



Combined Meeting of Stansbury Greenbelt Service Area Board of Trustees and Stansbury Recreation Service Area Board of Trustees Truth in Taxation Hearing and Stansbury Service Agency 2025 Proposed Fees Schedule Hearing Minutes

Date: Wednesday, November 6th, 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 at 6:01 pm
2. Roll Call
 - a. Board Members
 - i. Brett Palmer - present
 - ii. John Wright - present
 - iii. Kyle Shields - present
 - iv. Cassandra Arnell - present
 - v. Ammon Jacobsmeyer - present
 - vi. John Duval - present
 - b. Staff
 - i. James Hanzelka - present
 - ii. Ingrid Swenson - present
 - iii. Jessica Shaw - present
3. Verification that the following legal notification requirements were publicly announced during the meeting have been met for the Truth in Taxation Hearing. The following statements below were read by Brett Palmer.
 - a. The Tooele County Legislative body and the Tax Commission were notified on July 18, 2024, of the intent to increase the property taxes.
 - b. The Greenbelt and Recreation Service Area Boards met on September 25, 2024, at a public meeting to state their intent for each entity to increase property taxes by \$150,000 to account for deferred maintenance for an approximate 10.11% increase.
 - c. Parcel Specific Notices were mailed on October 23, 2024, with the information required.
 - d. Both Truth-in-Taxation Ads were published by the Tooele Transcript and posted on the Public Notice Website and Utah Legals as required by the code. Copies of the newspaper advertisements have been sent to Tooele County and the Tax Commission.

Presentation

Truth in Taxation Hearing

1. Approval of the October 24, 2023, Truth in Taxation Public Hearing Minutes

Motion to approve the October 24, 2023 Truth In Taxation Public Hearing Minutes made by Ammon Jacobsmeyer. Seconded by John Wright.

Vote as follows:

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

The board members who abstained from voting were not on the board in December 2023. The motion was passed unanimously by those who were board members at the time.

2. Presentation of Information Concerning the Proposed 2025 Tax Rate by James Hanzelka.
 - a. Our current policies dictate that the final vote on a tax increase should be done the same night as the hearing, but due to public feedback, the vote on the tax increase has been moved to November 20th. The Stansbury Greenbelt and Recreation boards will vote separately.
 - b. Tax rates in Utah are budget-based, not rate-based. In order to have a tax increase, the budget is created based on the needs of the agency, and then the tax rate is determined based on that budget.
 - c. As shown on the slide, the budget being developed now is for the tax year 2025, January 1st, 2025 – December 31st, 2025. The funding for that tax year (2025) is done at the end of 2025 when residents pay property taxes. The taxes are collected by the county and given to the agency in December. The budget process dictates that the budget is developed for the entire year, even though most of the tax money is received at the end of the year. This means the agency must function for the year primarily on the money carried over from the previous year.
 - d. The monies that can be used in 2025 are a carryover from 2024 tax payments in December, and any additional tax revenue collected (delinquent taxes, fees in lieu of taxes, vehicle taxes, etc.) and other revenue (golf passes, pool passes, facility rentals, etc.).
 - e. There was limited flow in the 2024 budget because, as noted above, most of the 2023 money had to be spent to cover expenses, and the tax revenue had been allowed to fall below critical levels. This impacted the agency's ability to take care of things in 2024 even though the budget was increased (because of the monies from the adopted tax increase voted on in 2023). Because the Agency was forced to underspend in 2024 because of available cash, there will be a reset for 2025, where there will be more funds available for operations in 2025. This means the services reduced in late 2023 because of lack of funds can finally be restored to acceptable levels, and the long list of repairs can start to be fixed in 2025. If the tax level is not maintained, the Agency's ability to maintain services and fix issues created by years of neglect will be negatively impacted.
 - f. The agency's budget has three major components: Operations, capital projects, and impact fees.
 - g. The agency is trying to build a sustainable budget that pays for forecasted needs. This is not something that has not generally been done before by the agency. Forecasted needs are things like carpets. If the carpet has a life expectancy of 4 years, then the agency should collect a quarter of the estimated cost of replacement each year. Then when it is time to replace the carpet, the agency has that money on hand.
 - h. Contingency funds are for emergencies and unplanned events. For example, the pool heaters failed and the pool couldn't open until that was fixed. Without these funds available, either the pool couldn't be opened, and service would be lost, or money would have to be taken from another part of the budget, again meaning a service would have to suffer.

- i. Another option is to borrow against future earnings. That creates a cycle of borrowing, paying interest, and losing ground.
- j. Expected Revenue for the 2025 Budget (2024 in parentheses) based on a \$150K increase by each service district are:
 - i. Taxes \$3,398,618 (\$3,093,061)
 - i. Fee for services \$1,070,390 (\$913,270)
 - ii. Grants \$14,000 (\$4,000)
 - iii. Interest \$80,000 (\$51,000)
 - iv. Misc. \$70,692 (\$42,245)
 - v. Total \$4,633,700 (\$4,103,585)
- k. The 2025 budget is higher due to several factors.
 - i. Increased personnel wages. In the surrounding areas, wages for seasonal groundskeepers have gone up from \$12/hr. to \$19/hr. The recent mechanic hire was \$8/hr. more over previous rates.
 - ii. Materials like fertilizer, parts, and supplies have increased significantly. Utilities have also increased since 2022 (electricity 15%, gas 18%, water 19%, fuel 18%).
 - iii. The agency is projecting restoring staff to pre-layoff levels of 2023, adding personnel to correct identified weak points, and modifying some staffing based on managerial changes. In the golf course, they've changed their method of operation, leading to increased revenue and lower costs, but they need to adjust staffing levels.
 - iv. Due to the limited pool of workers and the higher cost, the agency may have to do some transitioning from staff to staff. It is anticipated that funding levels will allow the agency to hire people part-time and offset other needs by hiring contractors.
 - v. The agency is considering increasing technology to lower staffing needs in some areas. Weather Trac is a system used in the park to control irrigation systems. Weather Trac enables personnel to react faster to issues like leaking, sprinklers running at the incorrect time, and shutting down a faulty valve remotely to be repaired the following day. This reduces the need for on-call staff.
 - vi. The addition of a facilities manager is due to a significant lack of maintenance on all the facilities around the park. The facilities manager will oversee identifying issues and repairs needed.
 - vii. Also looking to add to operations two irrigation techs, a dedicated lake mower operator, and two housekeepers for bathroom cleaning and maintenance.
 - viii. The Pro Shop has gone from several seasonal hires to two full-time employees. They've reduced the number of seasonal employees to account for the two full-time positions within their budget.

- ix. An addition of a full-time groundskeeper will help with things like tree trimming, general care, and handling snow.
- l. 2025 Repair estimates are based on fixing critical safety concerns (first priority) and security issues (second priority). The agency is also trying to plan ahead and leverage grants to offset costs as much as possible.
- m. Fire suppression has been a known issue since 2017. The 2025 budget will correct that issue and get the clubhouse in compliance with the Fire Marshall requirements. The master breaker in the clubhouse is frozen in the on position, which means power cannot be shut off in an emergency.
- n. Railings throughout the park must be repaired because they present a safety hazard.
- o. The pool and golf course are currently sharing one AED kit. There should be one at both locations.
- p. The parks were inspected by the insurance company and found to have not been properly maintained, particularly in coverings of concrete pilings. If someone gets injured, it is a major insurance coverage risk. There is a large amount of playground equipment that is non-functional or usable.
- q. The doors to the clubhouse are substandard and use a key that renters or employees can easily copy without the agency's knowledge.
- r. Security cameras are needed throughout the park.
- s. The tunnel has a dark spot that is prone to vandalism, increasing the risk someone could be attacked.
- t. A door at the clubhouse was being locked with a bike lock. The door to the pool area malfunctions.
- u. The clubhouse has leaks in a number of areas caused by damage to the seals around the windows. These leaks have led to significant damage throughout the clubhouse that will be costly to repair. There are also leaks at the maintenance and pro shops.
- v. There are significant issues with Mill Pond Bridge.
- w. There are multiple trees around the golf course, and other areas need to be trimmed or removed.
- x. There are constant ongoing sprinkler repairs on the golf course due to several changes of managers that have changed the irrigation system.
- y. The cemetery needs a development plan. It also needs a fence line moved due to county encroachment near Pole Canyon Road.
- z. The budget also looks to add Weather Trac stations to automate operations further and reduce costs.
- aa. The clubhouse needs a dedicated video system to be tied into the current sound system. The sound system needs to be ADA-compliant.
- bb. Automated locks with sensors to detect intrusions in the bathrooms are being considered instead of an employee having to physically check and lock them, also reducing operating costs.

