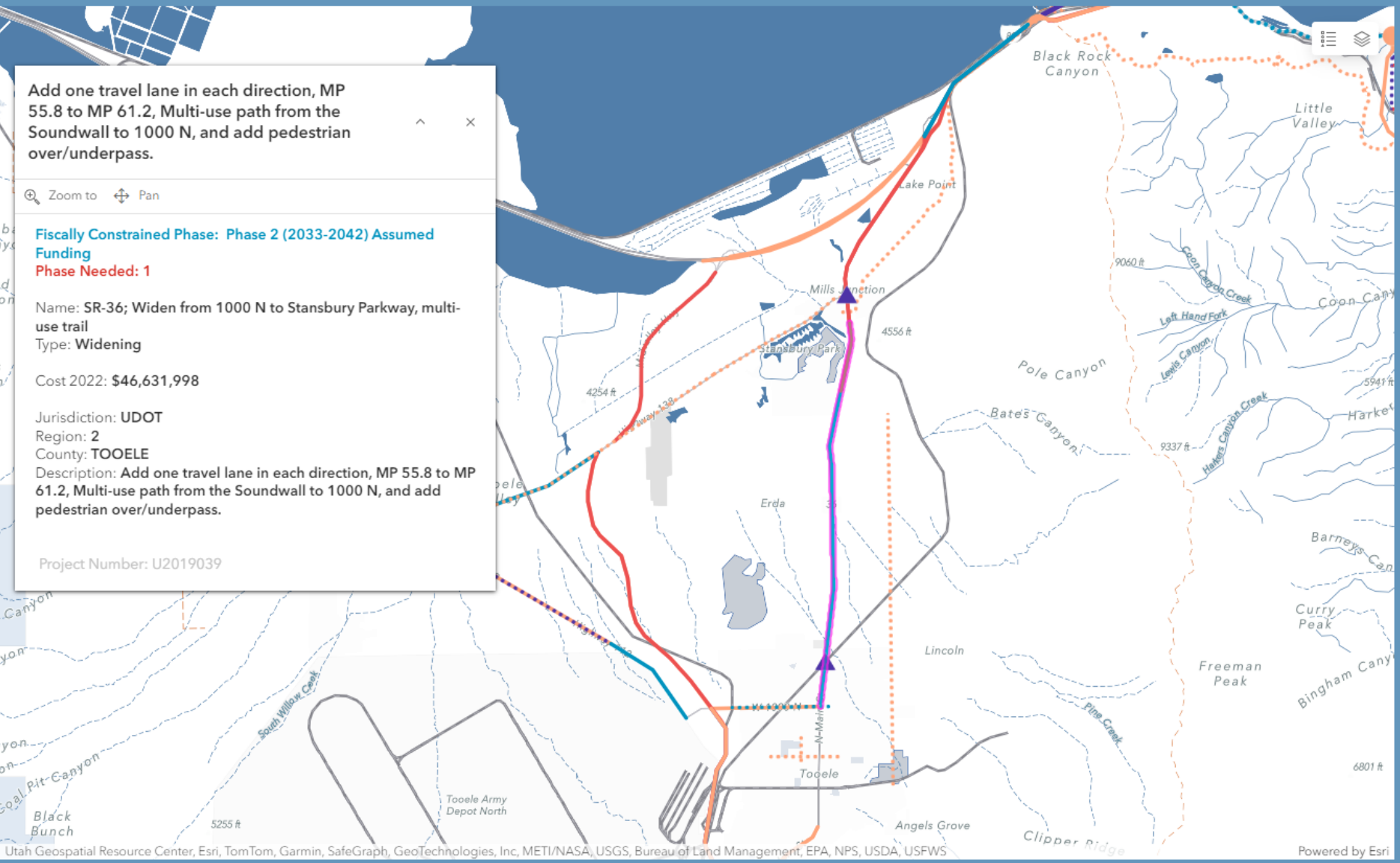
- The filters can be used to refine the project map *
- Mode and Phase filters allow for multiple selections to be made at one time
- To clear all filters, press the reset button at the bottom right of the screen
- Senate and House District filters can be used to zoom to district areas **

Notes:

* Region and Jurisdiction filters may cause an empty map (i.e a selection of Region 1 and Dixie MPO will result in an empty dataset). To correct this, deselect or rest the filters.

