



Stansbury Service Agency Work Minutes

Date: Wednesday, November 13th, 2024

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

Time: 7:00PM

1. Call to Order by Brett Palmer at 7:00PM
2. Roll Call
 - a. Board Members
 - i. Brett Palmer – present
 - ii. John Wright – present
 - iii. Cassandra Arnell – late arrival
 - iv. Kyle Shields – present
 - v. Ammon Jacobsmeyer – present
 - vi. John Duval – present
 - b. Staff
 - i. James Hanzelka – present
 - ii. Ingrid Swenson – present
 - iii. Shawn Chidester – present
 - iv. Jessica Shaw - present
3. Pledge of Allegiance led by James Hanzelka
4. Review of Public Comments from the last meeting
 - a. No comments were made at the work meeting on October 9, 2024.
5. Responses to Comments from Truth in Taxation Public Hearing and Fee Schedule Hearing
 - a. The public does not trust the agency to manage the money properly (Richard Davis)
 - i. Like residents, board members want their tax dollars to be invested in proper maintenance and betterment of the community. Measures have been taken to decrease the risk of future fraud, such as increasing internal controls by hiring additional personnel. The agency is also implementing controls for better tracking of expenses and where staff's time is spent on a daily basis.
 - b. What was the tax increase spent on? (Richard Davis)
 - i. In 2022, the proposed tax increase failed due to improper public notice. In August of 2023, the Agency had to let go of approximately 13 employees due to a lack of funds to make it through the year. This created some unintended consequences for the spring of 2024. Many of the irrigation systems were not properly winterized and, as a result, froze, causing several repairs before the irrigation systems in all areas of the park could be operable. Several heads and repairs on the irrigation system over the years were not maintained properly, and it was well into the summer by the time the system was up and running, causing several dead spots. Couple this with not being able to hire and keep employees because the budget couldn't match what the market was paying. It was a struggle to hire the employees needed to maintain the facilities. We are

- still struggling in this regard. (A tax notice was presented for 2024 showing the due date of December 2,2024)
- ii. There is a lot of confusion among residents about when the agency receives the tax money. The tax increase referenced was initiated in late 2023 and billed in the Fall of 2024. The Service Agency will not receive those increased funds until December 2024. The agency will use the tax money approved from tax year 2023, received in 2024, to fund 2025 operations. The tax voted on now will be received next November and used in 2026. It is a two-year cycle.
- c. Where has all the money gone? (Richard Davis)
- i. The tax increase passed in 2023 for 2024 will not be received until after you pay your taxes this year.
 - ii. This means that the money for operations in 2024 came primarily from taxes received in December of 2023.
 - iii. The 2023 revenue was insufficient to fully service the agency's needs.
 - 1. The tax increase voted in 2022 was not approved.
 - 2. The 2023 budget was not adjusted to reflect this.
 - 3. The spending plan for 2023 did not take into account the tax revenue that would not be received until late 2023.
 - iv. Since the 2024 operating budget comprises of tax received in December 2023, revenue generated, late taxes, and fees in lieu of taxes and because of the overspending in early 2023 and the denial of the tax increase, there was a two-fold hit to the budget in 2024.
 - v. The agency could either accept a lower level of service in 2024 or borrow approximately \$1 million and incur long-term debt.
 - vi. The board chose to accept a lower level of service and lack of funds for 2024.
- d. \$100,000 was spent on the clubhouse. Where did it go? (Richard Davis)
- i. Work in 2023 was mostly cosmetic. It included the removal of the old fireplace, repainting the walls throughout, new carpet in the upstairs, new doors on all three levels, and a new sound system.
- e. What about bonding and doing all the fixes at once? (Richard Davis)
- i. We do have bonding authority.
 - ii. Bonding cannot pay for operational or maintenance costs. It can only be used for capital projects, like a new pool.
 - iii. The cost to bond is 5% in the current market and can only be paid through taxation as the agency does not have another revenue source like water or sewer fees.
 - iv. A general obligation bond could be applied for, which requires a vote of the constituents. The board is open to this option to get capital projects done faster, but this option would cost the community interest money.
- f. Will the agency continue to raise taxes? (Richard Davis)