- cc. The agency currently has a complete middle section of an of-all-abilities playground that is being considered for Woodland Park due to the park's age and the current equipment state of disrepair.
 - dd. Large sections of the golf course are not being properly watered due to failed and antiquated watering systems.
 - ee. The cost of repairs is split into \$137K for safety repairs, \$320K for critical maintenance, and \$226K for operational improvements. That still leaves a lot that needs to be repaired/replaced in future years.
 - ff. If the tax rate is not increased, then repairs will have to be deferred, putting the agency at increased risk and costing more in the future. It also limits the agency's flexibility when dealing with unexpected events and costs.
 - gg. The agency is limited by law to a tax rate of .0014. The 2025 budget is being developed now. The home values are not recalculated until January 2025. At this point, the only way to get an estimated tax rate is through our 2025 projected budget revenue and divide that by the home value of existing values as of January 2024. So, the tax rate in the mailers is not real because it is based on old data.
 - hh. The agency expects the state's final tax rate certification in June will use 2025 home values and numbers. If the tax rate is above .0014, it will have to be readjusted to be within budget. If the tax rate is below .0014, the agency cannot adjust the budget up. The bottom line is that in most cases, if the home's value has not been raised, then the property taxes should remain the same.
 - ii. Most of the additional money going into the budget comes from revaluation of homes to a higher value and new builds that will come into the tax rolls. The only way you can account for the increased population within a district is to go through this process, estimate what numbers of homes are going to be new in 2025, and create a budget that is probably higher than what you will see certified in June.
3. Brett Palmer stated that a few weeks ago, the agency posted two letters of explanation on its website regarding the tax rate increase and how it works in more detail. He also reiterated that the tax rate is budget-driven, not rate-driven, and the maximum tax rate that can be assessed is .0014. The Service Agency has not yet received the December 2023 tax increase funds. The Agency will receive those funds in December 2024, which will be used for 2025 operations. This year's proposed tax increase will not be received until December 2025, and those fees will fund 2026 operations. It is hard to predict funds that will be needed two years down the road. It is a fact that the agency has not properly maintained its facilities and does not meet the level of service the residents expect. With the proposed budget, the agency is trying to be responsible for maintaining and improving the level of service.
4. Brett Palmer reviewed public hearing guidelines, policies, and procedures and read the following:
- 3.12 Public Hearing Procedures
- a. The following rules shall be observed during public hearings before the Board:

- i. Members of the public who desire to speak shall each first complete the form indicating the speaker's name, address, and affiliations to the agenda item(s) (or whom the person represents).
 - ii. The Chair shall determine who will speak after reviewing the Form. Each speaker shall be called by the Chair and at the discretion of the Board.
 - iii. Speakers shall state their names, addresses and affiliations to the agenda items (or whom they represent) before beginning their comments.
 - iv. Speakers shall address their comments to the Chair, and they shall not debate with other meeting attendees or make personal attacks.
 - v. Speakers will have 3 minutes to comment and cannot give his time to another Speaker. The Chair will not recognize redundant speakers/comments.
 - vi. To permit everyone the opportunity to hear the proceedings, attendees shall be as quiet as possible.
 - vii. The hearing is designed for civil discussion. Therefore, attendees shall not jeer, cheer, yell out comments, or clap.
 - viii. Attendees shall not display any signs or distribute any handouts or flyers in the hearing room.
 - ix. After the close of the public comment period, discussion shall be limited to Trustees and staff.
- b. The Chair of the public hearing shall enforce the procedures and rules set forth above may take such additional actions as will promote an orderly and efficient public hearing.

Motion to open the Public Hearing

Motion to open the Public Hearing for the 2025 proposed truth in taxation hearing made by Cassandra Arnell. Seconded by Kyle Shields.

Vote as follows:

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

Public Hearing on Proposed 2025 Tax Rate

1. Richard Davis (Delgada Lane) stated that while board members are new and trying to do a good job, the boards have lost the community's trust due to the stolen money. He appreciates that the board is trying to raise services and increase trust but feels it just is not happening. He wants to know where the money the \$1,000,000 the agency received in the last tax increase was spent. Where was the \$100,000 spent on the clubhouse? He mentioned the idea of using 20 to 30-year bonds to pay for repairs instead of asking for tax raises each year. He feels the money issues are due to mismanagement of the agency's existing funds. He feels the agency should not receive more money until it shows it can responsibly use what it has already received. Brett Palmer explained that the board would not answer questions during the hearing. They will address/answer them in the next meeting so they have time to consider their responses.
2. Bruce Beck (Delgada Lane) – questioned the tax increase because he has not seen improvement since the last increase. He mentioned that he runs a business and keeps it within budget. He

feels that there is too much deferred maintenance and a rush to fix it all at once. He also feels there are cheaper options, like putting in a Ring doorbell to help deter and catch vandals. He said he did not see the lake mower out all year except for Stansbury Days and was frustrated that he could not take his boat out. He feels that there has been no improvement since the last tax increase. He feels it is taxation without representation.

3. David Russell (Windsong Drive) said his taxes have gone up 90%, but nothing has been done about the greenbelt. He is paying almost double what he paid last year, along with many other residents, and feels nothing was done with the money.
4. Dar Smith (162 Lakeview) – shared that Stansbury was a great place for his kids to grow up but he is in shock over the new school taxes. He feels that new construction should bear more of the burden of increased taxes and that older home tax rates should be protected for fixed-income owners. He thinks that more days of service to do repairs would be better than paying for the repairs. He would like to see the agency get the high school to contribute service to the community. He suggested having the high school welding teamwork on the handrails in the parks. He is frustrated by visitors to the lake leaving messes and feels the agency should put up signs telling people to clean up after themselves. He also feels there should be a fee for non-residents to fish.
5. Kameron Baird (595 Mulberry) – signed up but was absent during public comment.
6. Trent Ladle (5872 Bleeker St) – opposed the rate increase last year and opposes it this year. He feels the community unanimously opposes the tax rate increases and that planning to extend the raised rate through 2026 is unacceptable. He feels the board has had a year to investigate other ways to finance needed repairs, other than raising taxes, but no real alternatives have been pursued. Although he cannot always attend board meetings, he has kept up with meeting agendas and minutes. He feels that the agency should sell valuable dormant properties to cover costs. The examples he gives are a 5-acre parcel at the end of Bayshore Drive, a nearly 25 acre two parcel property south of the Perry Homes Reserve subdivision that he feels is ideal for retail, and a four-acre parcel south of Pine Canyon Road and west of Village Blvd. that he claims Ivory Homes had offered to buy back for \$3 million. He feels that selling these parcels could generate \$10 million or more to cover the agency's budget for three years. He agrees that many repairs and replacements are needed but that the board is overlooking the real problem of how the agency can generate additional funds without relying on taxpayers to cover budget shortfalls. He feels there are assets available to lift the burden from the community. He feels the residents have made their stance clear, and the board needs to act. He wants the board to use agency resources to resolve these challenges without asking the community to pay for continued mismanagement.
7. Brent Croxell (158 Lakeview) – said that he has been trying to sell his house but has not been able to due to the high taxes. He feels that the board should take that into consideration and consider how it impacts young buyers.
8. Murray Kendell (405 Country Club) – reminded residents that they went through a similar situation 30 years ago where taxes were not raised for a long time, things fell into disrepair, and then there were several significant tax increases to get the community back on track. He would prefer small increases in the tax rate each year to prevent large increases every 10-15 years. He suggested that those who complain and state they could do a better job at managing the community should run for the board.

9. Charlie Haddon (6648 Harvest) would like the board to reexamine the idea of selling green spaces that border the golf course to neighboring residents or for development. Brett Palmer reiterated that the next meeting would address comments and questions. In response to Brett Palmer's question, Jim Hanzelka stated that it would be the 13th of November.

Cassandra Arnell thanked those who attended. She encouraged residents to reach out and talk to board members.

Motion to close the Public Hearing

Motion to close the Public Hearing made by Cassandra Arnell. Seconded by Kyle Shields.

Vote as follows:

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

2025 Fees Schedule Hearing

1. Presentation of Information Concerning Proposed 2025 Fees Schedule by James Hanzelka
 - a. Lowering clubhouse fees due to lack of rentals, specifically lowering the cleaning/damage deposit
 - b. Golf course fees are mostly the same. The golf course did extremely well this year. The two main adjustments are a slight rise for 18 holes and a special prepaid rate to discourage no-shows. Season passes increased by about \$50 (pass holders break even at 24 rounds). The season passes are primarily for residents. Most golf courses in the state have done away with season passes.
 - c. Pavilion and gazebo rates will be the same, with the addition of the pavilion at Sagers Park being added to the list.
 - d. Cemetery fees added to the disinterment of remains.
 - e. Sports field rentals have no change.

Motion to open the Public Hearing

Motion to open the Public Hearing for the proposed 2025 fee schedule made by Kyle Shields. Seconded by Cassandra Arnell.

