



## **Stansbury Service Agency Board of Directors Special Meeting Minutes**

**Date:** Wednesday, April 17, 2024

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

**Time:** 7:00 PM

### **Order of Business**

1. Call to Order made by Brett Palmer at 7:06 pm
2. Roll Call

#### **Board Members**

Brett Palmer – Present  
John Wright – Present  
Maria Sweeten – Present  
Kyle Shields – Present  
Cassandra Arnell – Present

#### **Staff**

Ingrid Swenson – Present  
James Hanzelka – Present  
Kellianne Rosemann – Present

3. Review of Candidates' qualifications as submitted
  - a. This is for an open greenbelt area position on the Stansbury Service Agency Board of Directors.
  - b. Maria Sweeten – Both submissions were posted on the public website.
4. The following questions were asked to each candidate on a rotating basis by Brett Palmer.

1. **Please explain your thoughts regarding financial planning and how to balance a department's needs against limited financial resources.**

#### **Answers:**

Ammon Jacobsmeyer –He is a corporate financial planner, and balancing budgets is his expertise.

Kasey Nobles - Living within your means and taking care of projects responsibly. When tough decisions need to be made, we need to take into account what is best for Stansbury and what the residents want.

2. **Describe your experience dealing with the public on a difficult issue. What was the issue, and how was it resolved?**

**Answers:**

Kasey Nobles – He has worked for the Agency for a long time. He was able to spearhead problem-solving the fountain in the lake years ago and finding a good compromise in what was best for the lake and what the residents would like.

Ammon Jacobsmeyer – Being a part of the board as the treasurer after the embezzlement took place and helped fix that problem. Being a part of the board after the tax increase and feeling that everything was done that could be to present why an increase needed to take place.

3. **In your opinion, do all situations have to be win-win for both parties, or is it acceptable to have a winner and a loser?**

**Answers:**

Ammon – Ideally, yes. Practically no. As long as the pros and cons are weighed, you hope to have fewer losers.

Kasey Nobles – In a perfect world, it would be nice for there to be all winners. He does not believe in winners or losers, but he hopes there would be a compromise where everyone is willing to give a little.

4. **When deciding between a person or group of people and the long-term needs of the greater community, how do you evaluate the situation and come to a resolution?**

**Answers:**

Kasey Nobles – Sports is a good example of evaluating a group and helping create a compromise. The board, as "the keepers" of the park, needs to help facilitate; the teams need to compromise.

Ammon Jacobsmeyer – You are never going to make everyone happy. As he has sat back from the board, these past couple of months. He would lean upon the charter of what it is for, and that is to establish recreation and green spaces for the community and evaluate that.

5. **Tell us about a time during your professional or volunteer career when you have had to work through a difficult problem. How did you resolve the problem?**

**Answers:**

Ammon Jacobsmeyer – It is not much different from question number 2, but to expand on that, he has had to make difficult decisions, from soft cuts to hard cuts, like cutting people's jobs.

Kasey Nobles – He works in the information technology field. Four employees were stranded for 2 days on top of mountains with snow. They had to make difficult and quick decisions on how to problem-solve. Difficult choices are never fun but necessary.

6. **Describe a challenging goal you set and how you achieved it.**

**Answers:**

Kasey Nobles – He pushes himself in whatever he does to be a reliable, dependable resource. There is a select group in Utah where he works. There are fifteen of them that cover 7 states. And he has strived to be at the top of that group.

Ammon Jacobsmeyer – Recent certification in global certification in finance caused sacrificing things that he would like to have been doing, but achieving set goals is also important.

7. **List three qualities of people you like to work with.**

**Answers:**

Ammon Jacobsmeyer – Process driven, listener, approachable.

Kasey Nobles – Driven, Honest, stubborn.

**The Agency is expanding the role of the board members in the management of the Agency.**

8. **If selected, will you commit to attending all meetings for board members and committees, as assigned, and stay for the entire duration? The board has three established standing committees: Capital Project Planning, Finance, and Policy. In what area are your skills best applied?**

**Answers:**

Kasey Nobles - Absolutely. Capital Project Planning and Policy Committee

Ammon Jacobsmeyer – Yes. Finance Committee

9. **Critical areas of board responsibilities include financial oversight and establishing priorities. Are you comfortable accepting these responsibilities?**

**Answers:**

Ammon Jacobsmeyer – Absolutely. Financial oversight is what he does. He is good at establishing fiscal priorities, and yes, he is comfortable accepting those responsibilities.