- i. The goal is to develop a sustainable budget that will not lead to wild fluctuations in the tax rates and costs for the citizens by developing new revenue sources and enhancing what the community already has.
- g. Agency should not get more money until it can properly manage what it has (Richard Davis)
 - i. The last few years have been tough on the staff and the residents because there has not been enough money to do everything needed. It is time to take the steps needed to maintain the facilities properly.
- h. Community does not trust the agency to do the job they were elected for (Richard Davis)
 - i. The agency has done its best with the available funds. Residents are welcome to share specific recommendations, no one will be turned away. Agency books are open to the public for review.
- i. It is not a money problem, it is a management problem (Richard Davis)
 - i. The agency has a new management. The staff has changed and been added to it over the last few years. Additional accounting ledges have been implemented to track expenditures more closely. The board reviews the details of and approves each expense on a monthly basis. The board and the current staff have been working hard to fix maintenance and structural issues within the agency.
- j. What you are doing is not working. (Richard Davis)
 - i. Please give the agency a little time to see what can be done with adequate funding.
- k. I never saw the lake mower other than Stansbury Days (Richard Davis)
 - i. The boat was broken down, and the staff was limited for most of the season.
 - ii. The agency is looking to improve the service by providing adequate staffing, purchasing a new boat, and possibly retrofitting the old boat.
- l. The bridge is falling apart. (Richard Davis)
 - i. The bridge was originally built around 1975 but was not properly maintained. In 1998, the bridge was closed until repairs and redesigns were completed in 1999.
 - ii. In early 2002, Tooele County issued a stop order and said the bridge had to be corrected or closed down. Major repairs were completed with proper permits by September of the same year.
 - iii. In 2022, the bridge was again in severe disrepair due to lack of maintenance.
 - iv. This year, the county again threatened to shut down the bridge. Half of the bridge was blocked off. Basic repairs have been ongoing since July. It is currently in compliance with the county.
 - v. A structural engineer is inspecting the building to present options on ways to refurbish the bridge.

- m. The damage did not happen overnight and cannot be fixed overnight. There are a lot of deferred costs. How much is the golf course revenue? (Bruce Beck)
 - i. The Agency realizes it will take a long time to fix all the deferred maintenance issues. The repairs in 2025 are focused on critical safety and security issues that increase the risk of injury or lawsuits or increased risk of damage or loss of assets.
 - ii. The golf course has generated about \$850,000. It costs about \$1 million to maintain. This is significantly better than most municipal courses. The agency hopes the golf course will break even and maybe even become profitable soon. Financial reports are presented monthly at meetings, where residents can see the year-to-date on the golf course and other income sources.
- n. What is the income from the rentals? (Bruce Beck)
 - i. The pool generated a net loss to the agency this year but is a service provided to residents.
 - ii. Rental income from the clubhouse and other properties was about \$50,000. There are costs associated with those, as well.
 - iii. The golf course is generating enough to be almost self-sufficient. The agency looked at leasing or selling the course last year but decided it was in our best interest to retain the asset.
- o. What about security cameras and placing ring cameras inexpensively? (Bruce Beck)
 - i. Ring cameras suffer from quality issues.
 - ii. The agency plans to install the cameras it already has.
 - iii. But all security systems require funding, which is another reason for the tax increase.
- p. Claim of taxation without representation. (Bruce Beck)
 - i. All registered voters are allowed and encouraged to either run for a board position or vote for them.
 - ii. There are three greenbelt seats and three recreational seats. Four of the six seats will be up for election in 2025.
 - iii. The board is a voted legislative body, just like a state or county official. All members of the board live in the community.
- q. Claim that taxes have gone up 196% without anything being done on the Greenbelt. It's all weeds and not being mowed. (David Russell)
 - i. We understand the confusion about the numbers. The increase to the service agency budget was 104%. However, because additional residents moved in and home values increased, individual tax rate increases have been much less.
 - ii. Due to limited funds, mowing had to be cut down to once every two weeks.
 - iii. There were a number of line breaks and valve issues in the irrigation system. However, with limited personnel, it took a while to complete repairs. Contractors were brought in to help, along with several board members helping. By August, the parks were doing much better.