Vote as follows:

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

Public Hearing on Proposed 2025 Fees Schedule

1. Trent Ladle (5872 Bleeker St) – asked if somebody already has a contract to rent the clubhouse for next year. Can their rental be redone at the new lower rates? He feels that the rates for sports fields are too high, driving teams away and outside of the county.
2. Bruce Beck (Delgada Lane) – asked if the rate increase offsets the cost of new employees with the revenue from the golf course. Or is that cost being put on the taxpayer?

Motion to close the Public Hearing

Motion to close the Public Hearing for the proposed 2025 fee schedule made by Ammon Jacobsmeyer.
Seconded by John Wright.

Vote as follows:

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

Motion to adjourn made by Kyle Shields. Seconded by Ammon Jacobsmeyer.

Vote as follows:

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

Meeting adjourned @ 7:27pm

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 11 day of December 2024



Brett Palmer, Stansbury Greenbelt Service Area Board Chair



John Wright, Stansbury Recreation Service Area Board Chair



Brett Palmer, Stansbury Service Agency Board Chair



**Combined Meeting of Stansbury Greenbelt Service Area Board of Trustees
and Stansbury Recreation Service Area Board of Trustees Truth in Taxation
Hearing and Stansbury Service Agency 2025 Proposed Fees Schedule
Hearing**

Date: Wednesday, November 6th, 2024

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

Time: 6:00 PM

Order of Business

1. Call to Order
2. Roll Call
3. Verification that legal notification requirements have been met for the Truth in Taxation Hearing

Presentation

Truth in Taxation Hearing

- a. Approval of the October 24, 2023, Truth in Taxation Public Hearing Minutes
- b. Presentation of Information Concerning Proposed 2025 Tax Rate

Motion to open the Public Hearing

- c. Public Hearing on Proposed 2025 Tax Rate

Motion to close the Public Hearing

2025 Fees Schedule Hearing

- a. Presentation of Information Concerning Proposed 2025 Fees Schedule

Motion to open the Public Hearing

- b. Public Hearing on Proposed 2025 Fees Schedule

Motion to close the Public Hearing

Adjourn



**Stansbury Greenbelt Service Area Board of Trustees and Stansbury Recreation
Service Area Board of Trustees Truth In Taxation Hearing Meeting Minutes**

Date: Tuesday, October 24, 2023

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

Time: 6:00 PM

Order of Business

Call to Order by Cassandra Arnell @ 6:04 pm

Roll Call-

Board Member

Cassandra Arnell

James Hanzelka

John Wright

Ammon Jacobsmeyer

Maria Sweeten

Staff Members

Ingrid Swenson

Darin Jacobs

Angie Perez

Pledge of Allegiance

Presentation of Information Concerning Tax Rate

1. Cassandra Arnell, Board Chair, Opening Statement

The development of Stansbury Park began in the late 1960s. It began as a fancy private community with a privately held lake and golf course. As most of you know, the developer eventually entered bankruptcy and transferred the ownership of the lake, golf course, parks, greenbelts, clubhouse, and more to Tooele County. In 1981, Tooele County created two special service districts ("Tooele County Service Area #1" and "Tooele County Service Area #2" --later renamed to the "Stansbury Greenbelt Service Area of Tooele County" and the "Stansbury Recreation Service Area of Tooele County"). These service areas were set up to manage all of those now public properties and facilities and be funded primarily by property taxes and impact fees. In 1992, after realizing how much the business of the two service areas overlapped, the boards of the service areas entered into an Interlocal Agreement, effectively combining their operations. That combined entity is called the Stansbury Service Agency. The Stansbury Service Agency is made up of the elected board members of the Stansbury Greenbelt Service Area and the Stansbury Recreation Service Area. So, we operate as one, but there are still some formalities that we have to observe separately. For example, the service areas are listed separately on your tax bill, and candidates are elected to a specific service area.

Moving on to funding. Keep in mind, I'm not using actual numbers here, just explaining how the process works.

First, the SSA receives impact fees each time building occurs within our service area. Those funds cannot be used to maintain existing amenities; they must be used to build new or expand old amenities so that we can keep the same level of service within the community as it expands. For example, if we have five parks for 5,000 residents, by the time our community grows to 10,000 residents, we should have ten parks. You get the idea.

Property taxes are generally used to *operate* and *maintain* those amenities. I used to think that a taxing district would set a rate, say, 0.0009, and as more people moved in, they would pay that rate, and the taxing district would end up with more money. Or, as property values increase, the dollar value collected by the district would increase. However, that's not how it works. The way property taxes work for a special service area is that we set a gross budget amount, say \$1 million, from year to year. The State of Utah evaluates growth and property values and adjusts the rate so that the district collects roughly the same amount of money every year with a small allowance for growth. That means if property values increase or if many people move into an area, the state adjusts the rate down so the district collects roughly the same gross amount.

As I've looked at my own tax documents from recent years—I've brought my tax documents for the last few years. I'm happy to pass those around. --You'll see that in 2013, the rate was .0014 for each service area, but by 2022 that had shrunk to 0.0006%. The rate went down because of the growth in housing numbers and in valuation. *You'll also notice that each service area part of taxes is a smaller percentage of the total property tax than it was back then, telling me that other taxing entities are increasing their rates much faster than these service areas are.*

If a district wants to collect a larger gross amount, it must go through the Truth in Taxation process and hold a hearing like this. As a taxpayer, I appreciate that because I think a district should have to justify its need for more tax money.

The Service Agency has gone through this process only once in the last ten years. We've added new parks, a tunnel, and many other amenities afforded by grants and impact fees. Our current board is also facing hard facts that throughout our half-century history, buildings haven't been updated or fully maintained. For example, the walkway into the Clubhouse building that you all crossed is supported only by some rotting wooden beams. Many of the older parks have the same equipment that was originally installed. We need to pay closer attention to the health of our lake and the Mill Pond. We're constantly getting requests for more and upgraded amenities and services.

Our staff is spread very thin right now. On top of just needing more people, wages and other personnel costs are growing. Fertilizer, equipment and professional service costs are rising. You've seen parks and greenbelts with dying grass and weeds. Even as we move to xeriscape some areas, that takes manpower.

Although we are looking into other funding sources, for some of our building and updating projects—grants, advertising, naming rights—those things will likely not cover annual maintenance.

We have some hard decisions to make. I think I can speak for the whole board when I say that we are so grateful for Jim, Ingrid and their team. Our financial documents are so much cleaner and easier to understand now. We invite all of you to inspect those and make comments to our finance committee. Out in the parks, we've got several people putting their hearts and souls into the grounds. We're working hard with what we've got. We don't want to be extravagant. We just want to be able to get the job done.

2. James Hanzelka presentation.

- a. When the two agencies were formed, they were funded at a tax rate of .0014 but the current rate is .000685. This decline is based on the tax process and the requirement to do a nominal tax increase to maintain funding levels.
 - i. Inflation will mean dollar values decrease over time; most budgets and financial analysis take that into account. But the state taxation process fixes the budget amount, which means if an agency wants to account for these inflationary trends they must increase the budget, which will increase the tax rate. This process triggers the requirement for public hearing, which wasn't done.
 - ii. When the current board took over in 2022, they realized the Agency was severely underfunded. It requires about \$3.5 million to adequately fund the agency. At the current tax rate, the agency budget is only \$2.5 million, causing shortfalls in both programs and personnel.
 - iii. The board developed a plan to increase the tax rate in stages, starting with an initial plan tax increase to a rate of .00094, about half of what was needed, and then increasing it to a second rate later. The State denied this increase because of a noticeable error.
- b. Compounding the problem, the state mandates that the agency budget to the level of taxes they are to receive that year, even though they will not actually receive the money until December after taxes are collected in November. So, a tax increase voted on in 2023 will not be received until December of 2024, meaning the funds cannot be used until January of 2025.
- c. Three tax options considered and impacts on \$186K Home (median according to state):
 - i. Option 1: Leave at the current tax rate (.000682). No increase in revenue, so maintains \$1,537,508 total. No increase in property taxes.

