



---

## Stansbury Greenbelt Service Area Board Meeting Minutes

**Date: Wednesday, September 25<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 @ 7:04 PM
2. Roll Call
  - a. Board Members
    - i. Brett Palmer – present
    - ii. John Duval – present
    - iii. Ammon Jacobsmeyer – absent
  - b. Staff Members
    - i. James Hanzelka – present
    - ii. Ingrid Swenson – present
    - iii. Shawn Chidester – present
    - iv. Jessica Shaw - present
3. Pledge of Allegiance led by John Duval.

### Action Items

1. 2024.09.01 A
  - a. Board Review and Possible Approval of July 17<sup>th</sup>, 2024, 6 pm Greenbelt Service Area Meeting Minutes  
  
Motion 2024.09.01 A to approve the July 17<sup>th</sup>, 2024, 6 pm Greenbelt Service Area Meeting Minutes made by John Duval. Seconded by Brett Palmer.  
Vote as follows:  
Brett Palmer – yea; John Duval – yea; Ammon Jacobsmeyer - absent. **Motion Passed.**
2. 2024.09.02 A
  - a. Board Review and Possible Approval of July 17<sup>th</sup>, 2024, 7 pm Greenbelt Service Area Meeting Minutes  
  
Motion 2024.09.02 A to approve the July 17<sup>th</sup>, 2024, 7 pm Greenbelt Service Area Meeting Minutes made by John Duval. Seconded by Brett Palmer.  
Vote as follows:  
Brett Palmer – yea; John Duval – yea; Ammon Jacobsmeyer - absent. **Motion Passed.**
3. 2024.09.03 A

- a. Consideration to approve the intent to increase the property taxes to maintain the tax rate to .0014 to account for deferred maintenance. This is an increase of \$150,000 over our current budget amount for an approximate 10.11% increase.
- b. James Hanzelka explained that the tax revenue received in 2024 would fund operations in 2025 and the tax revenue received in 2025 would fund operations in 2024.
  - i. Current tax rate in mailers will likely be lowered because while the amount of tax revenue is fixed, increased valuation of houses and increased number of houses will spread that tax amount over more residences, lowering the rate and also lowering an individuals taxes.
  - ii. The Agency has significant operational funding shortages and significant repairs that if not done affect safety, security and maintenance of the Agency's assets.
  - iii. Demonstrated that allowing the rate to lower would impact the availability of funds to continue to improve the maintenance situation in 2026, and raising the rate to account for needs keeps the taxes paid flat for most residents.
  - iv. Certification of the tax rate happens in June for that year, but the Agency must finalize a budget for 2025 before the end of 2024, meaning there is a certain amount of guess work to decide where that rate will.
  - v. The proposed path is to fully fund the 2025 budget and then adjust the rate and budget lower in the projected tax rate adjustment is less that believed.
  - vi. Reiterated that even though the advertised tax rate of 0.1541 exceeds the 0.0014 number, the agency cannot go over the .0014 tax rate. This is a result of increasing the 2025 total budget using 2024 tax base numbers.
- c. Presented a list of projects for review by priority based on safety needs, critical needs, needed maintenance, and facility improvements.
  - i. Of 105 items, only about 30 will be done.
  - ii. The top three items are critical safety issues that are putting the agency at risk for a lawsuit.
  - iii. The next in priority are critical maintenance issues that affect the integrity of the buildings or structures around the park.

- iv. Third is operations items. For example, the golf course irrigation system, weather trac, and the all abilities playground.
- d. Brett opened it to public comment:
  - i. Jessica Johnson (115 Lakeview) – feels we need a system where non-residents pay a minimal fee to go towards lake projects and to potentially stop some of the problems like vandalism. James Hanzelka explained different ways SSA has looked into implementing something like this and that the many lake access points make enforcement difficult.
  - ii. Chad Saunders (484 Country Club) – He requested the agency show specifics and tangible evidence of expenses. He would like the agency to make a commitment to try to find other streams of revenue. Was upset at missing board members.
    - 1. John Duval summarized the September 11 SSA meeting discussion on ways to improve processes.
      - a. Initiative to bring clarity to the budgets and what is going to be accomplished
      - b. Project and detailed execution plans for each department.
      - c. Scrub the budget to trim the fat and remove duplicate expenses.

Motion 2024.09.02 A to approve the 2025 tax rate to .0014 made by John Duval. Seconded by Brett Palmer.