Kasey Nobles – Yes. Establishing priorities. While there is a lot that needs to be done, it is important to make sure things are taken care of responsibly. He has no problem accepting those responsibilities.

10. **How comfortable are you working in a shared responsibility group, where your individual concerns and desires may need to be subjugated to a greater need?**

**Answers:**

Kasey Nobles – Yes, very comfortable. He is flexible and open-minded and likes to hear other people's take.

Ammon Jacobsmeyer – Quite comfortable. Working in the Corporate world is something that you live with every day.

11. **Review of Candidates' qualifications by the Stansbury Service Agency Board of Directors**

- **John Wright to Kasey Nobles – Have you served on the board before?**

**Answers:** Kasey Nobles – He worked for the Agency from 2001-2013.

- **Cassandra Arnell to Ammon Jacobsmeyer – In looking back as the treasurer, do you feel like you could have looked deeper into the previous manager's financial decisions?**

**Answers:** Ammon Jacobsmeyer – The board has transitioned from being more advisory to more management. There has been growth in understanding how the Agency works.

- **Cassandra Arnell to Ammon Jacobsmeyer – Are you ready to put in more time and commitment?**

**Answers:** Ammon Jacobsmeyer – Being more productive with the time that we have, and he is ready to commit to the 2 years left.

- **Cassandra Arnell to Ammon Jacobsmeyer – As a board, if we were to elect you after losing the election how would we as a board explain to the community?**

**Answers:** Ammon Jacobsmeyer – It will be up to the board to make the best decision for the community.

- **Maria Sweeten to both candidates – Meetings can happen every week of a month at times. Can you commit to that happening?**

**Answers:**

- Ammon Jacobsmeyer – Is that reasonable? Yes, and can he commit? Yes.
- Kasey Nobles – Yes, he can commit to that.

- **Maria Sweeten to both candidates– What is the main reason that is driving you to be here tonight?**

**Answers:**

- Kasey Nobles – He cares about where he lives. He is here to try and see if he can help make it a little bit better.
- Ammon Jacobsmeyer – He loves where he lives and is proud to be here.

- **Cassandra Arnell to both candidates – Would either of you be willing to put your name in and run again?**

**Answers:**

- Kasey Nobles – He would run again.
- Ammon Jacobsmeyer - He will continue to serve in the capacity which he thinks is appropriate from him.

12. Initial vote was taken by the Chairperson

- a. Maria Sweeten – Ammon Jacobsmeyer. She asked Kasey Nobles to work on the Capital Projects Committee.
- b. John Wright – Ammon Jacobsmeyer
- c. Kyle Shields – Kasey Nobles, but he would like Ammon Jacobsmeyer to help on the Finance Committee.
- d. Cassandra Arnell – Ammon Jacobsmeyer
- e. Brett Palmer – Kasey Nobles

The chairperson entertained a motion to adopt Resolution 2024-01 appointing Ammon Jacobsmeyer to fill the Greenbelt Service Area Board Vacancy with a term expiring December 31, 2025.

13. 2024.04.09 Motion to adopt Resolution 2024-01 appointing Ammon Jacobsmeyer to fill the Greenbelt Service Area Board Vacancy with a term expiring December 31, 2025, made by John Wright and seconded by Maria Sweeten.

The chairperson asked for vote of each member to be made by the board of directors.

Vote as follows:

Brett Palmer, "Aye;" Maria Sweeten, "Aye;" Cassandra Arnell, "Aye;" Kyle Shields, "Aye;" John Wright, "Aye."

Motion Passed.

14. Swearing in of Ammon Jacobsmeyer by the Stansbury Service Agency Clerk, Ingrid Swenson

15. The Motion to adjourn was made by Maria Sweeten and seconded by Cassandra Arnell at 8:07 pm.

Vote as follows:

Brett Palmer, "Aye;" Maria Sweeten, "Aye;" Cassandra Arnell, "Aye;" Kyle Shields, "Aye;" John Wright, "Aye."