- ii. Option 2: Raise to the 2022-23 level (.00128). The increase in revenue per district is \$625K, for a total tax revenue of \$2,337,209. The increase in property taxes per district will be \$61.37.
- iii. Option 3: Raise to max tax rate (.0014). The increase in revenue per district is \$745K, for a total tax revenue of \$3,017,508. The increase in property taxes per district will be \$73.15.
- iv. On a standard home in Stansbury valued at \$563,190 with a taxable value of \$309,755 in 2023, the first option would leave the total property tax bill at \$424.36. The second option would raise it to \$796.07. And the final option would raise it to \$867.31.
- v. The first option would mean that personnel could not be re-established at the pre-2023 layoff level and no repairs of degrading facilities could be carried out. Option 3 restores the agency to full operating capability and allow repairs to be started. Option 2 means that either repairs would have to be delayed, or a lesser state of maintenance could be performed.
- vi. Wherever possible, the agency is trying to use grants to offset the cost of Capital Projects
- vii. Impact fees is a special category of capital projects funding that is provided by the developer and is restricted in how it can be used. The Agency is looking to leverage the use of this money to maximize the efficacy.
- viii. The board is also looking to maximize other potential revenue streams, like fees for use and increased events with a funding component, like having a vendor fair where the agency could get a percentage of the sales.
- ix. The board feels that the .0014 tax rate is best for the needs of the agency and community at this time because of the state of repair and the need to adequately care for the park.

Public Comment

1. Richard Davis- Expressed appreciation for James Hanzelka and all the work he has done. Money needs to be managed better. Is not in favor of the tax increase. Proposed taking a year off to reevaluate and reinvent the park management.
2. Steve Lempp- Expressed is concerned that the lake is used by people from other communities who do not contribute financially to its upkeep. Suggested generating revenue by selling fishing permits and revisiting other revenue sources. Emphasized the uniqueness of the lake and the need to offset costs. Suggested that insurance could be obtained to cover volunteers.
3. Chad Saunders- Acknowledges that we are at a critical juncture and emphasizes the need to explore alternative solutions rather than dwelling on past issues and assigning blame. Change in approach is required.

4. Anthony Witkowski- There is a lack of transparency. Audited account statements exist, but these statements do not provide a clear picture of revenue sources, which creates uncertainty. Suggest taking advantage of fees from people outside the community and local member rates. Key point is to increase transparency in financial matters.
5. Dennis Walter- Brought up concerns regarding the bridge and how dangerous it is to have children jumping off it.
6. Lynette Johnson- Stated that it is important for the community to use its voice. Does not agree with the tax increase.
7. Michael Kjar- Emphasized the importance of active participation throughout the year, even when there are disagreements. Suggested showing up more frequently and called on everyone to be a part of the solution.
8. Dean Schofield- Stressed the importance of transparency. Concerned about the current infrastructure and the possibility of building more. Questioned the necessity of certain amenities, such as the pool.
9. Joe Wirthlin- Need transparency in the work completed by the board. Suggested we closely examine the fees in place to make sure they are sufficient.
10. Philip Beck- Likes the recreation district and enjoys park areas with dogs. Does not want this tax increase approach to continue moving forward.
11. Kristine Dahlberg- Can see the need to get things done. However, she is recently retired and would have to go back to work if the tax increase is passed.
12. Randall Flynn- Personally responsible for creating and administering the agency budget for over 20 years.. Stated the current tax revenue received is sufficient for the community's needs and attributes the current issues to poor management. Claims to have managed the park successfully in the past and suggests that the presented financial figures are inaccurate. Also stated that better management is needed, emphasizing that money is being wasted and there are too many employees. Advocates for a 10-year plan instead of seeking solutions in a single year.
13. Jennifer Coffman- Stated that there needs to be more transparency and accountability as citizens and as a board. Not opposed to a tax increase but does not agree with the current proposed tax increase percentage.
14. Greg Gardner- Stated that the parks and services have been in decline, and maintenance is not being done. Questioned new projects when old ones have not been completed or are poorly maintained. Stressed the need for more transparency. Stressed the importance of saving money and stated that funds need to be managed better.

15. Evan Parker- Also expressed the need for transparency. Would like to know clearly where funds have been used in the past and where they will be used in the future.
16. Brenda Faddis- Asked where the county money is going from Stansbury Residents. Questioned why the county is not giving money to help with issues. Suggested taking a step back for a year. Stated there has been a mismanagement of money and asked what can be done better. Also suggested to charge people to use the lake. Lake machines are needed; without them, the lake is a mess. Expressed her love for Stansbury Park.
17. Heather Lester- Needs complete transparency. Believes there needs to be a community council. Questioned if anyone is looking for grants. Would like to see a clear budget line by line. Opposed the 208 percent increase.
18. Elizabeth Harbison- Suggested the Agency redraw the line to include residents in the Sagewood Village homes community. Stated they want to be included to prevent a giant tax increase.
19. James Olney- Confused as to why so much money was spent on the clubhouse. Expressed a need for transparency.
20. Chris Nord- Thanked the board for their service. Disagreed with proposed expenses for safety issues. Stated that what was presented in the slides are wish list items.
21. Gary Winthorp- Stated he just wants Stansbury Park to stay safe and keep it running.
22. Gary Allen- Brought up issues with the lake being used publicly. People from all over the place come to use the lake but do not contribute to its upkeep. Suggested that people pay to use the lake and should be charged a boat launch fee.
23. Jared Anderson- Had issues with people using the lake and not generating any revenue from it. Suggested to stop operating on a semiprivate budget and make it public.
24. Carrie Gilley- Expressed being against the tax increase. Stated that if the increase passes, residents will have to make difficult financial decisions. This will affect families and retired individuals. Some residents might need to get a second job to pay for the tax increase. Wants answers on what will be done with the money.
25. Glen Oscarson- Expressed his love for Stansbury Park. Suggested the community come together and volunteer and has some ideas about what needs to be done. See him directly for more information.

Motion to close Stansbury Greenbelt Service Area Board of Trustees and Stansbury Recreation Service Area Board of Trustees Truth in Taxation Hearing made by Maria Sweeten and seconded by James Hanzelka.

The meeting ended at 7:50 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 6th day of November, 2024

Brett Palmer, Greenbelt Service Area Board Chair

John Wright, Recreation Service Area Board Chair

DRAFT



LETTER FROM STANSBURY SERVICE AGENCY

Over the past two years, The Stansbury Service Agency has had to raise its total budget because previous funding levels did not meet the challenges of managing the necessary infrastructure costs to maintain a vibrant and functional community.

Utah's taxation process is "budget-driven " rather than " rate-driven." This means the process for adjusting Property Taxes does not work in a way where they automatically rise with increasing property values. Instead, the tax rate will generally decrease due to rising property values.

This means that for the Service Agency to account for cost increases due to inflation and additional services the budget must be increased. If the Service Agency does not reset the budget to account for increased costs the revenues remain stagnant, and the funding lags in cost growth.

To obtain the funding for this increased budget, the Agency must propose a tax rate increase and then hold a public hearing where the increase is explained. Even if the true objective is to keep the existing tax rate constant and use growth and increased property values to account for increased costs, we must legally go through the tax rate increase process and follow these guidelines.

This is what is happening out here in Stansbury Park.

The notice each homeowner received for this year's public hearing requires that an estimated tax rate be included in the announcement.

The important thing to remember is that the State of Utah reevaluates the rate in January, so a new rate value will be established in January 2025. However, Stansbury Service Agency's Budget must be finalized in December 2024. That means the data used to calculate the tax rate is based on January 2024's numbers and values for the homes within the area at that time.

It is important to note that:

THE 2025 TAX RATE IN THE NOTICES (.001541% TAX RATE) IS BASED ON 2024 HOME VALUES AND THE 2025 TAX REVENUE.

The numbers in that calculation were the average home value of \$533,803 in January 2024; the number of homes on the Agency tax rolls in January 2024; and the estimated tax revenue for 2025,

Using this data, the rate would create a \$41.40 per year increase for each of the two districts operating within Stansbury Park.

But Stansbury has had new homes added to the tax rolls, and considering the value of some houses has actually increased during 2024 when these new numbers are included in the calculation of the tax rate, we fully anticipate that the final tax rate will be lower when the final rate is certified in June 2025. This means the tax rate in the notice is artificially high.

If these two adjustments do not lower the rate to .0014 or below, the budget will have to be adjusted to a lower number. If the adjusted rate is at .0014 or lower, no adjustments to the budget are allowed by state law.

This is a procedural requirement and not an actual tax increase for most residents.

The Bottom line is that if Tooele County does not revalue your house, then your 2025 taxes should remain the same as those paid in 2024.

How the Utah Tax Code Works:

Under the Utah Tax Code, all tax rates are budget-based, not tax rate-based. This means that taxing entities do not set a rate, but they set a budget and establish a tax rate to fund that budget.

Stansbury Service Agency determines how much is needed to do all the work and estimates what can be offset by revenue; tax dollars must fund the remainder. The rate is then set by dividing this amount by the total value of assets within the tax boundaries, which is determined by the number of homes and the value of each house. Assume we need \$3,000,000 in revenue, and there are 4,000 homes at an average value of \$500,000, the calculated tax rate would be:

$$\$3,000,000 / \$500,000 \times 4,000 = .0015$$

However, since the agency is limited to a tax rate of .001400, the budget would have to be adjusted downward by either finding a new revenue source or reducing costs. In this case, we would have to reduce the budget to \$2,800,000 so that:

$$\$2,800,000 / \$500,000 \times 4,000 = .0014$$

This would mean that if you had a house valued at \$500,000, your share of the cost of maintaining the agency's assets would be \$700 per Service Area or \$1,400 per year.