** Senate and House District layers are off by default and will not display unless visibility is toggled on. Layers can be toggled on/off using the button located on the top right of the map.

Senate Districts	House Districts
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9



Planning Area

- Cache MPO
- Dixie MPO
- MAG
- UDOT

Mode

- Active Transportation
- Highway
- Transit

Phase

- Phase 1 (2023-2032) Assumed Funding
- Phase 2 (2033-2042) Assumed Funding
- Phase 3 (2043-2050) Assumed Funding
- Needs with No Assumed Funding

UDOT Region

- 1
- 2
- 3
- 4

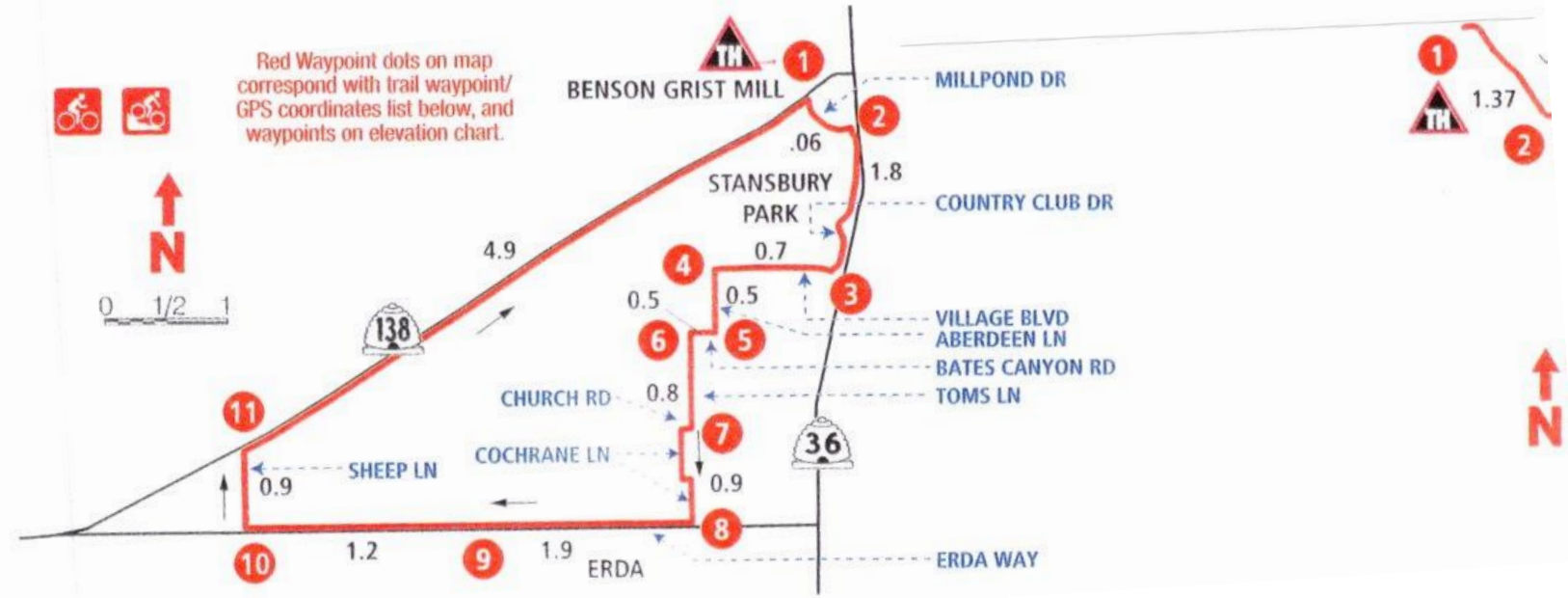
1

BENSON GRISTMILL LOOP

