



Stansbury Service Agency Work Meeting Minutes

Date: Wednesday, July 10th, 2024

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

Time: 7:00 PM

1. Call to Order made by Brett Palmer at 7:02 PM
2. Roll Call
 - a. Board Members
 - i. Brett Palmer – Present
 - ii. Ammon Jacobsmeyer – Present (joined meeting electronically)
 - iii. John Wright – Present (joined meeting electronically)
 - iv. Cassandra Arnell – Present
 - v. Maria Sweeten – Present
 - vi. Kyle Shields – Present (arrived at 7:06 PM)
 - b. Staff
 - i. James Hanzelka – Present
 - ii. Ingrid Swenson – Present
 - iii. Shawn Chidester – Present
 - iv. Julie Smith – Present
3. Pledge of Allegiance led by James Hanzelka
4. Review of Public Comments from the last meeting
 - Tooele County has adopted state rules with regard to golf carts, they are treated like an electric scooter. There are age limits to operate a scooter that are listed on our website. It would take a local ordinance for the sheriff to enforce them not to be on roads, since we are not a city, the county would have to enact that, and as stated they are simply using the state guidelines.
 - There is a tree by the golf course that we have looked at cutting so traffic can get through.
 - Dave Robertson asked how can we budget better for grass and water needs? – We are looking at hiring some outside help next year to help us fix the breaks.
5. General Manager Updates by James Hanzelka
 - Capital Projects
 - (a) Millpond Park – We hope to take the preliminary design to the county for initial permission to start work on the parking lot adjacent to the restrooms. The bathroom contractor is working with the county so they can dig and connect the water and sewer laterals from the street to the bathroom.
 - (b) 3 Bids for improvements on Stansbury Lake have been advertised. They include a fishing dock by the clubhouse, a swimming platform in the middle of the bay, a fishing dock at Soloman Park and a fixed dock adjacent to the clubhouse.

- (c) Contract task order contracts for soliciting work will be put in place so that if immediate help is needed, work can be done quickly instead of waiting for a long and drawn-out contracting process.
- (d) A large sprayer has been purchased for the golf course and greenbelt. Two mowers have been delivered for operations. They were billed on a 90-day contract that is paid for in three installments. Three standup mowers and a pull behind (towed) mower should be delivered in the next week or two.
- The first round of volunteers to help with sprinkler adjustment in the community will start on Saturday, July 13.
- Porter Way Park has a major line break.
- Irrigation update list (see PowerPoint): green has been fixed, yellow is in progress, and white is waiting to be worked on. Priority is being given to major parks and issues. We are working on other greenbelts and parks as we get to them. This list is growing daily.
- Woodland Greenbelt photos (see PowerPoint): In the left photo, a Resident complained that the grass was not being watered, but it looks fine. In the right photo, the grass is not being watered because of a line break. A volunteer is working with our crew to locate and fix the break.
- Stansbury Days Beer Garden has been canceled. We did not think the risk and reward were worth it.
- Stansbury Days sponsor funding is ahead of last year. Thanks to Randy and Karen Harris for getting us sponsors. We are still accepting applications for vendors, a pickleball tournament, and other events.
- The Service Agency operating funds are looking for good right now, but operational costs will increase due to equipment purchases and operation and maintenance needs. We are most cost-conscious this year. Hopefully, we can maintain this level and not go in the red.
- The golf course revenue is a bright spot. The new manager has a great business sense. They are ahead of revenue projections.
- The pool revenue looks great as well. We increased the revenue stream in the last amended budget.
- Award presented to Lauren Jones for lake cleanup effort. Presented by Cassandra Arnell

6. Discussion Items

- Presentation by Diamond Parking: Jared Dain - Business Development, Lucas Young – Area Manager
 - (a) Diamond Parking brought the idea to the Stansbury Service Agency to charge non-residents a fee to park at the lake/boat launch area parking lot. They have recently done this in Herriman, at Blackridge Reservoir, and in Springville, at Wayne Bartholomew Family Park. Both cities are happy with the results. It has

been a substantial addition of revenue to the communities. Traffic is better.
Parking would be free for Residents.