That is the revenue that is provided to the Agency at the END of the budget year, which is why even though the Agency passed a tax increase last year we had limited funds this year to do the things necessary to maintain the grounds, lake, and parks. We also had no additional funds to fix issues that had been created by a lack of maintenance over the years.

So Why Does My Most Recent Notice of a Public Hearing Say the Tax Rate is .00154?

Remember, the tax process starts with a budget. The Agency finalizing the 2025 budget, which includes higher personnel and material costs due to inflation; more equipment and repairs that need to be done. These budget increases will require a "Truth in Taxation" hearing to increase the tax rate to support this budget. But the tax rate quoted in that notice is an artifact of the process.

The values for homes and number of homes are based on numbers generated by the county in January of each year. Since the Agency budgeting process for 2025 takes place in 2024, the values and numbers established in January 2024 were used in the calculation for those notices. So, if the Agency determines that the same \$3,000,000 is needed, that same calculation shown in the first equation would be used as the initial rate. However, since the new home values and numbers of homes for 2025 will be

determined in January of 2025, the tax rate will likely be adjusted downward. Assume there are 100 new homes built with an average value of \$522,610. Then, in January 2025, that rate becomes:

$$\$3,000,000/\$522,610 \times 4,000 = .001400$$

As with the 2024 example, if the tax rate for a given budget is higher than .001400, the budget will have to be adjusted downward in June. If the tax rate is equal to .0014, then no adjustment is made to the budget. If the tax rate for that same given budget ends up being below .0014, your tax rate will go down. We could not, at that point in June, adjust the budget up to increase the 2025 tax rate.

For further information, visit:

<https://stansburypark.org/property-tax/>

<https://propertytax.utah.gov/tax-increases/>

Stansbury Service Agency 2025 Proposed Fees Schedule Adjustment Public hearing

NOVEMBER 6TH, 2024



Agenda

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. 2025 Fee Schedules Increase
5. Motion to Adjourn

Proposed 2025 Fee Schedules



2025 Clubhouse Schedule Fees Monday-Thursday

CLUBHOUSE	Resident			Non Resident		
	Hourly (3hr minimum)	2024 Rate	Daily	Hourly (3hr minimum)	2024 Rate	Daily
Upstairs	\$105	\$110	\$570	\$155	\$165	\$775
Downstairs	\$105	\$110	\$570	\$155	\$165	\$775
Entire Building	\$140	\$165	\$1,030	\$190	NO CHANGE	\$1,370
Up front deposit - (damage/cleaning)*	\$800	\$1,200	\$800	\$800	\$1,200	\$800
Alcohol Fee of \$400	\$410	\$400	\$410	\$410	\$400	\$410

*Put a hold on credit card/check

2025 Clubhouse Schedule Fees Friday/Saturday/Sunday

CLUBHOUSE	Resident			Non Resident		
	Hourly (3hr minimum)	2024 Rate	Daily	Hourly (3hr minimum)	2024 Rate	Daily
Upstairs	\$140	\$135	\$695	\$190	NO CHANGE	\$925
Downstairs	\$140	\$135	\$695	\$190	NO CHANGE	\$925
Entire Building	\$175	\$190	\$1,295	\$225	\$215	\$1,630
Up front deposit - (damage/cleaning)*	\$800	\$1,200	\$800	\$800	\$1,200	\$800
Alcohol Fee of \$400	\$410	\$400	\$410	\$410	\$400	\$410
Replacement key Fee			\$25			
Microphone Fee			\$30			
Microphone Deposit*			\$500			

*Put a hold on credit card/check

Small Conference Room Fee		
	Resident	Non-Resident
Hourly Rate	\$40	\$70
Alcohol Fee	\$400	\$400
Cleaning/Damage Fee*	\$200	\$200
Replacement Key fee	\$25	\$25

*Put a hold on credit card/check

Large Conference Room Fee		
	Resident	Non-Resident
Hourly Rate	\$75	\$115
Alcohol Fee	\$400	\$400
Cleaning/Damage Fee*	\$800	\$800
Replacement Key fee	\$25	\$25

WAS \$1,000

2025 Golf Course Fees Schedule

GOLF COURSE	9 Holes	18 Holes	2024 Rate 18 holes
Weekday - Adult	\$15	\$30	\$25
Weekday - Junior	\$8	\$11	NO CHANGE
Weekend - Adult	\$21	\$35	\$30
Weekend - Junior	\$11	\$15	NO CHANGE
*Cart	\$10	\$15	NO CHANGE
Winter Rate (Feb 15- Apr 15)	\$22	\$32	NO CHANGE
Clubs	\$11	\$16	NO CHANGE
Pull Cart	\$2	\$4	NO CHANGE
Special Rate - Prepaid Including Cart		\$35 Weekday \$40 on weekend	NEW
Range Token	\$4		NO CHANGE
Trail Fee	\$10	\$15	NO CHANGE

* Cart rental

\$5 Reduction for Senior and Military Daily rate

Season Passes

Season Pass	2025 Rate	2024 Rate
Adult Pass walking	\$725	\$675
Spouse Pass walking	\$700	\$625
Senior 65+ Pass walking	\$575	\$525
Junior Pass	\$350	NO CHANGE
Trail Pass *	\$300	NO CHANGE
Adult Pass w/cart **	\$1,500	\$1,400
Senior 65+ w/cart **	\$1,300	\$1,200

* personal cart

** Cart rental

Punch Card

Punch Card - 20 Rounds 9 holes	Week
Regular No Cart	\$270
Regular With Cart ***	\$430
Junior no Cart	\$150
Senior 65+	\$235
Senior 65+ with Cart ***	\$385

NO WEEKEND RATE FOR 2025

***Use of a cart either owned or course

Golf Pavilion Rental	2025	2024 Rate
4 hours	\$50	\$40
full day	\$75	\$60

2025 Pavilion & Gazebo Fee Schedule

Rental Fees	Resident		Non Resident	
	Half Day (6hrs)	Full Day (Dawn to Dusk)	Half Day (6hrs)	Full Day (Dawn to Dusk)
Porter Way Pavilion & Lakeside Gazebo	\$50	\$80	\$80	\$120
Sagers Park Pavilion	\$30	\$50	\$50	\$80

NEW

Cleaning/Damage Deposit of \$100 Put a hold on credit card



2025 Stansbury Cemetery Fees Schedule

Right to Burial		Resident	Non Resident
	Plot (Full casket w/vault)*	\$600	\$1,200
	Cremation/Infant Plot	\$300	\$600
Open and Close			
		Resident	Non Resident
Weekday	Full Casket	\$450	\$650
	Baby or Cremation	\$250	\$350
Weekend			
	Full Casket	\$650	\$750
	Baby or Cremation	\$350	\$400
NEW			
	Disinterment of Body	\$1,200	\$1,200
	Disinterment of Cremation	\$1,000	\$1,000
	Headstone Setting	\$50	\$50
Certificate Transfer			
	Certificate Transfer	\$50	\$50

*Large enough plot to accommodate a full casket

3.12 PUBLIC HEARING PROCEDURES

B. The following rules shall be observed during public hearings before the Board:

1. Members of the public who desire to speak shall each first complete the form indicating the speaker's name, address, and affiliations to the agenda item(s) (or whom the person represents).
2. The Chair shall determine who will speak after reviewing the Form. Each speaker shall be called by the Chair and at the discretion of the Board.
3. Speakers shall state their names, addresses and affiliations to the agenda items (or whom they represent) before beginning their comments.
4. Speakers shall address their comments to the Chair, and they shall not debate with other meeting attendees or make personal attacks.
5. Speakers will have 3 minutes to comment and cannot give his time to another Speaker. The Chair will not recognize redundant speakers/comments.
6. To permit everyone the opportunity to hear the proceedings, attendees shall be as quiet as possible.
7. The hearing is designed for civil discussion. Therefore, attendees shall not jeer, cheer, yell out comments, or clap.
8. Attendees shall not display any signs or distribute any handouts or flyers in the hearing room.
9. After the close of the public comment period, discussion shall be limited to Trustees and staff.

C. The Chair of the public hearing shall enforce the procedures and rules set forth above may take such additional actions as will promote an orderly and efficient public hearing.