- iv. The increase is needed to provide the needed level of service required.
- r. What is the tax share on new homes? (Dar Smith)
 - i. State law mandates that new homes pay the same tax rate as older homes.
 - ii. Developers provide impact fees for building new facilities.
 - iii. The cost of maintaining new facilities falls on the agency.
 - iv. Developers also pay impact fees to support updating parks and facilities.
- s. Can new homes be taxed at a higher rate and fixed-income homes be protected? (Dar Smith)
 - i. All homes are taxed at the same rate, regardless of individuals on fixed incomes.
 - ii. Newer homes generally have a higher value, and property taxes are higher.
- t. We need more volunteers and service events. (Dar Smith)
 - i. The agency has several days where individuals can volunteer time to help out. There is a lake clean-up each spring, and there will be a day of service next year. There are ongoing opportunities fostered by residents through the Just Serve website. You can also volunteer to help out with Stansbury Days and events like the Christmas market.
 - ii. If you have a project you would like to do OR a group that needs a project, please stop by the office to speak with staff.
 - iii. The agency values volunteers and encourages community participation.
 - iv. However, volunteers cannot do a number of things. Hanging lights, for example, is more than just putting up lights, it requires a significant rewiring effort that requires a certified electrician.
- u. Can we charge visitors? (Dar Smith)
 - i. The agency is exploring a number of ways to bring revenues for venues like the lake.
 - ii. Licensing, parking fees, etc.
 - iii. Enforcement is a major issue.
 - iv. The agency will continue to explore ideas and options.
- v. Residents opposed the 114% tax increase last year. (Trent Ladle)
 - i. Not all residents opposed the tax increase. Many understood the need and are supportive of fixing the problems.
 - ii. It was a 104% increase to the agency budget.
- w. No other funding alternatives have been pursued. (Trent Ladle)
 - i. The agency approved the sale of 20 acre-feet of water rights early in 2024 at a value of \$30,000 or more per acre-foot, based on the market value at the time of sale.
 - ii. Ivory Homes will potentially purchase 12 acre-feet for their developments.
 - iii. The agency is looking into selling Greenbelt property. This year, a small section was sold to the Mitchells.
 - iv. New revenue streams include food trucks, and sports field use fees.

- v. The golf course and pool have increased revenue.
- x. Why hasn't the board considered other options other than raising taxes? (Trent Ladle)
 - i. The current board members and staff are always looking for ways to offset costs.
- y. What about selling dormant properties? (Trent Ladle)
 - i. The 5-acre parcel at the bottom of Bayshore Drive and Schooner Lane.
 - 1. This property is known as "Oscarson Park." It was owned by the Willard Sagers Family 30 years ago after Terracor or Leucadia sold the property. The Boyer Company purchased the property from the Sagers Family, and through the development activity of Stansbury Place Phase 3, the developer was obliged to finish the detention pond improvements. There was a meeting with Boyer Company and the manager of the service agency several years ago where Boyer provided funds to the agency to help complete improvements. There has been a lot of discussion over the years about how to properly develop the property and the difficulty of figuring out the best use of the detention basin, which has the potential of flooding during storm events, leaving sand, silt, and sediment behind. Because of the requirement for a detention pond, only about half the property is buildable, greatly reducing the sale price available for the property.
 - ii. The 25-acre parcel south of the Perry Homes subdivision.
 - 1. "Exhibit B" Deed Dedication with Restrictive Covenants (Sighting Tooele County Code Section 13-8-10 Secondary Conservation Areas) Restricts the property consisting of 26.231 acres from Residential or commercial development. Furthermore, the Restrictive Covenants, specifically site, Grantee, meaning the "service agency," shall perpetually preserve the parcels as a secondary conservation area subject to the Tooele County Code. (Exhibit B. Any use of the parcels that impairs or interferes with secondary conservation area values is expressly prohibited. Approved uses for secondary Conservation Areas, among others, include active recreation areas, farmlands, trails, native forests, common greens, etc. The SA agreement with Tooele County and Perry specifically allows up to 3.94 acres of impervious improvements i.e., swimming pools, parking lots, tennis courts, and basketball courts on the 26 acres. The development of this property will need to be master planned and placed on an impact fee schedule for its development.
 - iii. The 4-acre parcel south of Pole Canyon Road and west of Village Blvd. that Ivory Homes has offered \$3 million for
 - 1. The parcel is 3.69 Acres, currently in the name of Ivory Land Development the 2024 tax value is \$793,125. The original development agreement between the Boyer Company and the Service Agency was for

a number of parks. A number were combined to form Oscarson Park, and others were to be combined into a second park on the corner of Village and Pole Canyon Road. In 2018, A developer approached the Agency and Ivory Homes and proposed a deal where the Agency would allow him to use the property to develop a Recreation Center. The option was for 5 years, but the project never materialized, and the land should now be deeded back to the service agency.