- Potential change to lake fishing regulations – we will have a discussion at a later date.
- Discussion of the Use of Stansbury Service Agency property for vendors
 - (a) Current policy –Vendors need an approved business plan, a signed contract with a 10% sales payment to the Stansbury Service Agency, and a \$100 deposit.
 - 1. Board members asked a few questions. It will be reviewed by the Policy Committee.
 - (b) Golf lessons by private party.
 - 1. The golf course management is concerned about quality control and congestion on the driving range.
 - 2. Two options
 - a. Process for certification of outside vendors
 - b. No additional restrictions
 - (c) Renden Dye is a resident of Stansbury Park who started a golf lesson business this year. He teaches on a golf simulator at home, but he would take students out on the golf course,
 - 1. Board members asked a few questions. It will be reviewed by the Policy Committee.
 - (d) Lemonade Stand at Lake Front
 - 1. The Policy Committee will review it.
 - 2. Public Comment
 - a. Natalie Graham (158 CC) thinks we should have a lemonade stand day around the park instead of allowing stands at the lake. We could have a map of all the locations; she will help put it together.
 - (e) Soccer Team Fundraiser at the Lake
 - a. Soccer has asked to do a fundraiser tournament.
 - b. Current policy is to review these fundraiser requests on a case-by-case basis.
 - c. The Policy Committee was asked to review the fundraiser policy.
- Land Use Issues
 - (a) Land Valuation (Greenbelt and Rec property adjacent 256 Spinnaker Drive)
 - 1. The Policy Committee will produce protocol for future requests.
 - 2. Split the difference between \$5130 and \$6000 between the two appraisals. Take a look at closing costs and decide who pays for those.
 - 3. Come up with a decision by the business meeting on July 17th.
 - (b) 160 Country Club appears to be encroaching on Service Agency property.
 - 1. Seek legal action to have them fix the encroachment.
 - (c) Parking Lot by Causeway
 - 1. Not an impact fee project but could be included in the impact fee plan.

2. Consider erosion and sediment getting into the lake with more foot traffic.
 3. The board does not think it warrants a parking lot.
- Discussion of Budget Updates and Potential Tax Increase for 2025
 - (a) The finance committee made changes based on adjustments to the budget.
 - (b) Started planning for 2025.
 1. Capital improvement projects (safety issues)
 2. Turn both lists into a tax increase.
 3. Notify the state by mid-August to maintain the current tax rate.
7. Board member reports and requests.
- Cassandra Arnell:
 - (a) The Policy committee has been working on drafts that will be circulated. Those include non-financial compensation, a safety manual, standard contracts, updates on purchasing policies, employee procedures, disciplinary actions, and updating policy on filling board vacancies. They will work on policy items discussed in this meeting.
 - (b) She complimented the staff on the newsletter; she loved reading all the updates about everything going on within the park.
 - Maria Sweeten had nothing to report.
 - Kyle Shields thanked all of the volunteers.
 - Brett Palmer
 - (a) Clearwater Homes said they will deed a 10,000 sq. ft. parcel north of Porter Way Park, adjacent to the existing parking lot to the service agency in the upcoming months.
 - (b) We are making efforts to increase our employee rates so we can retain staff. If we do not get enough employees this year, we will be that much further behind next year.
 - John Wright
 - (a) He was wondering if the tree at 27 Lakeview was trimmed, or is it still a problem we need to deal with? James Hanzelka responded that it is still a problem; we have about four of those we are still working on.
 - (b) He noticed that we had to cut the weeds at the Reserve Subdivision for fire compliance. He might have a couple of people who can help us with that if we still need help.
 - (c) He would like feedback from UDOT on the Soundwall. James Hanzelka responded that we have not received any information on that.
 - (d) John noticed recently that rates for sports fields have changed significantly in Salt Lake City; he will get information on that and will forward it to everyone so they can talk about it at the appropriate time.
 - (e) When he gets back, he will inspect the bridge and start making the requested handrail and decking installation repairs as quickly as possible.

- Ammon Jacobsmeyer
 - (a) Thank you to Lauren Jones for being a solution and someone who cares about our community.
- 8. **Motion** to close the public meeting to go into closed session to Discuss Personnel Competency, Performance, Issues, and Land Acquisition made by Maria Sweeten and seconded by Cassandra Arnell.

Vote as follows:

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

Those invited to attend the closed meeting were Ingrid Swensen and Jim Hanzelka, along with the board members. The closed meeting was held at the Clubhouse, 1 Country Club Drive, Stansbury Park.

The public meeting ended at 8:59 PM.

- 9. **Motion** to close the closed session and return to open session made by John Wright and seconded by Cassandra Arnell.

Vote as follows:

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

The closed meeting ended at 9:14 PM.

- 10. **Motion** to Adjourn was made by Kyle Shields and seconded by Cassandra Arnell.

Vote as follows:

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

The meeting ended at 9:15 PM.

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 11th day of September 2024



Brett Palmer, Board Chair

PUBLIC NOTICE is hereby given that the Stansbury Service Agency will hold a meeting on Wednesday, July 10th, 2024, at 7:00 pm at the Clubhouse, 1 Country Club Dr. Ste 1, Stansbury Park, Utah

Stansbury Service Agency Work Agenda

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

Time: 7:00 PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Review of Public Comments from the last meeting
5. General Manager Updates
6. Discussion Items
 - a. Presentation by Diamond Parking
 - b. Potential Change to Lake Fishing Regulations
 - c. Discussion of Use of Stansbury Service Agency Property for vendors
 - i. Renden Dye – golf lessons on the golf course
 - ii. Lemonade Stand at Lake Front
 - iii. Soccer Team Fundraiser at the Lake
 - d. Land Use Issues
 - i. Land Valuation (Mitchell House)
 - ii. Encroachment at 160 Country Club
 - iii. Parking Lot by Causeway
 - e. Discussion of Budget Updates and Potential Tax Increase for 2025
7. Board member reports and requests
8. Motion to close public meeting to go into Closed Session to Discuss Personnel Competency, Performance and Issues and Land Acquisition
9. Motion to close closed session and return to open session.
10. Motion to Adjourn