TRUTH IN TAXATION HEARING

2025 TAX RATE INCREASE

Public Hearing Procedures

Policy (3.12)

- A. Public hearings before the Board shall follow these procedural steps:
1. Declaration that the public hearing is open.
 2. Verification that legal notification requirements have been met.
 3. Staff presentation.
 4. Questions by Trustees.
 5. Motion to open public comment session.
 6. Call upon individuals who have completed and submitted registration cards (see section 3.12.B.1 below).
 7. Motion to close public comment session.
 8. Staff response.
 9. Questions by Trustees.
 10. Board discussion.
 11. Board vote.
 12. Motion to adjourn/close public hearing.

Truth in Taxation Requirements

- Notification to County and State of Intent to Raise Taxes – July 18
- Formal Vote in Scheduled Meeting of Tax Rate Increase – Sep 25
- Notification Sent to Residents 10 Days Prior to General Election – Oct 23
- Publication in Paper at Least 2 Weeks before Public Hearing – Oct 23
- Publication in Paper Second Consecutive Week – Oct 30
- Confirmation of Requirements After Final Vote

2025 BUDGET

- Tax Rates in Utah are “Budget Based”, not Rate Based.

2025 BUDGET

- Tax Rates in Utah are “Budget Based”, not Rate Based.
- Components of the Stansbury Service Area Budget
 - Operations
 - Capital Projects
 - Capital Projects
 - Capital Equipment
 - Sustainment
 - Contingency
 - Impact Fees

Funding Timeline

Budget Year 2025

December CY (24)

January 1 BY (25)

June 30 BY

December BY (25)

Budget Developed for Budget Year (BY-25)
Tax for Current Year (CY – 24) Received

Tax Rate Certified for Budget Year

Budget Developed for Following year Tax Received for Budget Year



2025 BUDGET

(2024 Budget in Parentheses)

- Tax Rates in Utah are “Budget Based”, not Rate Based.
- Components of the Stansbury Service Area Budget
 - Operations - \$3,815,590 (\$2,391,388)
 - Transfer to Capital Projects - \$643,927 (\$730,000)
 - Transfer to Appropriated Balance - \$156,983 (\$922,097)
- Total Budget - \$4,633,700 (\$4,043,485)

2025 Budget

Reserved Funds

- Capital Projects - \$1,208,927
 - Capital Projects - \$735,927
 - Capital Equipment - \$473,000
 - Sustainment - \$60,000
 - Contingency - \$0
- Impact Fees – \$409,190

2025 Budget

- REVENUE

- Taxes - \$3,398,618 (\$3,093,061)
- Fee For Services - \$1,070,390 (\$913,270)
- Grants - \$14,000 (\$4,000)
- Interest - \$80,000 (\$51,000)
- Misc - \$70,692 (\$42,245)
- Total Revenue - \$4,633,700 (\$4,103,585)

2025 Budget

What We Can Actually Spend in 2025

- Carryover From 2024
- Additional Tax Revenue Collected in 2025
- Fees and Other Revenue

2025 Budget

Cost Drivers

- **Increased Personnel Costs**
 - Seasonal Grounds Keepers - \$12/hr (22) to \$19/hr (25)
 - Mechanic - \$22/hr - \$30/hr
- **Increased Cost of Materials**
 - Increasing Applications of Fertilizer
 - Increasing Costs for Parts and Supplies
- **Increased Cost of Utilities**
 - Electricity – Increased 15% over 2022
 - Gas – Increased 18% over 2022
 - Water – Increased 19% over 2022
 - Fuel - Increased 18% over 2022

2025 Staffing Projection

Basis for Estimate

- Restore Staffing to Pre-Layoff Levels
- Add Personnel to Correct Weak Points
- Modify Staffing Based On Managerial Changes
- May Have to be Flexible on Final Staffing
 - More Limited Pool of Workers
 - Higher Cost for Those Workers
- Looking to Offset Some Staffing Levels With Technology

2025 Staffing Projection

Basis for Estimate

Recreation/Greenbelt

- Manager
- Full Time
 - Mechanic
 - 2 Irrigation Tech II
 - Facility Manager
 - Gardner/Arborist
- Seasonal
 - 9 Groundskeepers (5 in 2024)
 - 2 Irrigation Tech
 - Lake Mower
 - 2 Housekeepers

Golf Course

- Pro Shop
 - Manager
 - 2 Full Time (1 in 2024)
 - 6 Seasonals
- Greens
 - Manager
 - Full Time
 - 1 Irrigation Tech II
 - 1 Groundskeeper
 - Seasonal
 - 1 Irrigation Tech
 - 4 Grounds Keeper

Note: Admin remains the same except for a part time add to library

2025 Repairs

2025 Repairs

Basis for Estimate

- Fixing Safety Concerns Critical
 - First Priority – Looking at Moving Forward as Much as Possible
- Security Second Priority
- Estimates Based on Internal Funding
 - Looking to Leverage Grants as Much as Possible
- Information Will Feed Future Planning

Fire Suppression

Deficiencies Noted in Inspections

- Clubhouse Fire Suppression System Install -\$6000
 - Suppression System Install - \$5000
 - Upgraded Electrical to Support System - \$1000
- Pro Shop Fire Suppression System Install - \$4700
- Convert Downstairs Door to Fire Compliant - \$10,000
- Total - \$20,700

Downstairs Patio Doors



Other Safety

Clubhouse

- Replace Master Breaker – Frozen in On Position - \$15,000
- Replace Railings Around Gazebo - \$15,500
- Repair Railings By Pool - \$4,500
- AED For Pool - \$2,350
- Total - \$37,350

Other Issues



Railings



Parks

Playgrounds

- (4) Add Wood Chips to Cover Concrete Pilings - \$40,000
- (5) Evaluation, Removal Repair of Playground Equipment - \$40,000
- Total - \$80,000

Playground Equipment



Security

- Fix Entryway Doors (All Levels) - \$10,000
- Install Security Cameras - \$8,000
- Replace Lights in Tunnel - \$6,500
- Total - \$24,500

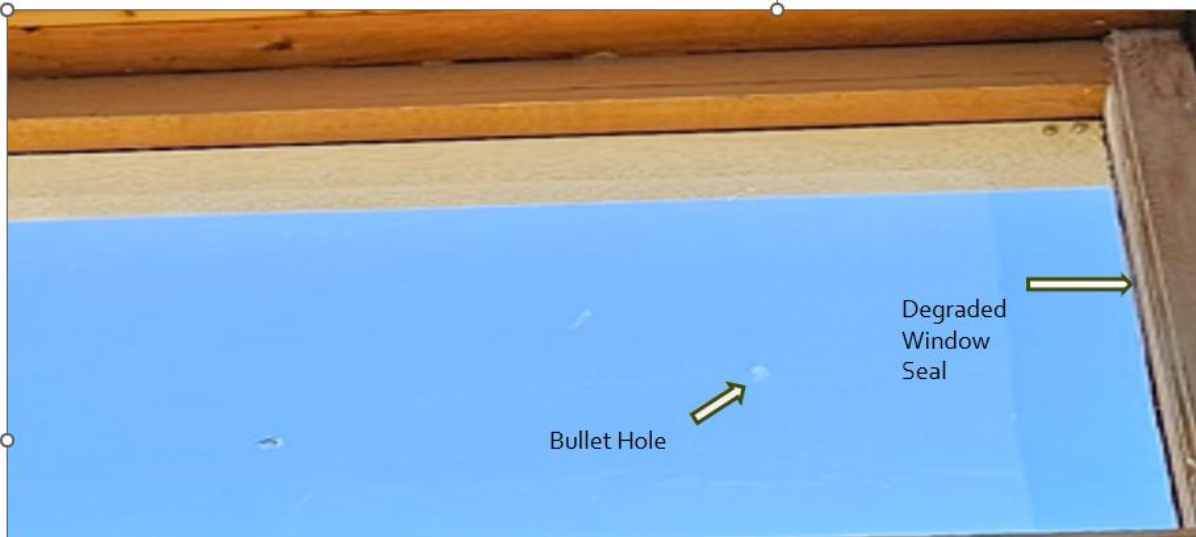
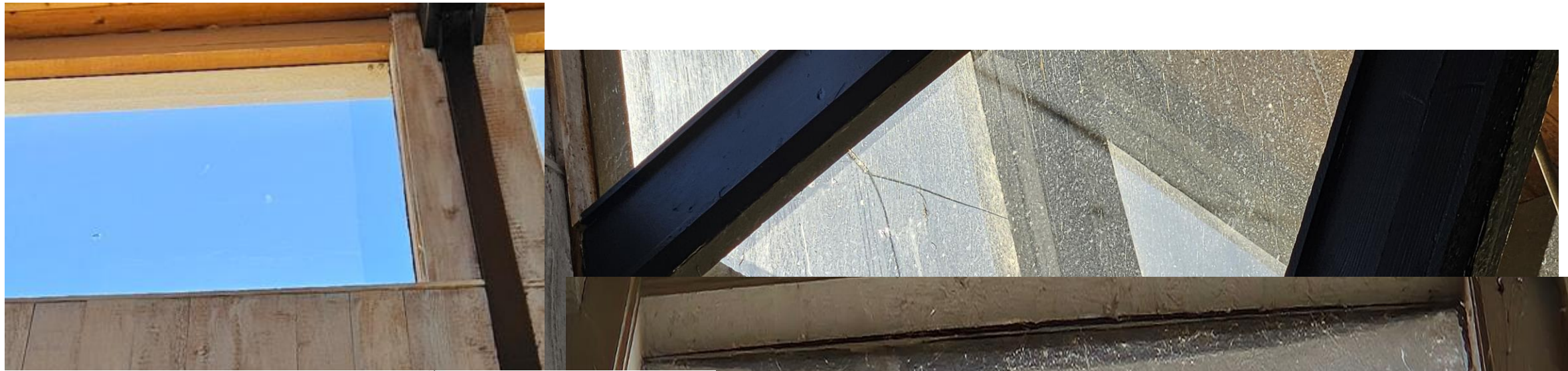
Clubhouse Doors