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.*

*Approved this 22 day of May 2024*



**Brett Palmer, Board Chair**



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## NOTICE OF THE STANSBURY SERVICE AGENCY BOARD OF DIRECTORS SPECIAL 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, April 17th, 2024, at 7:00 pm at the Clubhouse, 1 Country Club Dr. Ste 1, Stansbury Park, Utah

### **Stansbury Service Agency Board of Directors Special Meeting Agenda**

**Date:** Wednesday, April 17, 2024

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

**Time:** 7:00 PM

#### **Order of Business**

1. Call to Order
2. Roll Call
3. Review of Candidates qualifications as submitted
4. Questions for the Candidates
5. Review of Candidates' qualifications by the Stansbury Service Agency Board of Directors
6. Selection of Candidates by vote
7. 2024.04.09 Motion to adopt Resolution 2024-01 appointing the candidate to fill the Greenbelt Service Area Board Vacancy with term expiring December 31, 2025
8. Swearing of the New Greenbelt Service Area Trustee by the Stansbury Service Agency Clerk, Ingrid Swenson
9. Motion to adjourn

# Ammon Nickolas Jacobsmeyer

[ammonjacobsmeyer@gmail.com](mailto:ammonjacobsmeyer@gmail.com)  
[www.linkedin.com/in/ammon-jacobsmeyer](http://www.linkedin.com/in/ammon-jacobsmeyer)  
(801) 746-9479  
Stansbury Park, UT 84074

## FP&A PROFESSIONAL

Detail-oriented Finance Manager with extensive experience in quantitative/statistical analysis, budgeting and forecasting. Sound knowledge of providing value added cost analysis, audit, and financial services. Possess strong analytical skills to facilitate operations through analysis of key performance indicators. Skilled in coordinating with clients to resolve both routine and complex processes. Adept at evaluating data, while identifying economic and business trends. Proficient with application of analytics principles, tools, and methodologies. Well-versed in supporting negotiation, administration, and settlement of contracts.

## AREAS OF EXPERTISE

- Strategy Development
- Variance Analysis
- Corporate Finance
- KPI Optimization
- Effective Communication
- Relationship Management
- Business Development
- Technical Skills (SQL)
- Documentation & Reporting

## SIGNATURE ACCOMPLISHMENTS

- ✓ Delivered ad hoc projects to support senior management/executive decisions.
- ✓ Provided internal consulting for emerging businesses to promote organizational success.
- ✓ Budgeted, planned and analyzed firms' financial performance that led to growth/stability.

## CAREER EXPERIENCE

Sportsman's Warehouse

### Financial Planning & Analysis Manager

January 2022 – Present

Responsible for overseeing the forecasting, budgeting, and financial analysis processes, as well as providing strategic financial insights to support the organization's growth and profitability. Strong leadership skills, a deep understanding of financial management principles, and a proven track record of driving process improvements.

#### **Key Achievements:**

- Manage and oversee the annual budgeting, forecasting, and periodic reporting processes.
- Develop and maintain complex financial models to support decision-making across the organization.
- Analyze data to identify trends, risks, and opportunities for growth.
- Collaborate with cross-functional teams to ensure alignment of financial plans with strategic objectives.
- Lead the monthly financial reporting process, including variance analysis and management reporting.
- Improve financial processes, systems, and reporting capabilities to enhance efficiency and accuracy.
- Mentor and develop team members, promoting a culture of continuous learning and professional growth

Tooele County

### Stansbury Service Agency Board Member/Treasurer

2021 – 2023

Acquire, develop, operate and maintain commonly held common areas and recreation facilities. Oversee maintenance of parkways, greenbelts, street/other public lighting, golf courses, tennis courts, playgrounds, athletic fields, swimming pools, lakes, clubhouses, and all similar facilities/ recreation facilities owned by the Service Area.