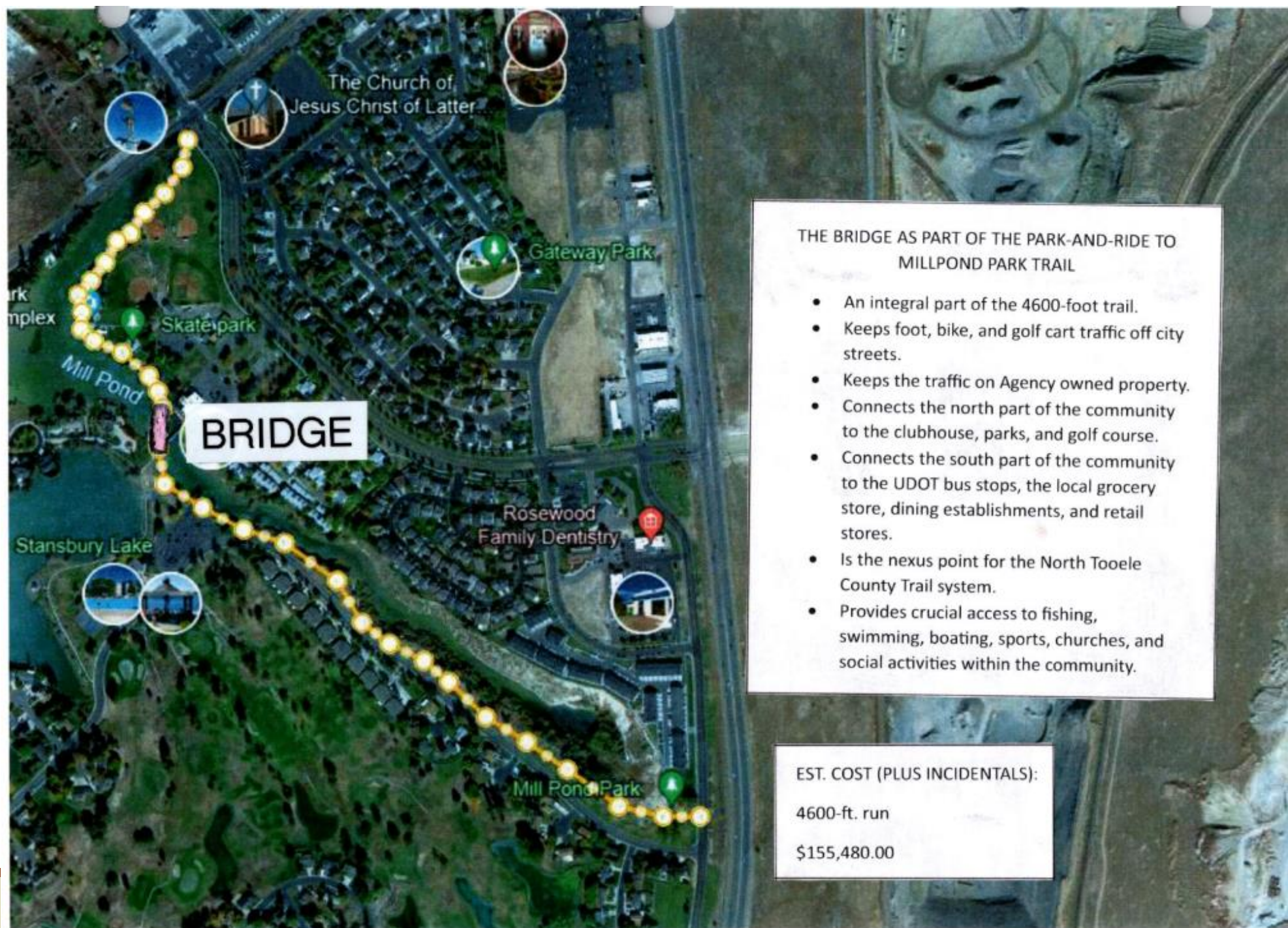
2

Type: Loop on two-lane, rural, asphalt roads. Road or Mountain Bike. Horseback not ad or on SR-138. ATV/OHV's prohibited. **Distance:** 14.1 miles. **Elevation gain:** 232 feet. **Rating:** 2 hours (on mountain bike). **Signage:** Yes. **Season:** Year-round. **Water:** Available at Bens stores in Stansbury Park. **Services:** Groceries, fuel and general services available in St **topo maps:** Mills Junction, Tooele, Grantsville. **How to get there:** Benson Gristmill is loc. 138, Stansbury Park. From Lake Point take SR-36 south for three miles to SR-138. Tu mile to mill on the right.