Vote as follows:

Brett Palmer – yea; John Duval – yea; Ammon Jacobsmeyer - absent. **Motion Passed.**

Motion to adjourn Stansbury Greenbelt Area Meeting made by John Duval. Seconded by Brett Palmer.

Vote as follows:

Brett Palmer - yea; John Duval – yea; Ammon Jacobsmeyer - absent. **Motion Passed.**

Meeting adjourned @ 7:37PM

*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 20 day of November 2024*



*Brett Palmer, Board Chair*

PUBLIC NOTICE is hereby given that the Stansbury Greenbelt Service Area Board will hold a meeting that is open to the public on Wednesday, September 25<sup>th</sup>, 2024, at 7:00 pm at the Clubhouse, 1 Country Club Dr. Ste 1, Stansbury Park, Utah

### **Stansbury Greenbelt Service Area Board Meeting Agenda**

**Date: Wednesday, September 25<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
2. Roll Call
3. Pledge of Allegiance

#### **Action Items**

1. 2024.09.01 A
  - a. Board Review and Possible Approval of July 17<sup>th</sup>, 2024, 6 pm Greenbelt Service Area Meeting Minutes
2. 2024.09.02 A
  - a. Board Review and Possible Approval of July 17<sup>th</sup>, 2024, 7 pm Greenbelt Service Area Meeting Minutes
3. 2024.09.03 A
  - a. Consideration to approve the intent to increase the property taxes to maintain the tax rate to .0014, to account for deferred maintenance. This is an increase of \$150,000 over our current budget amount for an approximate 10.11% increase.

#### **Adjourn**



PUBLIC NOTICE is hereby given that the Stansbury Greenbelt Service Area Board will hold a meeting that is open to the public on Wednesday, September 25<sup>th</sup>, 2024, at 7:00 pm at the Clubhouse, 1 Country Club Dr. Ste 1, Stansbury Park, Utah

**Stansbury Greenbelt Service Area Board Meeting Agenda**

**Date: Wednesday, September 25<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
2. Roll Call
3. Pledge of Allegiance

**Action Items**

1. 2024.09.01 A
  - a. Board Review and Possible Approval of July 17<sup>th</sup>, 2024, 6 pm Greenbelt Service Area Meeting Minutes
2. 2024.09.02 A
  - a. Board Review and Possible Approval of July 17<sup>th</sup>, 2024, 7 pm Greenbelt Service Area Meeting Minutes
3. 2024.09.03 A
  - a. Consideration to approve the intent to increase the property taxes to maintain the tax rate to .0014, to account for deferred maintenance. This is an increase of \$150,000 over our current budget amount for an approximate 10.11% increase.

**Adjourn**





---

## Stansbury Greenbelt Service Area Board of Trustees Special Meeting Minutes

**Date:** Wednesday, July 17, 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 @ 7:50PM
2. Roll Call
  - a. Board Members
    - i. Brett Palmer – Present
    - ii. John Duval - Present
  - b. Staff Members
    - i. James Hanzelka – Present
    - ii. Ingrid Swenson – Present
    - iii. Shawn Chidester – Present
    - iv. Jessica Shaw – Present

### Action Items

3. **2024.07.01 A**
  - a. Motion to approve the purchase of .02 Acres of land by Robert Mitchell for \$3710.
    - i. Brett Palmer raised the issue of who pays closing costs, estimated at \$750. John Duval proposed splitting them.

Motion 2024.07.01 A to approve purchase of .02 Acres of land by Robert Mitchell for \$3710 and to split closing costs made by John Duvall. Seconded by Brett Palmer.

Vote as follows:

Brett Palmer – yea; John Duval - yea. **Motion Passed.**

Motion to adjourn Stansbury Greenbelt Area Meeting and enter the Stansbury Park Service Agency Business Board Meeting by John Duval. Seconded by Brett Palmer.

Vote as follows:

Brett Palmer - yea; John Duval - yea. **Motion Passed.**

Meeting adjourned @ 7:55PM

*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 25th day of September 2024*

---

*Brett Palmer, Board Chair*



---

## Stansbury Greenbelt Service Area Board of Trustees Special Meeting Minutes

**Date:** Wednesday, July 17, 2024

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

**Time:** 6:00 PM

### Order of Business

1. Call to Order by Brett Palmer @ 6:05PM
2. Roll Call
  - a. Board Members
    - i. Ammon Jacobsmeyer – Present via Zoom
    - ii. Brett Palmer – Present
    - iii. Maria Sweeten - Present
  - b. Staff Members
    - i. Ingrid Swenson – Present
    - ii. Jessica Shaw – Present
  - c. Candidates
    - i. Logan Cherrington – Present via Zoom
    - ii. Kasey Nobles - Present
    - iii. John Duval - Present

### Action Items

3. **2024.07.01 A**
  - a. Board Review and Possible Approval of May 22<sup>nd</sup>, 2024 Meeting Minutes

Motion 2024.07.01 A to approve May 22<sup>nd</sup>, 2024 Meeting Minutes made by Ammon Jacobsmeyer. Seconded by Brett Palmer.