Leak Proofing Clubhouse

- Repair Overhead Windows and Seals (2023 est.) -\$10,000
 - Does not include lift equipment
- Repair Header Over Windows - \$20,000
- Replace Entryway Pad (2023 est.) - \$10,000
- North Side of Building Repaired and Remediated - \$45,000
- Deferred Potential Reroofing of North End of Building
- Total Cost - \$85,000

Overhead Windows



Leakage Damage

Clubhouse



Clubhouse Entry



Clubhouse Leakage Areas

North End

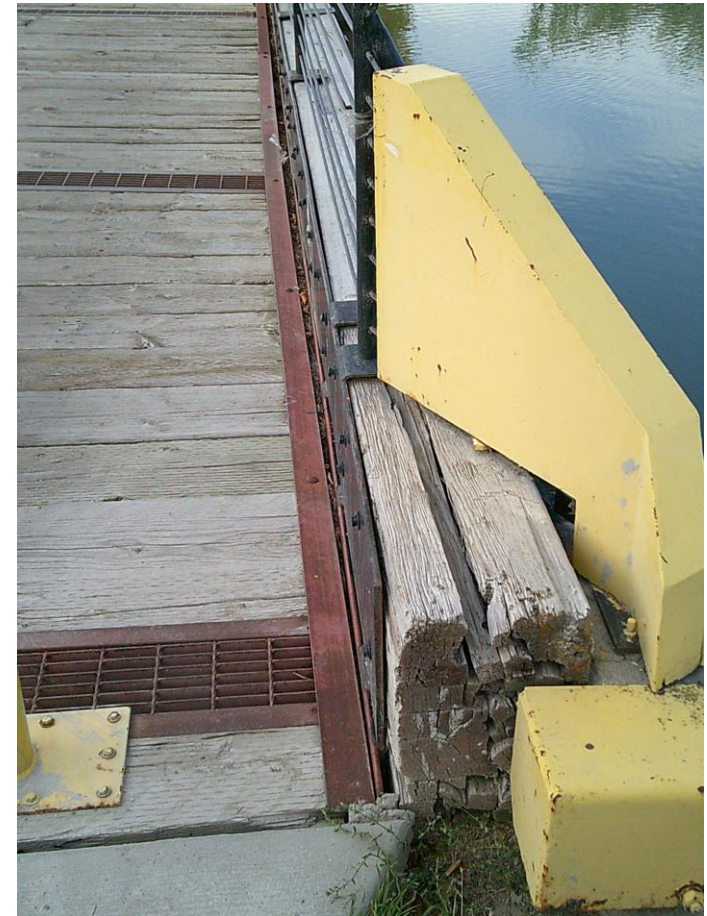


Other Issues

- Replace Maintenance Shop Roof - \$25,000
- Fix Leaks in Pro Shop - \$10,000
- Millpond Bridge Repair - \$150,000
- Trim Trees Around Golf Course - \$50,000
- Total - \$235,000

Other Issues

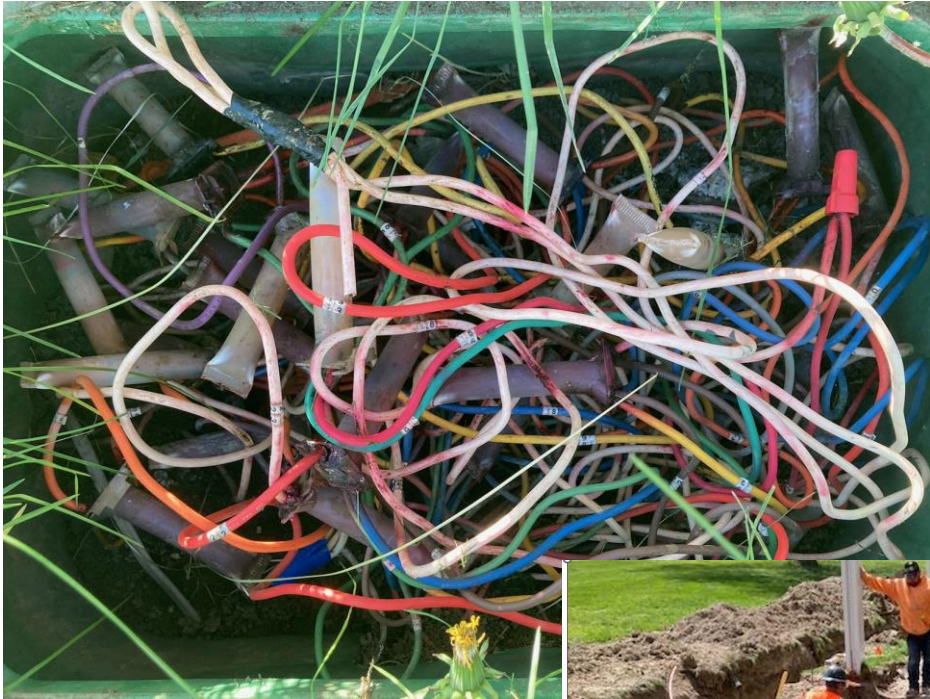
Bridge



Operational Repairs/Investment

- Golf Course Sprinkler Repairs (on-going) - \$35,000
- Cemetery Development Plan - \$29,000
- Add New Weather Trak Stations - \$5,000
 - \$11,500 to put existing Stations on line in Maintenance
- Upgrade of Sound/Video System at Clubhouse - \$15,000
 - Including Adding ADA Requirements
- Add Automated Locks to Bathrooms - \$10,000
- Install All Abilities Playground -\$120,000
- Cemetery Prep Work - \$46,000
- Total – \$260,000

Golf Course Sprinkler Renovation



Total Costs

2025

- Safety/Safety - \$162,500
- Critical Maintenance - \$320,000
- Operational Improvements - \$226,000
- Total - \$691,000

Just Missed the Cut

- Roof Gutter Replacement - \$10,000
- Gutter Downspout Repair/Replace - \$25,000
- Repair/Replace Back Deck Structure - \$25,000
- Repair Utility Building by Clubhouse - \$50,000
- Develop Porter Way Ballfield - \$25,000
- Plant Trees by Pickleball Courts - \$2,500
- Hose Fittings at Clubhouse - \$5800
- Leak in Lower-Level South Storage Area - \$8,000

Just Missed the Cut – II

- Rewire West Side of Clubhouse - \$25,000
- Renovate Old Outside Bathroom Areas - \$50,000
- Replace Lights in Clubhouse - \$15,000
- Repair/Replace North End Roof - \$50,000
- Repair/Repurpose Old Sauna Area - \$25,000
- Repair/Replace Lights on North End of Clubhouse - \$2,500
- Rework Golf Cart Parking Area - \$35,000
- Replace Sports Courts by Clubhouse - \$2,500
- Fix Drain in Lower Storage Area - \$2,500

Just Missed the Cut - III

- Add Additional Security Systems and Cameras - \$8,000
- Plant Trees in Woodland Park - \$15,000
- Fix Heating Ducts in Clubhouse - \$15,000
- Install Water Feature in Roundel - \$15,000
- Total - \$421,800