(2)-(3) WOULD BE THE SOUNDWALL TRAIL



Trail Waypoint



BRIDGE

THE BRIDGE AS PART OF THE PARK-AND-RIDE TO MILLPOND PARK TRAIL

- An integral part of the 4600-foot trail.
- Keeps foot, bike, and golf cart traffic off city streets.
- Keeps the traffic on Agency owned property.
- Connects the north part of the community to the clubhouse, parks, and golf course.
- Connects the south part of the community to the UDOT bus stops, the local grocery store, dining establishments, and retail stores.
- Is the nexus point for the North Tooele County Trail system.
- Provides crucial access to fishing, swimming, boating, sports, churches, and social activities within the community.

EST. COST (PLUS INCIDENTALS):
4600-ft. run
\$155,480.00

Millpond Park

Modifying contract to run water/sewer from street to bathroom

Adding Electrical and sprinkler layout to park graphic for the county

All other county requirements have been addressed

County approval

Shoreline Improvement

Working with contractors to get docks purchased last year installed

Proposed changes to overall plan

Landscaping plan for clubhouse area



1

2

THE FOUR DOCK OPTION

1. Move the floating attached platform to Delgada Park.
2. Swim raft.
3. Pier based platform.
4. Fishing/boat floating attached dock.

3

4

Stansbury Lake

Clubhouse Multimedia

TVS Pros Estimate to Update Systems

- Add Camera to System
- Use of a smaller dedicated computer to integrate the systems
- Hearing plus up for hearing disadvantaged
- Move Speakers in Room
- Reprogramming of system to give us two different modes
 - Meeting Mode
 - Events Mode

Upgrade Clubhouse Wi-Fi

Park Infrastructure

Issues with the infrastructure to support landscape

- Woodland
- Ponderosa
- Frontage Area

Need to develop a plan and funding to fix infrastructure BEFORE fixing landscaping

Perfect Picnic

Dates they would like to reserve the park.

- Easter – March 23rd, 27th, 28th, 29th, 30th
- April – Prom - April 7th, 14th, 21st, 28th
- May – Mothers Day - May 11th, 12th

Other Items

Audit Items

- Property Accountability
- Equipment Accountability

Met with baseball to prep for season

Look at establishing volunteer committees

- Trees and Plants
- Friends of the Lake
- Sports
- Golf

Free use of building for church retreat

Funds Available Overview

As of 5 march 2024			
Operations		IMPACT	
Checking (Zions Bank)	\$36,072.35	Checking (Zions)	\$8,322.21
Checking (Chartway)	\$1,087.11	PTIF	\$1,030,572.00
Savings (Chartway)	\$5.00		
PTIF	\$1,170,344.52		
TOTAL	\$1,207,508.98		\$1,038,894.21
TOTAL	\$2,246,403.19		

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		

Grants

RAISE Grant

County Tourism

County Recreation

UORG

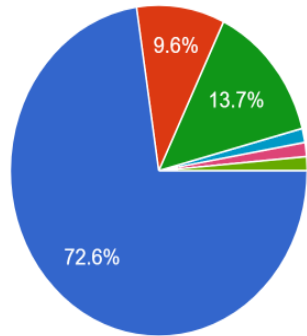
Shoreline Improvement

Stansbury Days 2024

Stansbury Days Survey Responses

In general, what's your attitude about attending Stansbury days?