Vote as follows:

Brett Palmer – yea; Ammon Jacobsmeyer – yea, Maria Sweeten - abstain. **Motion Passed.**

Abstain vote due to board members not being present at meeting where minutes were recorded.

- b. Board Review and Possible Approval of June 12<sup>th</sup>, 2024 Meeting Minutes

Motion 2024.07.01 A to approve June 12<sup>th</sup>, 2024 Meeting Minutes made by Ammon Jacobsmeyer. Seconded by Brett Palmer.

Vote as follows:

Brett Palmer – yea; Ammon Jacobsmeyer – yea, Maria Sweeten - abstain. **Motion Passed.**

Abstain votes due to board members not being present at meeting where minutes were recorded.

- c. Board Review and Possible Approval of July 9<sup>th</sup>, 2024 Meeting Minutes
  - i. Title being changed by staff to reflect correct meeting name.

Motion 2024.07.01 A to approve July 9<sup>th</sup>, 2024 Meeting Minutes made by Maria Sweeten. Seconded by Ammon Jacobsmeyer.

Vote as follows:

Brett Palmer – yea; Ammon Jacobsmeyer – yea, Maria Sweeten - yea. **Motion Passed.**

- d. Board Review and Possible Approval of July 10<sup>th</sup>, 2024 Meeting Minutes

Motion 2024.07.01 A to approve July 10<sup>th</sup>, 2024 Meeting Minutes made by Maria Sweeten. Seconded by Ammon Jacobsmeyer.

Vote as follows:

Brett Palmer – yea; Ammon Jacobsmeyer – yea, Maria Sweeten - yea. **Motion Passed.**

#### 4. Selection of Candidates by vote

- a. Three candidates submitted applications
  - i. The board has interviewed John Duval, Kasey Nobles, and Logan Cherrington
- b. Ammon Jacobsmeyer likes John Duval and Kasey Nobles. John has great skill set, well rounded candidate. Commends Kasey for being here weekly even though he's not on the board. Recommends Kasey Nobles.
- c. Maria Sweeten appreciates applicants. Likes Logan Cherrington's experience and grasp. Commends Kasey Nobles' commitment but worries about him being focused on the history vs what is. John Duval brings depth of experience. With admiration to Logan and Kasey, recommends John Duval.
- d. Brett commends all three applicants. Acknowledges Logan Cherrington's schooling and responsibilities. However, he is looking more at Kasey Nobles and John Duval. Kasey has vast experience and knowledge in the field as a former employee. John has a lot of experience, very well-seasoned in all aspects. My recommendation is John Duval because of his vast knowledge and will have more available time due to retirement.

Motion 2024.07.02 A to appoint John Duval to the Greenbelt Service Area Board made by Maria Sweeten. Seconded by Ammon Jacobsmeyer.

Vote as follows:

Brett Palmer – yea; Ammon Jacobsmeyer – yea, Maria Sweeten - yea. **Motion Passed.**

#### 5. 2024.07.02.A

- a. Motion to adopt Resolution 2024-02 appointing the candidate to fill the Greenbelt Service Area Board Vacancy with the term expiring December 31, 2025

Motion 2024.07.02 A to adopt Resolution 2024.02 appointing John Duval to the Greenbelt Service Area Board made by Maria Sweeten. Seconded by Ammon Jacobsmeyer.

Vote as follows:

Brett Palmer – yea; Ammon Jacobsmeyer – yea, Maria Sweeten - yea. **Motion Passed.**

6. Swearing of the New Greenbelt Service Area Trustee, John Duval, by the Stansbury Greenbelt Service Area Clerk, Ingrid Swenson
7. Motion to adjourn the Stansbury Greenbelt Service Area Meeting by Ammon Jacobsmeyer. Seconded by Maria Sweeten.

Vote as follows:

Brett Palmer - yea; Ammon Jacobsmeyer – yea, Maria Sweeten-yea. **Motion Passed.**

Meeting adjourned @ 6:23PM

*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 25th day of September 2024*

---

*Brett Palmer, Board Chair*