Clubhouse

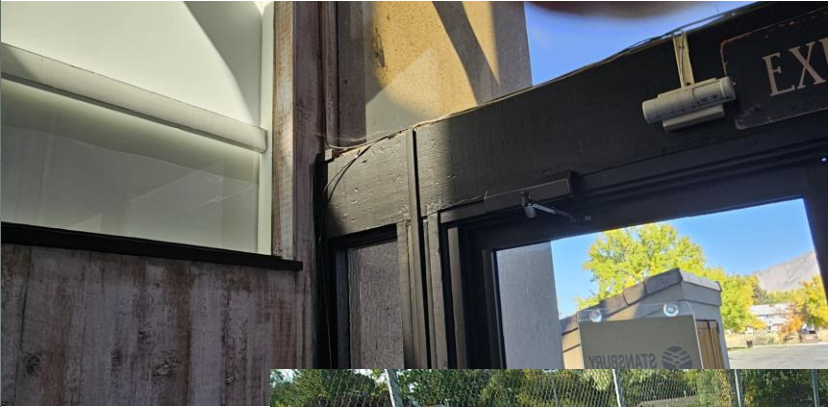
Not in Current Budget



Clubhouse

Not in Current Budget





Additional

- \$1,200,000 Repairs/Improvements
- \$10,000,000 Major Projects







2025 BUDGET

- Tax Rates in Utah are “Budget Based”, not Rate Based.
- The Service Agency is Limited by Law to a Tax Rate of .0014

Tax Rate Calculations

- 2025 Budget Developed in December 2024
- Home Values and Rates for 2025 Calculated in January 2025.
- Tax Rate Calculation for Truth In Taxation Hearing:

$$\frac{2025 \text{ Budgeted Tax Revenue}}{2024 \text{ Home Values X } 2024 \text{ Home Numbers}} = .00154$$

- Tax Rate Calculation for Final Rate Certification:

$$\frac{2025 \text{ Budgeted Tax Revenue}}{2025 \text{ Home Values X } 2025 \text{ Home Numbers}} = .0014$$

Truth in Taxation notice

Notice Of Proposed Tax Increase Stansbury Recreation Service Area of Tooele County

Stansbury Recreation Service Area of Tooele County is proposing a tax increase for 2025. This notice contains estimates of the tax on your property and the proposed tax increase on your property as a result of this tax increase. These estimates are calculated on the basis of 2024 data. The actual tax on your property and proposed tax increase on your property may vary from this estimate.

Market Value: \$508,199

2024 Tax Rate: 0.0014

2024 Taxes: \$391.31

Taxable Value: \$279,509

2025 Tax Rate: 0.001541

2025 Estimated Tax: \$430.72

Notice Of Proposed Tax Increase Stansbury Greenbelt Service Area of Tooele County

Stansbury Greenbelt Service Area of Tooele County is proposing a tax increase for 2025. This notice contains estimates of the tax on your property and the proposed tax increase on your property as a result of this tax increase. These estimates are calculated on the basis of 2024 data. The actual tax on your property and proposed tax increase on your property may vary from this estimate.

Market Value: \$508,199

2024 Tax Rate: 0.0014

2024 Taxes: \$391.31

Taxable Value: \$279,509

2025 Tax Rate: 0.001541

2025 Estimated Tax: \$430.72

Public Hearing will be held on November 6, 2024 at 6:00 pm at the Clubhouse, 1 Country Club Dr. Ste 1, Stansbury Park UT.

To obtain more information regarding the tax increase, citizens may contact SSA at (435) 882-6188

Stansbury Service Agency 2025 Proposed Fees Schedule Adjustment Public hearing

NOVEMBER 6TH, 2024

Agenda

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. 2025 Fee Schedules Increase
5. Motion to Adjourn

Proposed 2025 Fee Schedules

2025 Clubhouse Schedule Fees Monday-Thursday

CLUBHOUSE	Resident				Non Resident			
	Hourly (3hr minimum)	2024 Rate	Daily	2024 Rate	Hourly (3hr minimum)	2024 Rate	Daily	2024 Rate
Upstairs	↓ \$105	\$110	↓ \$570	\$590	↓ \$155	\$165	↓ \$775	\$805
Downstairs	↓ \$105	\$110	↓ \$570	\$590	↓ \$155	\$165	↓ \$775	\$805
Entire Building	↓ \$140	\$165	↓ \$1,030	\$1,125	\$190	NO CHANGE	↓ \$1,370	\$1,390
Up front deposit - (damage/cleaning)*	↓ \$800	\$1,200	↓ \$800	\$1,200	↓ \$800	\$1,200	↓ \$800	\$1,200
Alcohol Fee of \$400	\$410 ↑	\$400	\$410 ↑	\$400	\$410 ↑	\$400	\$410 ↑	\$400
*Put a hold on credit card/check								

2025 Clubhouse Schedule Fees Friday/Saturday/Sunday

CLUBHOUSE	Resident				Non Resident			
	Hourly (3hr minimum)	2024 Rate	Daily	2024 Rate	Hourly (3hr minimum)	2024 Rate	Daily	2024 Rate
Upstairs	\$140 ↑	\$135	\$695	NO CHANGE	\$190	NO CHANGE	\$925 ↑	\$910
Downstairs	\$140 ↑	\$135	\$695	NO CHANGE	\$190	NO CHANGE	\$925 ↑	\$910
Entire Building	↓ \$175	\$190	↓ \$1,295	\$1,340	\$225 ↑	\$215	\$1,630 ↑	\$1,550
Up front deposit - (damage/cleaning)*	↓ \$800	\$1,200	↓ \$800	\$1,200	↓ \$800	\$1,200	↓ \$800	\$1,200
Alcohol Fee of \$400	\$410 ↑	\$400	\$410	\$400	\$410 ↑	\$400	\$410 ↑	\$400
Replacement key Fee	\$25							
Microphone Fee	\$30							
Microphone Deposit*	\$500							
*Put a hold on credit card/check								

Small Conference Room Fee		
	Resident	Non-Resident
Hourly Rate	\$40	\$70
Alcohol Fee	\$400	\$400
Cleaning/Damage Fee*	↓ \$200	↓ \$200
Replacement Key fee	\$25	\$25

*Put a hold on credit card/check

WAS \$1,000

Large Conference Room Fee		
NEW	Resident	Non-Resident
Hourly Rate	\$75	\$115
Alcohol Fee	\$400	\$400
Cleaning/Damage Fee*	\$800	\$800
Replacement Key fee	\$25	\$25

2025 Golf Course Fees Schedule

GOLF COURSE	9 Holes	18 Holes	2024 Rate 18 holes
Weekday - Adult	\$15	\$30	\$25
Weekday - Junior	\$8	\$11	NO CHANGE
Weekend - Adult	\$21	\$35	\$30
Weekend - Junior	\$11	\$15	NO CHANGE
*Cart	\$10	\$15	NO CHANGE
Winter Rate (Feb 15- Apr 15)	\$22	\$32	NO CHANGE
Clubs	\$11	\$16	NO CHANGE
Pull Cart	\$2	\$4	NO CHANGE
Special Rate - Prepaid Including Cart		\$35 Weekday \$40 on weekend	NEW
Range Token	\$4		NO CHANGE
Trail Fee	\$10	\$15	NO CHANGE

* Cart rental

\$5 Reduction for Senior and Military Daily rate

Season Passes

Season Pass	2025 Rate	2024 Rate
Adult Pass walking	\$725	\$675
Spouse Pass walking	\$700	\$625
Senior 65+ Pass walking	\$575	\$525
Junior Pass	\$350	NO CHANGE
Trail Pass *	\$300	NO CHANGE
Adult Pass w/cart **	\$1,500	\$1400
Senior 65+ w/cart **	\$1,300	\$1200

* personal cart

** Cart rental

Punch Card

Punch Card - 20 Rounds 9 holes	Week
Regular No Cart	\$270
Regular With Cart ***	\$430
Junior no Cart	\$150
Senior 65+	\$235
Senior 65+ with Cart ***	\$385

NO WEEKEND RATE FOR 2025

***Use of a cart either owned or course

Golf Pavilion Rental	2025	2024 Rate
4 hours	\$50	\$40
full day	\$75	\$60

2025 Pavilion & Gazebo Fee Schedule

Rental Fees	Resident		Non Resident	
	Half Day (6hrs)	Full Day (Dawn to Dusk)	Half Day (6hrs)	Full Day (Dawn to Dusk)
Porter Way Pavilion & Lakeside Gazebo	\$50	\$80	\$80	\$120
Sagers Park Pavilion	\$30	\$50	\$50	\$80

NEW

Cleaning/Damage Deposit of \$100 Put a hold on credit card

2025 Stansbury Cemetery Fees Schedule

Right to Burial		Resident	Non Resident
	Plot (Full casket w/vault)*	\$600	\$1,200
	Cremation/Infant Plot	\$300	\$600
Open and Close		Resident	Non Resident
Weekday	Full Casket	\$450	\$650
	Baby or Cremation	\$250	\$350
Weekend	Full Casket	\$650	\$750
	Baby or Cremation	\$350	\$400
	Disinterment of Body	\$1,200	\$1,200
NEW	Disinterment of Cremation	\$1,000	\$1,000
	Headstone Setting	\$50	\$50
	Certificate Transfer	\$50	\$50

*Large enough plot to accommodate a full casket