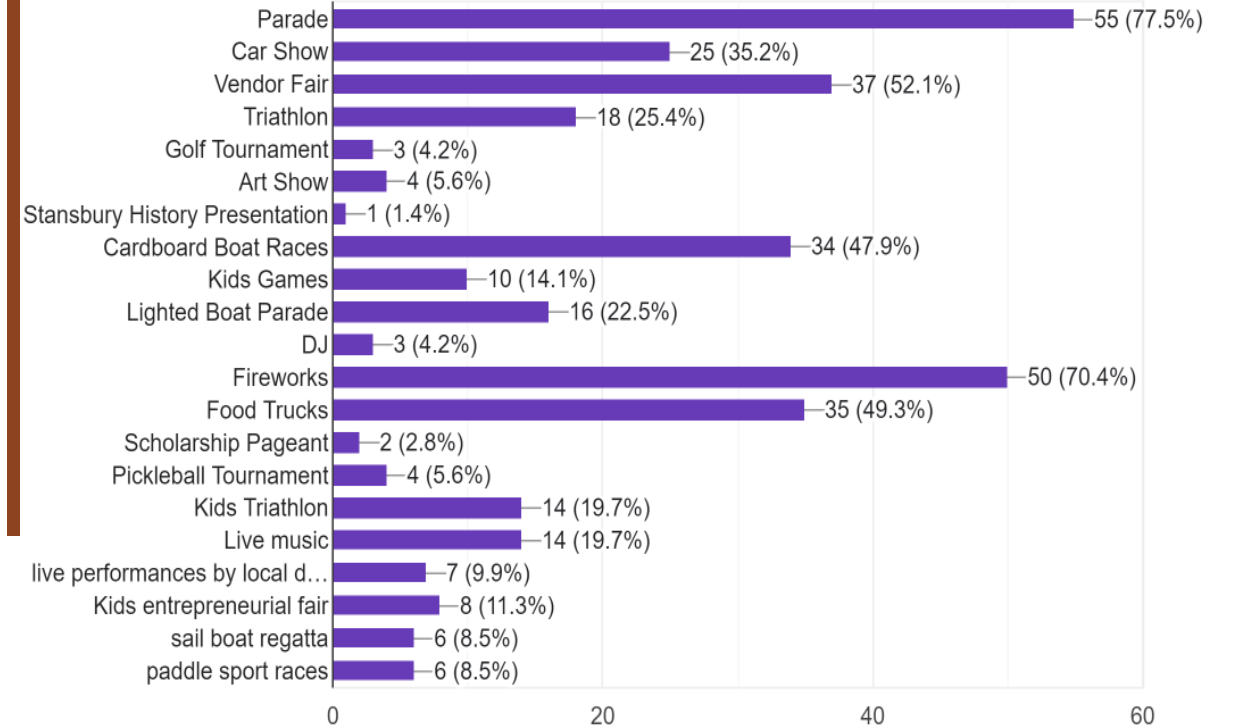
73 responses



- I plan on it almost every year
- If I'm around, I'll swing by
- I love one specific event and could leave the rest
- I love that it happens, but I don't always attend
- I think it's a waste of time and energy
- I only enjoyed the fireworks
- I attend every year since i been in Sta...
- Mixed feelings

If you did, what Events did you like the best? Please only pick your TOP 5

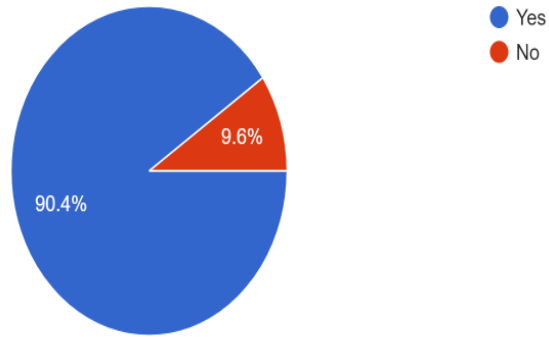
71 responses



Results

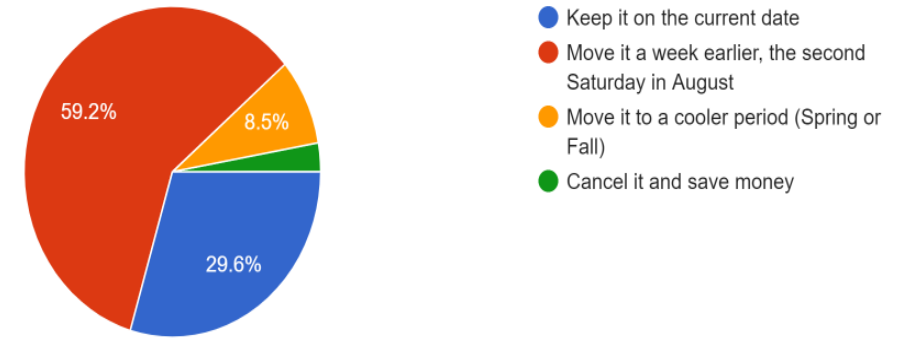
Thinking specifically about fireworks. Should they be continued with the event?