Stansbury Service Agency Board of Directors Work Meeting

JULY 10TH, 2024

Agenda

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2. Roll Call
3. Pledge of Allegiance
4. Review of Public Comments from the last meeting
5. General Manager Updates
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 - a. Presentation by Diamond Parking
 - b. Potential Change to Lake Fishing Regulations
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 - i. Renden Dye – golf lessons on the golf course
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 - d. Land Use Issues
 - i. Land Valuation (Mitchell House)
 - ii. Encroachment at 160 Country Club
 - iii. Parking Lot by Causeway
 - e. Discussion of Budget Updates and Potential Tax Increase for 2025
 - f. Letter to Board about obtaining a .Gov Domain
7. Board member reports and requests
8. Motion to close public meeting to go into Closed Session to Discuss Personnel Competency, Performance and Issues and Land Acquisition
9. Motion to close closed session and return to open session.
10. Motion to Adjourn



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Review of Public Comments

Steve Lempp (22 Lakeview) – Wanted to ask about golf carts and appreciated information from Sheriff's Office. Wants SSA to approach county to put rules in place for those under 16. Wants signage telling people hours for fishing in greenbelt areas.

Jerry Smith (27 Lakeview) – Tree by golf course going over road, impeding traffic of RV's and such. Would like it trimmed.

David Robertson (5653 Dawns View) – how can we budget better for grass and water needs

GM Updates

Capital Projects

Contract for Architectural Design for Millpond Park

- Awarded to Blu Line
- Pre-Start Conference Monday
- Preliminary Design 2 Weeks After That

Bids out for Dock Installation

- \$116K from State, \$35K from County
- One Bidder has already responded

Engineering/Architectural Design Task Order Contract- out for review

Landscaping Task Order Contract – in progress

Mechanic Support Task Order Contract

Equipment Purchases

Large Sprayer Delivered - \$74 K

2 Mowers for Ops delivered - \$20 K (on 90 day contract)

3 Mowers for Ops ordered - (on 90 day contract)

Ventrac Pull Behind ordered for Golf Course

Rough Mower Repaired, Delivered this week <\$2500

Irrigation

2 Contractors added as plus up

- Jensen Family Landscaping
 - Frontage Road
 - Porter Way
 - Sagers
 - Porter Way
 - Village
- RCM Landscaping
 - Parkview Park
 - Clubhouse Drive
- Sprinkler Adjustment Volunteers

Major Line Break at Porter Way Park



Irrigation

Area	Problem	Action Completed
Ponderosa Park	Supply Line from Backflow too Small	Installed New Backflow
	Sprinkler Adjustments	Replaced Heads with correct Versions
Woodland Park	Broken line under concrete	Dug up concrete, Fixed Break
	Needs a hose Bib to facilitate Watering trees	
Woodland Greenbelts	Broken Lines Under Trees on #2	Volunteer Working on Problem
Frontage Road	Broken Line on South End	
	Northern Section Line Break	
	Sprinkler Adjustments	
Sagers Park	Need Isolation valve to isolate line to bathroom/ball field 1/2	Jensen/ In-house Installed
	Line Break in North End of Park	
	Install Isolation Valve between North End of Park and fields 3/4	
	Move main feed line from under fence concrete apron	
	Readjust sprinklers on fields	
Porter Way	Repair Main Line Break by Pavalion	Repaired
	Repair Break in Valve Housing	Manufacturer Defect that Finally Failed
	New Break at Front of Park	Manufacturer Defect
	Repair Line breaks in two lines on East Side	
	Repair Line/Backflow in South End of Park	
	Replace Broken Sprinkler Heads	
Captain's Island	Clean Backflow	Contractor
	Repair Line breaks	Contractor
	Clear Lines	In-house
	Replace Broken Sprinkler Heads	