#### **Key Achievements:**

- Acted as Finance Committee Chairman to manage all financial functions, including Long-Range Planning, Annual planning of Operational, Capitol Projects and Impact Fee budgets.
- Conducted board member training on understanding the agency's financial statements as needed.
- Oversaw management of agency facilities, inventory and infrastructure.



Overstock.com

**Senior Financial Analyst**

**2014 – 2022**

Develop internal scorecards, while acting as intermediary between reporting and finance. Provide support with data modeling and development of key performance indicators. Prepare and present daily income statement to board/senior executives. Conduct budget variance analysis to resolve data quality issues.

**Key Achievements:**

- Functioned as a financial business partner for marketing department.
- Developed detailed spreadsheets to identify trends and establish forecasts.
- Adapted to new technologies and possess expertise with SQL and various software packages.

eBay

**Customer Insights Analyst / TCC Operations**

**2013 – 2014**

Analyzed customer insight and speech analytics data to provide site changes. Identified and provided solutions to a wide range of complex problems. Played a key role in developing reports and communication plan to share insights and support product team. Maintained a repository of micro/macro data to create reports that summarize KPIs.

**Key Achievements:**

- Created an engaged and loyal eBay community by collaborating with the top 1% of eBay customers.
- Developed, managed, and executed consumer insights learning plans.
- Optimized operations efficiency by executing standardized forms for presentations and objectives.

Southern Utah University

**Fleet Operations Specialist**

**2011 – 2013**

Oversaw all facets of operations, inventory, and asset management of 175+ vehicles for Utah State Motor Pool. Negotiated account-specific contracts related to automotive parts and services for state vehicle fleet. Monitored financial performance and maintained budget. Evaluated all business requirements and increased profits.

**Key Achievements:**

- Developed and executed record-keeping and asset-management system.
- Recognized for in-sourcing various services to save costs and grow profitability.
- Established inventory and service management processes that enhanced efficiency.

Lloyd's Tire & Auto (Goodyear)

**General Manager**

**2006 – 2011**

Led and managed automotive shop of 17 employees to ensure delivery of quality service. Spearheaded purchasing and budgeting activity of \$2.5M. Spearheaded contract/fleet negotiations for automotive parts and state bidding. Designed and implemented hiring/training procedures to increase retention in start-up business.

**Key Achievements:**

- Boosted monthly revenues by 50%; implemented management principles and financial planning.
- Facilitated vendor relationships for purchasing and cost control capitalizing on the economy of scale.
- Generated \$1.5M in average-annual sales through customer service and marketing for the franchise.

**EDUCATION & CREDENTIALS**

**Corporate Financial Planning and Analysis Professional (FPAC) – AFP Nov 2019**

**Master of Business Administration – Southern Utah University | 2012**

**Bachelor of Science: Finance – Southern Utah University | 2011**

**Relevant Projects:**

Business analysis, consulting and planning for local restaurant via Utah SBDC; Graduate Assistant Technology academic research venture and performed event coordination for Red Cross training event

**LEADERSHIP & VOLUNTEER EXPERIENCE**

SUU Graduate Council Member; Deputized Counselor for SBDC of Southern Utah

Graduate Senator/Chairman of Technology Committee for Southern Utah University Student Senate  
2-years international experience (Brazil) demonstrating service while holding leadership positions  
Elected member of local community board/councils (September 2017 to Present)  
Proficient in Microsoft Office Suite, GSuite, High-level use of SQL, PowerBI and MicroStrategy

Kasey Nobles  
411 Country Club  
[Kaseyn32@gmail.com](mailto:Kaseyn32@gmail.com)  
435-830-1649

To the Board of the Stansbury Service Agency,

My name is Kasey Nobles and I would like to be considered for appointment to the board due to a vacancy recently created. I have lived in Stansbury Park for over 30 years and think I could bring some value to the Service Agency and the Board. Some of my qualifications and experience would be –

- I have very intimate knowledge of the Service Agency and its inner workings. I have over 25,000 combined hours of time spent in maintenance and management of the Service Agency as I worked there from 2001-2013 and believe that is of high value.
- I have experience working with City councils to reach resolutions and ease tensions between parties and excel at developing quality relationships between entities.
- I have experience in the Information Technology Field which I believe can be of help to update the Service Agency to IT products that are safe and secure and reduce the inadequate systems.