73 responses



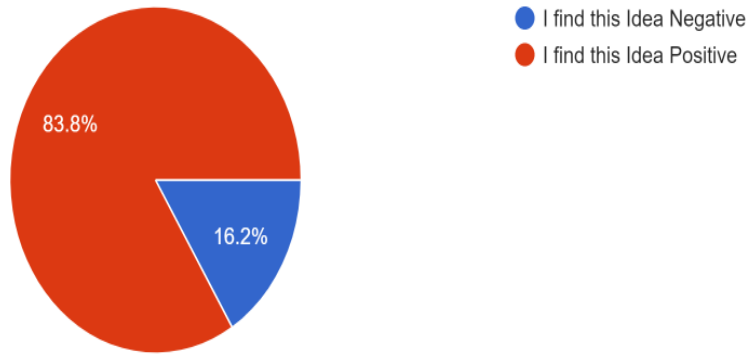
Traditionally the event has been held on the third Saturday in August, but the school schedule has moved so that most students are back in school by ...is your opinion on when the event should be held.

71 responses

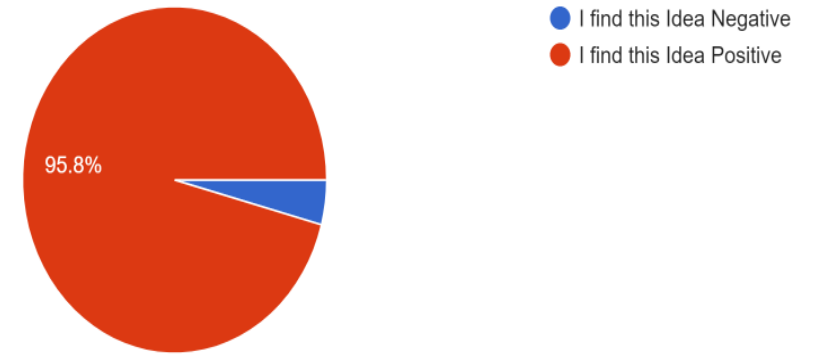


Results

Several changes have been proposed for 2024 Stansbury Days. Do you see these changes as positive or negative Add morning sports competi...rs Park for sports teams, like soccer and baseball
68 responses



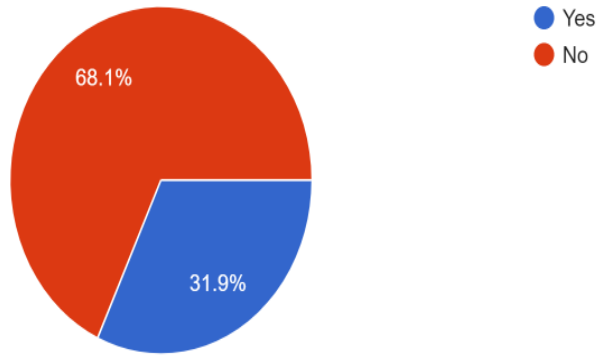
Several changes have been proposed for 2024 Stansbury Days. Do you see these changes as positive or negative Designate the Sagers area pa...site to alleviate the congestion on clubhouse road.
72 responses



Results

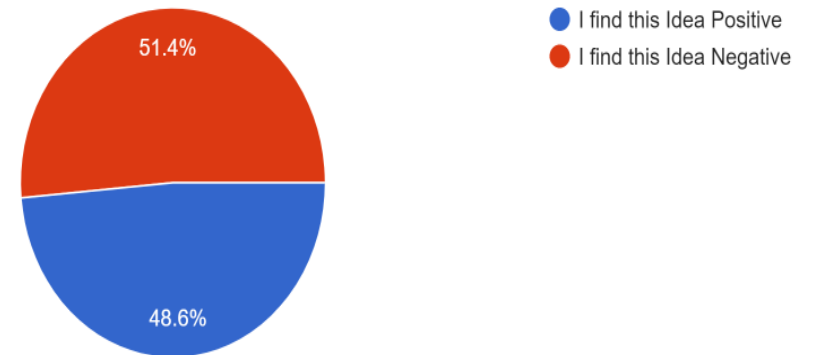
One of the reasons the change was made to management of Stansbury Days was the need for the event to be in compliance with Tooele County rules ...is organization financially so they could operate?

69 responses



Several changes have been proposed for 2024 Stansbury Days. Do you see these changes as positive or negative Move the parade to a later ...e Triathlon and Golf Tournament on the parade route

72 responses



Results

Stansbury Days Planning

Move the date to the second week in August.