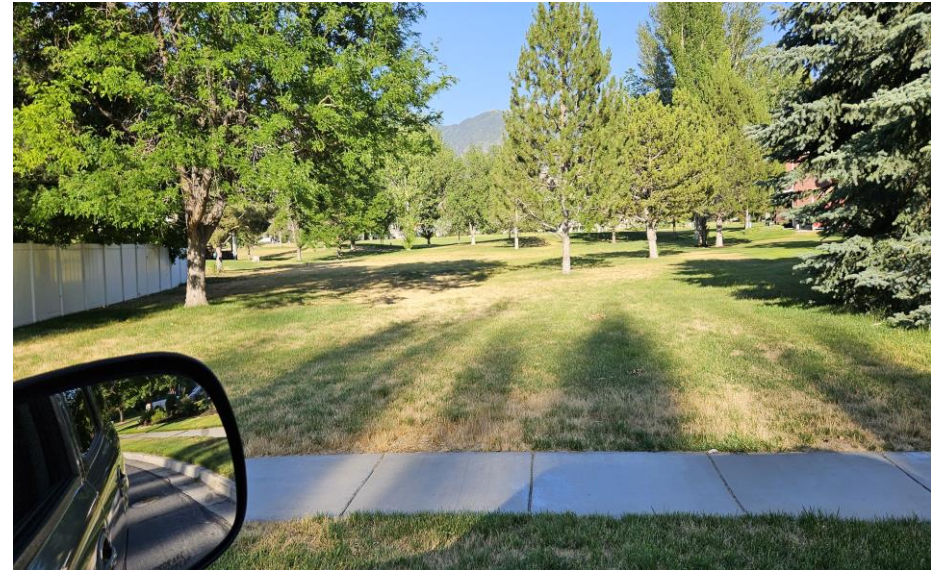
Irrigation

Clubhouse	Repair Line Breaks	Repaired
	Valve Issue on North side	
	Adjust and Repair Sprinkler Heads	
Causeway	Line Break in West side	Repaired
	Replace Broken Sprinkler Heads	
West Village	Line Break in Eastern Section	
	Flow Issues with Wider Strips	
	Replace and Adjust Sprinkler heads	
East Village	Replace Broken Sprinkler Heads	
Rose Park	Timer not functioning - Electrical	
	Replace and Adjust Sprinkler heads	
Angel Park		
Village Parkway	Repair Line Breaks	
	Major Repair to Eastern Section	
Sutton Park	Needs new clocks	
	Needs new valves	
	Needs new wiring	
	Needs new backflow	
Fairway Park		
Brigham Park	Needs backflow/line repaired	
L Section	Needs new clocks	Waiting on Homeowner to allow access
Solomon Parkway	Blockage on Line	
Lanyard	Backflow Issue	Completed
Gateway	On	
Solomon	Need to replace/adjust sprinklers	
Millpond	Valves/Sprinkler Heads/Lines	RCM
Parkview	Sprinklers/Lines	RCM
Regatta	On	
Galley	On	
Sandhill	On	

Porter Way Park Break



Woodland Greenbelts



Stansbury Days

Cancelled the Beer Garden

- More complex and more risk than originally anticipated
- Looking to add more Vendors