I believe I would be a good fit for the board to help Stansbury Park to continue to be the great place that it is to live and to help safeguard it to be a place that people want to live and be a part of the community for many decades to come. Thank you for your time and consideration.

Warmest Regards,

Kasey Nobles

## Stansbury Service Agency Board of Directors Special Meeting Agenda

**Date:** Wednesday, April 17, 2024

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**Time:** 7:00 PM

### Questions for the Candidates

1. Please explain your thoughts regarding financial planning and how to balance a department's needs against limited financial resources.
2. Describe your experience dealing with the public on a difficult issue. What was the issue, and how was it resolved?
3. In your opinion, do all situations have to be win-win for both parties or is it acceptable to have a winner and a loser?
4. When deciding between a person or group of people and the long-term needs of the greater community, how do you evaluate the situation and come to a resolution?
5. Tell us about a time during your professional or volunteer career when you've had to work through a difficult problem. How did you resolve the problem?
6. Describe a challenging goal you set and how you achieved it.
7. List three qualities of people you like to work with.

The agency is expanding the role of the board members in the management of the Agency.

8. If selected, will you commit to attending all meetings for board members and committees, as assigned, and stay for the entire duration? The board has three established standing committees: Capital Project Planning, Finance, and Policy. In what area are your skills best applied?
9. Critical areas of board responsibilities include financial oversight and establishing priorities. Are you comfortable accepting these responsibilities?
10. How comfortable are you working in a shared responsibility group, where your individual concerns and desires may need to be subjugated to a greater need?

**STANSBURY SERVICE AREA**

**RESOLUTION NO. 2024-01**

**A RESOLUTION ADOPTING THE APPOINTMENT OF NEW BOARD MEMBER**

WHEREAS, James Hanzelka resigned as an elected member of the Stansbury Greenbelt Service Area Board of Trustees on March 6, 2024, with an unexpired term; and

WHEREAS, the Stansbury Greenbelt Service Area has given public notice of the vacancy pursuant to Utah Code §20A-1-512(b)(i) and §63G-30-102; and

WHEREAS, Mr. Ammon Jacobsmeyer is a resident of the Stansbury Greenbelt Service Area who has expressed an interest in serving on the Board of Trustees as well as the Stansbury Service Agency Board of Directors; and

WHEREAS, the Board of Directors has considered all other individuals who have expressed an interest in serving on the Stansbury Greenbelt Service Area Board of Trustees and the Stansbury Service Agency Board of Directors.

NOW, THEREFORE, be it hereby resolved by the Stansbury Service Agency Board of Directors as follows:

That Mr. Ammon Jacobsmeyer is hereby appointed to serve as Trustee on the Stansbury Greenbelt Service Area and as Director on the Stansbury Service Agency for the unexpired term of James Hanzelka who resigned effective March 6, 2024

This Resolution shall be effective immediately upon passage.

PASSED AND ADOPTED by the Board this 17<sup>th</sup> day of April, 2024.

**STANSBURY SERVICE AREA**

  
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Brett Palmer, Board Chair

ATTEST:

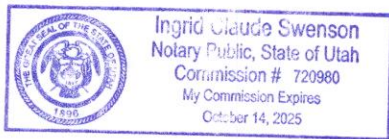
  
\_\_\_\_\_  
Service Area Clerk

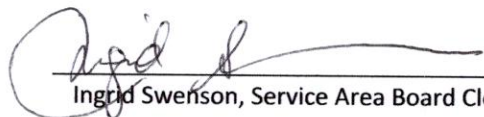
**CERTIFICATION**

STATE OF UTAH            )  
                                      : ss  
COUNTY OF TOOELE    )

I, the undersigned, duly qualified action clerk of Stansbury Service Agency, a Special District, Tooele County, State of Utah, do hereby certify that the above and foregoing constitutes a true and correct copy of a resolution adopted at said meeting, as the said resolution is official of record in my possession.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed my official seal on this 17<sup>th</sup> day of April 2024.



  
Ingrid Swenson, Service Area Board Clerk