Fireworks – Will look at a couple of vendors

Porter Way Park

- Car Show
- Pickleball
- Soccer
- Young Entrepreneur
- Volleyball
- Food Trucks

Sagers – Overflow Parking

- Baseball Tournament
- Food Trucks?

Stansbury Days

Parade – 11am

Clubhouse Area

- Triathlon
- Water Events
- Entertainment
- Food Trucks
- Beer Garden????

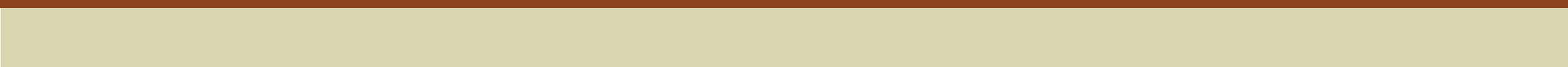
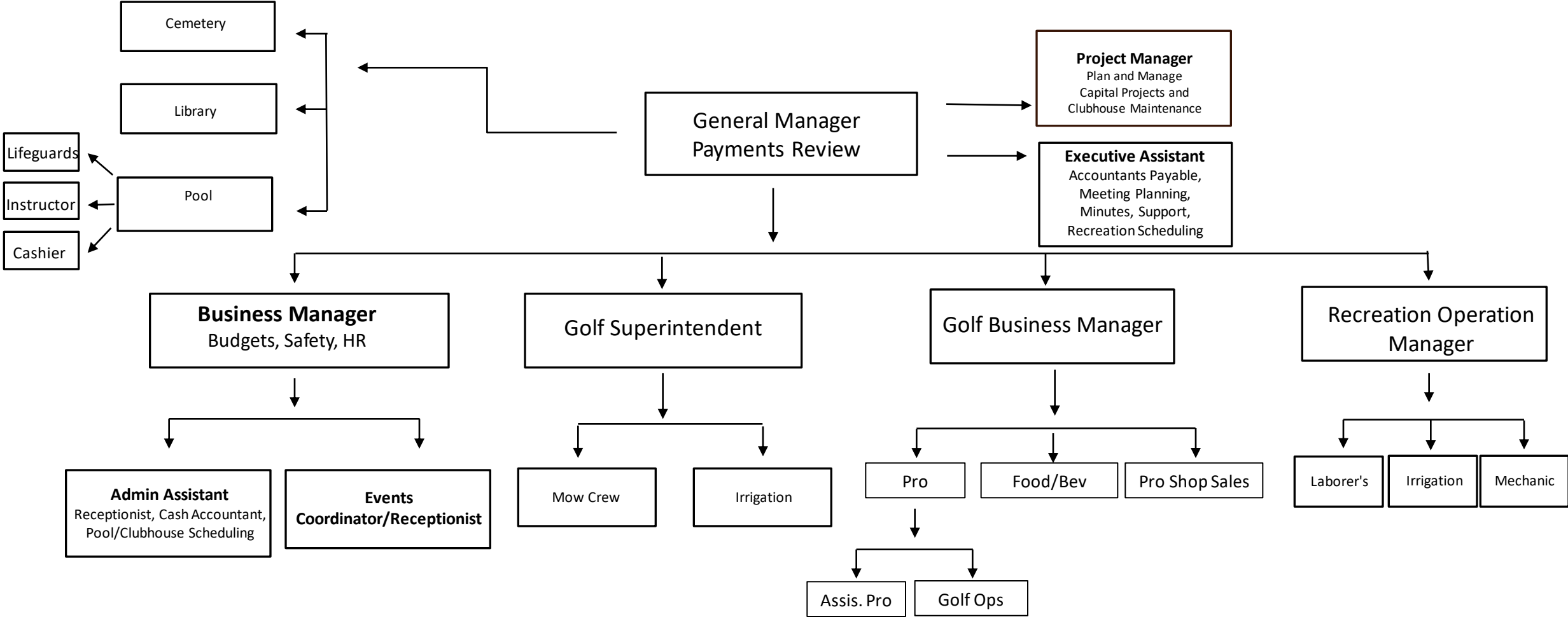
Golf Course Reorganization