Outside Funding

- 2023 - \$8618
- 2024 - \$12476

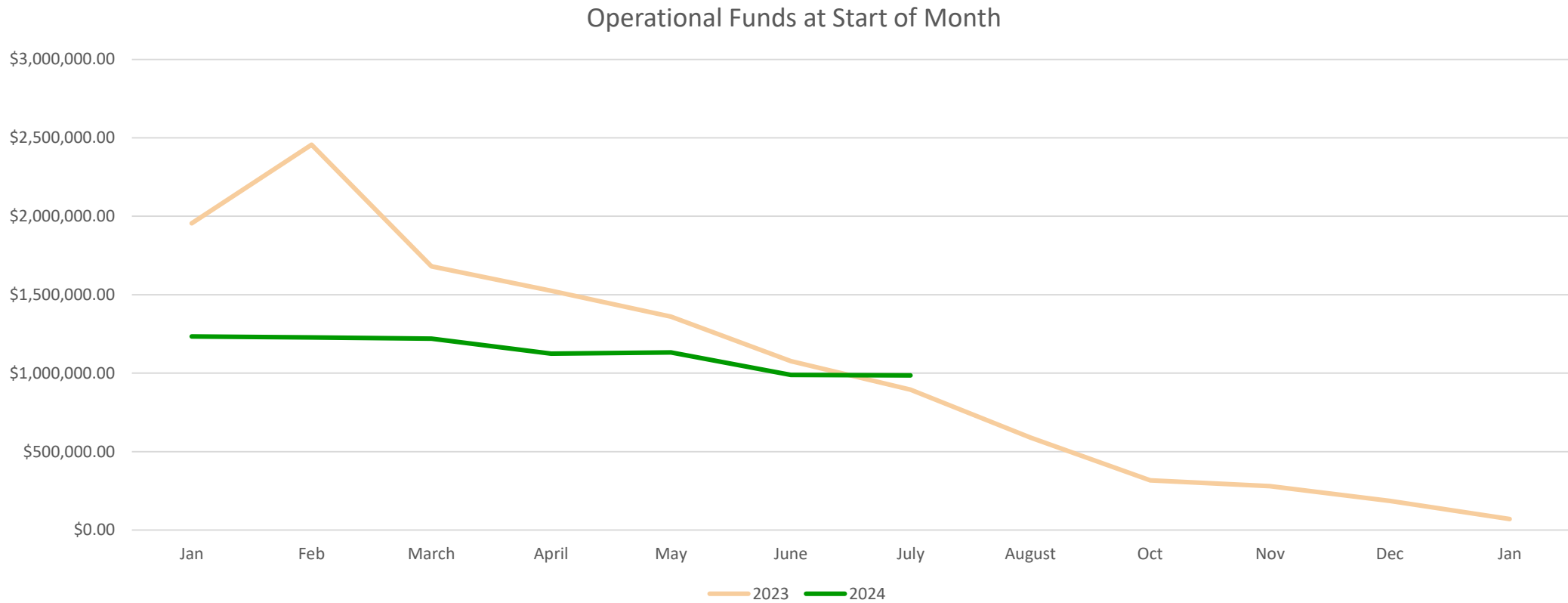
Funds Availability

as of 30 June 2024

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 30 Jun 2024			
Operations		IMPACT	
Checking (Zions Bank)	\$48,526.99	Checking (Zions)	\$33.26
Checking (Chartway)	\$1,087.11	PTIF	\$1,058,719.94
Savings (Chartway)	\$5.00		
PTIF	\$936,729.22		
TOTAL	\$986,348.32		\$1,058,753.20
TOTAL	\$2,045,101.52		

Operational Funds Available

As of 30 June



Golf Course Revenue

As of 30 June 2024

FOREUP PAYMENTS DATA					
REVENUE PAYMENTS					
YEAR	Q1	Q2	Q3	Q4	TOT
2024	\$133,542.00	\$333,925.63			\$467,467.63
2023	\$32,373.62	\$265,507.89	\$225,537.81	\$89,332.31	\$612,751.63
2022	\$146,025.11	\$257,234.21	\$225,906.75	\$48,294.56	\$677,460.63
2021	\$132,946.81	\$271,071.44	\$257,239.91	\$118,589.29	\$779,847.45
2020	\$43,674.68	\$287,956.15	\$265,724.09	\$123,315.22	\$720,670.14
NON-REVENUE PAYMENTS					
2024	-\$88.50	\$4,604.35			\$4,515.85
2023	\$3,657.95	\$9,309.80	\$19,521.45	\$25,751.00	\$58,240.20
2022	\$9,545.61	\$16,831.54	\$31,226.91	\$14,250.99	\$71,855.05
2021	\$5,725.09	\$15,088.62	\$22,622.16	\$11,512.86	\$54,948.73
2020	\$2,372.00	\$11,450.75	\$22,597.92	\$17,338.98	\$53,759.65
TOTAL REVENUE					
2024	\$133,454.14	\$338,529.98	\$294,180.52		\$766,164.64
2023	\$36,031.57	\$264,919.89	\$245,059.26	\$115,083.31	\$661,094.03
2022	\$155,570.72	\$274,065.75	\$257,133.81	\$62,645.55	\$749,415.83
2021	\$138,671.90	\$286,160.06	\$279,862.07	\$130,102.15	\$834,796.18
2020	\$46,046.68	\$299,406.90	\$288,322.01	\$140,654.20	\$774,429.79

FOREUP PAYMENTS DATA					
REVENUE PAYMENTS					
YEAR	Q1	Q2	Q3	Q4	TOT
2024	\$133,542.00	\$333,925.63	\$333,925.63	\$133,542.00	\$934,935.26
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2020	\$43,674.68	\$287,956.15	\$265,724.09	\$123,315.22	\$720,670.14
NON-REVENUE PAYMENTS					
2024	-\$88.50	\$4,604.35	\$4,604.35	\$100.00	\$9,220.20
2023	\$3,657.95	\$9,309.80	\$19,521.45	\$25,751.00	\$58,240.20
2022	\$9,545.61	\$16,831.54	\$31,226.91	\$14,250.99	\$71,855.05
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2020	\$46,046.68	\$299,406.90	\$288,322.01	\$140,654.20	\$774,429.79

Pool Revenue

As Of 8 Jul 2024

Pool Revenue 2024			
Item	Total as of 7/08/2024	Budgeted Amount	Amended Budget
Swim Lesson	\$ 14,234.00	\$ 16,000.00	\$ 16,000.00
Swim Team	\$ 5,400.00	\$ 8,000.00	\$ 8,500.00
Swim Party	\$ 5,380.00	\$ 10,000.00	\$ 5,000.00
Resident Day Pass	\$ 12,979.00	\$ 12,000.00	\$ 20,000.00
Non Resident Day Pass	\$ 970.00	\$ 700.00	\$ 700.00
Resident Season Pass (2p)	\$ 8,380.00		
Non Resident Season Pass (2p)	\$ 225.00		
Resident Additional Season Pass	\$ 1,050.00		
Non Resident Addition Season Pass	\$ 40.00		
Resident Season Pass (1p)	\$ 160.00		
Total Season Pass	\$ 9,855.00	\$ 4,000.00	\$ 8,000.00
Resident Punch Pass	\$ 2,655.00	\$ 1,500.00	\$ 2,400.00
Concession	\$ 5,131.00	\$ 12,000.00	\$ 7,500.00
Total Collected	\$ 56,604.00	\$ 64,200.00	\$ 68,100.00

Stansbury Park Award

Lauren Jones – Lake Cleanup

Diamond Parking Discussion

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Potential Change to Lake Fishing Regulations

Discussion of Use of Stansbury Service Agency Property for Vendors

Current Policy

- From “Picnic on the Lake” Discussion in Spring
- Requirements
 - Approved Business Plan
 - Signed Contract with a 10% of Sales payment to the Agency
 - Deposit of \$100 with signed contract

New Proposals

Golf Lessons at the Course

- Golf Course Management Concerned about:
 - Quality Control
 - Congestion (Driving Range)
- Two Options
 - Process for Certification of Outside Vendors
 - No Additional Restrictions (default to Standard process)

Lemonade Stand at Lake

- Concerns
 - Doesn't necessarily match normal business
 - How to control the numbers of young entrepreneurs

Fundraisers to support sports teams on properties

Private Golf Lessons on the Golf Course



Survey of Golf Courses Private Lesson Policies

A majority of the golf courses are municipalities in Salt Lake and Tooele County.

- “Private Instruction” is defined as someone performing golf lessons for profit.
- Courses do not have issues with people teaching family or friends, but most did discourage outside private instruction for profit.
-
- Tooele County
 - Tooele City (Oquirrh Hills) –
 - Does not allow any outside private instruction.
 - All instructors report to the Head Golf Professional Cody Lopez and he takes a commission from their lessons.
 -
- Here is the breakdown for golf courses in Salt Lake:
 - Salt Lake County Golf (Riverbend, Old Mill, Mt View, Mick Reily, Meadowbrook, South Mountain) –
 - Does not allow any outside private instruction, must be employed at the course in the PGA to teach.
 - Salt Lake City Golf (Bonneville, Mountain Dell, Glendale, Bonneville, Forest Dale, Nibley Park, Rose Park) –
 - Does not allow any outside private instruction, must be employed at the course in a "professional position"
 - Not necessarily PGA. Certified
 -

Survey of Golf Courses Private Lesson Policies

- West Valley City (The Ridge, Stonebridge) –
 - Does not allow any outside private instruction.
 - To teach you must be on staff at the course as a golf professional.
- South Jordan City (Mulligans) –
 - Does not allow outside private instruction without a contract.
 - Contracts are approved by Golf Business Manager and instructors must be PGA with insurance.
- Sandy City (River Oaks) –
 - Does not allow private instruction without a contract.
 - They have InMotion Junior Golf contracted to do the instruction as well as Ryan and Jake Holt.
 - Instructors must have a contract with insurance to teach there. Contracts are vetted by the department director and they do not allow other private instruction.

Private Courses

- South Jordan Privately Owned (Glenmoor) –
 - Does not allow private instruction without a contract.
 - Professionals are approved by the Head Golf Professional and must have a contract with insurance and be members of the PGA.
- Magna Privately Owned (Copper Club) –
 - Would allow any and all private instruction as long as it was only once per week.
 - If it was done more than once per week it would become an issue.
 - No written policy, but driving range is only 150 yards and pro said it would be unlikely this would happen.
- Salt Lake City Privately Owned (Golf the Round) –
 - Must be on staff or have permission from the owner.
 - The owner has discretion to tell teachers yes or no.
 - If not employed at the course the facility takes a percentage of the lessons Instructors are not employed by the City and are independent contractor

Stansbury Modifications

- Interested in building a teaching staff
- Would suggest that if someone wants to teach at Stansbury, they join the staff
- Builds staff as well as trainers

Use of Facilities for Fundraisers

- Baseball did a tournament at no cost
 - No monies collected for participants
 - SSA did forego the 10% fee for the snack bar
- Soccer has asked to do a fundraiser tournament

Lemonade
Stand at Lake
Front



Land Use Issues



Land Valuation (Mitchell House)