Key Revenue Source for the Agency

Moving to a more business-oriented model

Management was understaffed/lacked skill set

Organization Chart



Proposed Process for Sale of Property

Buyer Identifies Potential Purchase with Agency

Buyer pays for a legal survey of the new lot line

Buyer puts together proposal to the board

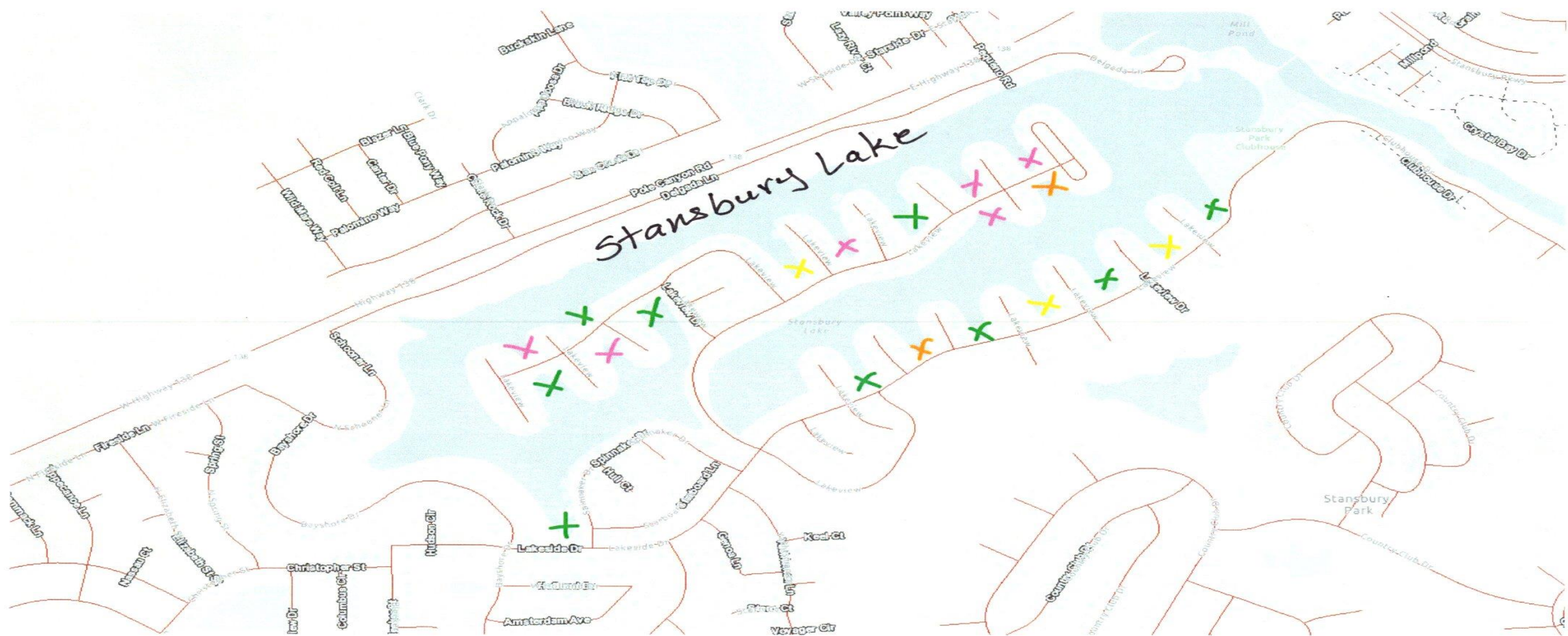
Agency Determines purchase price

Buyer pays for legal bill of sale document

Final Approval by Board for sale.







Legend

- Keep (SSA controls water)
- Unsure who controls water
- SSA controls water - possible to let go
- SSA does not control water - possible to let go



Food Truck Contract



Deck repairs proposed for the Swimming Pool

URS Update

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URS Actions/Update

Roth IRA

One Exemption from URS per Agency

401K Matching Program

Expect Benefits Cost to Grow

Expect to Have More Difficult Time Filling Jobs/Higher Cost

Mental Health Initiatives

- Mental Health Crisis Hotline

Clubhouse Multimedia

TVS Pros Estimate to Update Systems

- Add Camera to System
- Use of a smaller dedicated computer to integrate the systems
- Hearing plus up for hearing disadvantaged
- Move Speakers in Room
- Reprogramming of system to give us two different modes
 - Meeting Mode
 - Events Mode

Upgrade Clubhouse Wi-Fi



Board member
reports and requests.

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

Adjournment