Valuation of Property for Sale to Robert Mitchell

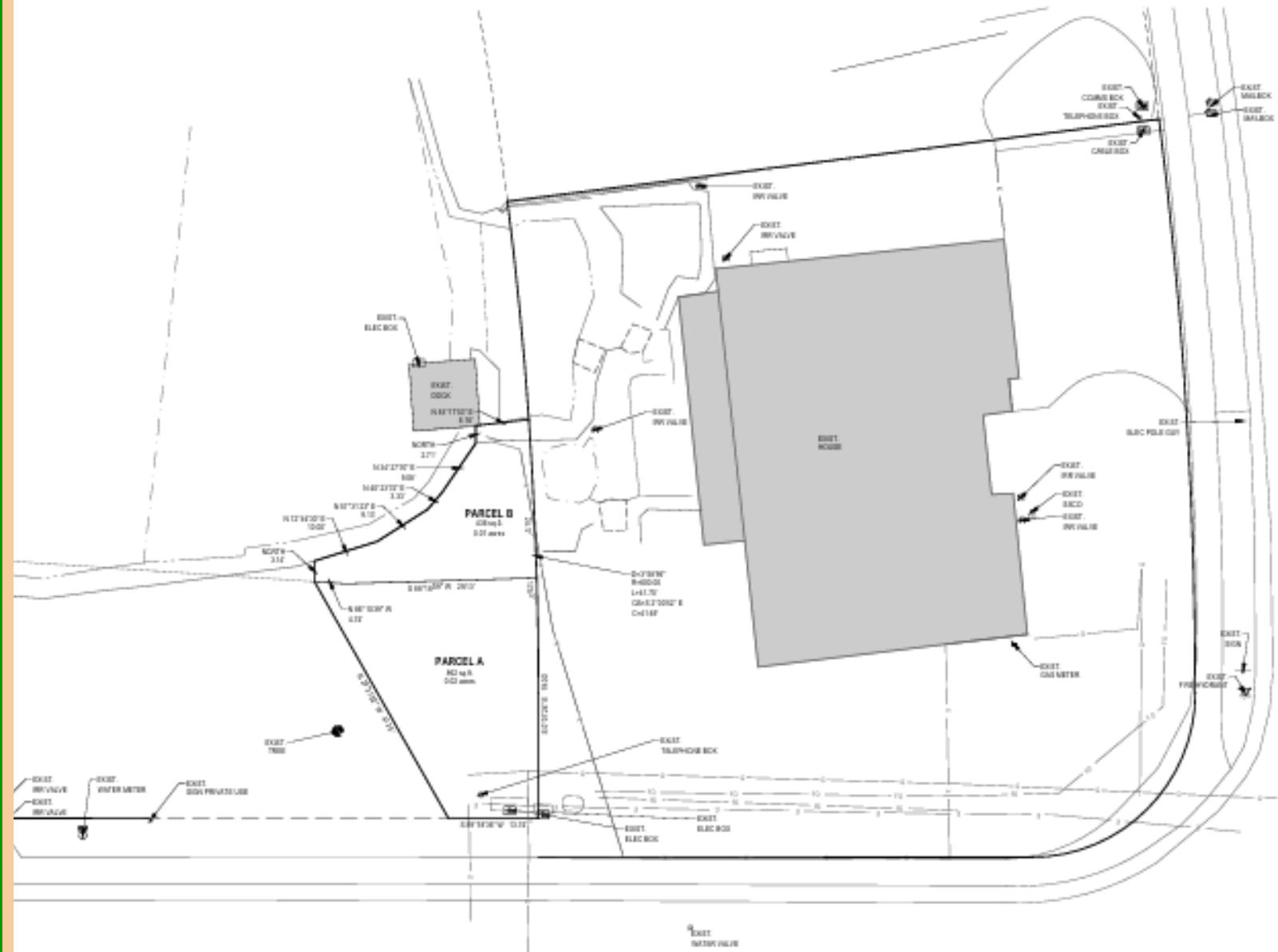
The property in question is .03 Acres

Comparison methods we can use for valuation.

- A comparable value assessment done by David McKeeth
 - Yielded a 2019 value for the property of \$4,500.
 - But he suggested adding a 14% increase to account for post COVID value which would give a value of **\$5130**
- County Valuations:
 - Based on County Valuation of \$22000 per .2 Acre of Greenspace in Stansbury - **\$6,000**
 - Based on County Valuation on Unimproved Land of \$45,000/Acre - **\$1350**
- Comparison to Properties Sold by the Agency
 - 2019 sale of .11 Acres to Nelson Molina for \$8,000 – **\$2,181**
 - 2021 sale of 1,000 Sq feet to John Hansen for \$15,000 - **\$22,000**
 - 2021 Sale of .17 Acres to Debra May for \$10,000 - **\$1,760**
 - 2021 Sale of .24 Acres to Richard Maycock for \$10,000 - **\$1,250**



Sale of Property to Robert Mitchell



2021 Land Sale to Debra May and Richard Maycock



Other Option

Brent Rose suggested a Long-Term Lease option

- Need to establish a cost to do that
- May be an option out on the Captain's Island greenbelts

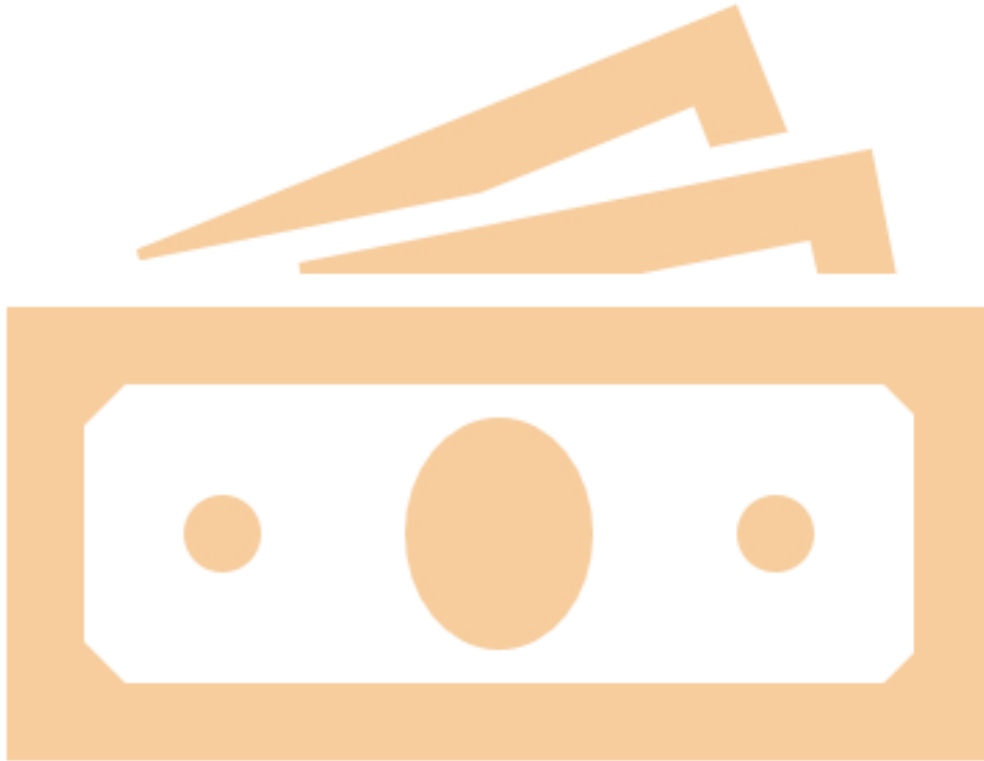
Encroachment at 160 Country Club



Parking Lot by Causeway

Proposed Parking Lot on Causeway





Discussion of Budget Updates and Potential Tax Increase for 2025

2025 Budget Requirements

Capital Improvement

	Proshop	Greens	Clubhouse	Parks	Cemetery
Fire Safety Inspection			\$750.00		
Clubhouse Fire Supression/warning system not functional			\$6,000.00		
Replace Maste Breaker at Clubhouse			\$10,000.00		
Fire Suppression system not working in Golf Shack	\$4,700.00				
Add Wood Chips to Play Areas				\$32,000.00	
Replace/Repair Playground Equipment at Parks				\$40,000.00	
Overhead Windows Replaced/wooden framing seals replaced			\$10,000.00		
Repair Header Over Clubhouse Windows			\$20,000.00		
Convert Downstairs Doors to Fire Compliants system			\$10,000.00		
Replace Railings in and around the pool/basketball area				\$25,000.00	
Paint Handicap Zone			\$100.00		
Handicap Signage/Staff Parking/Signage to Clubhouse area			\$1,000.00		
Add Lights to Tunnel				\$6,500.00	
AED	\$2,000.00				
Fix Entry Way Doors in Main Lobby and off pool.			\$10,000.00		
Sprinkler heads		\$35,000.00			
Proshop Remodel - Add grill/kitchen	\$150,000.00				
Mini Split Systems/Clubhouse			\$50,000.00		
Service Contract - AC/Furnace			\$6,000.00		
Cemetary Build Out					\$75,000.00
Total	\$156,700.00	\$35,000.00	\$123,850.00	\$103,500.00	\$75,000.00
Grand Total	\$494,050.00				

2025 Budget Requirements

Equipment

Description	Estimated Amount	Actual Amount	Method of Purchase	Lease or L	Status	Notes
Golf Course						
3 Utility vehicle	36,000				Purchase	Indispensable
1 Verticut Reels	9,000				Purchase	Indispensable
1 Large Rough Mower	80,000				Lease	2nd priority
Total	125,000	-				
Recreation*						
Truck	25,000				Purchase	Indispensable
2 Utility vehicle	25,000.00				Purchase	Indispensable
Lake Boat Mower	110,000.00				Purchase	Indispensable
Total	160,000	-				
*Needs a Large Trimax, but using 2 repaired mowers as a substitute.						

Notification of Potential Tax Rate Increase

- Taxation Policy Requires Decision on Notification of Potential Tax Increase by 1 August
 - Requires a July Public Meeting Discussion of Potential for Rate Increase
- Tax Rate Will Decrease Based On
 - Increased Value of Houses Within District
 - Addition Homes Built in the District
 - Stagnates Revenue
- Early Notification Requirement Means We Will Not Know:
 - Impact of Decrease
 - Final 2025 Budget
- Notification Does Not Mandate a Tax Increase
- Cannot Increase over the Current Rate – Minimal Rate Increase

Board member reports and requests

Motion to close public
meeting to go into
Closed Session to
Discuss Personnel
Competency,
Performance and Issues
and Land Acquisition