2. Skyler Tolbert at Ivory Homes was contacted about the \$3 million offer. He reported that there was discussion about purchasing the property with the prior manager if the agency was interested in selling. Board members serving at that time were contacted but did not have any knowledge about an offer. No one knows where the \$3 million figure came from.
- z. The agency should be looking at generating additional funds instead of relying on taxpayers. (Trent Ladle)
 - i. The Agency is attempting to generate other revenue, but it is limited. Short-term fixes like selling assets may seem like a quick fix, but in the long run, you end up back where you started, needing more tax money.
 - aa. Concern about high taxes on those on a fixed income. (Brent Croxell)
 - i. There is some relief if you are on a fixed income. Please see the agency staff in the office to see if any of the state programs may help.
 - bb. What about selling off properties around the golf course? (Charlie Haddon)
 - i. The Agency has looked at selling those, but there are some access issues and a determination as to whether or not it would be allowed by the terms of the bankruptcy. We are still researching and working on those issues.
 - cc. Kyle Shields noted that there are two areas of homes in the community that do not pay property taxes to the agency.
 - dd. John Wright clarified that homes south of Bates Canyon and off the Pier do not pay taxes to the agency due to a mistake made by the county when the neighborhoods were developed.
 - ee. John Duval asked if that could be rectified. It requires 95% vote from the residents.
 - ff. Ammon Jacobsmeyer felt that Richard Davis made a valid point about the residents not trusting the agency. Only one board member of the current board was a part of the board during the fraud incident. He gave kudos to staff for getting the majority of the money back in the fraud case. He shared that bonds were entertained about two years ago. The agency reached out to banks but could not find one that would assist with writing bonds due to fraud. It was also discussed early this year. The pool will probably have to be bonded to be replaced but the agency will have to find someone to facilitate the creation of the bond as no current board member has experience with the process. The agency is deeded a lot of properties by developers and needs to start vetting those properties better before accepting them. When developments are required green

space, the developers do not develop them, instead handing them off to the agency. And the agency does not have the income to develop without tax increases. Perry Homes did not pay impact fees for development due to the county, so now those residents don't pay taxes to the agency to help with maintenance. There is no plan to change the undeveloped space until the area starts paying taxes to the agency. Selling assets is not a sustainable plan, it is a one-time fix as it does not help with maintenance costs.

- gg. John Duval said the board can better articulate accomplishments and the work being done at monthly meetings. He suggested the agency put a running list on the website for residents to look at.
- hh. If the clubhouse was reserved in 2024 for a date in 2025, would they pay 2025 or 2024 rates? (Trent Ladle)
 - i. Rental rates are charged at the current rate at the time of rental, so yes, they would be charged the 2025 rates. We only collect a reservation deposit at the time of the reservation, not the rental cost.
 - ii. The sports teams' rental rates are too high, driving people to Salt Lake.
 - i. The sports field rental fees were compared to those in Salt Lake, and at the time they were approved, were in line or below those rates.
- jj. Will the increased fees cover the new employees at the golf course, or will taxpayers pay for that? (Bruce Beck)
 - i. It is really a two-part answer. The pro shop is adding a new year-round individual but reducing the number of seasonal employees. So, it's not really an increase. The cost for employees is increasing.

Cassandra Arnell joined the meeting.

6. General Manager Updates

a. Operations

- i. Completing winterization of irrigation systems and bathrooms.
- ii. Lake weed mower has been working every day.
- iii. Leaf collection is in progress, along with the mowing of the lake.
- iv. The pool has been winterized and has heaters in place to prevent freezing and damage.

b. Projects

- i. The clubhouse dock design was agreed upon by the planning committee. Most of the work has been paid for with grants from Tooele County and the state. The dock will be divided into swimming and boating areas. No fishing will be allowed anytime instead of just part of the year. The plan is to use buoys to separate the areas. Cassandra Arnell and Ammon Jacobsmeyer expressed that swimming and fishing should be kept on different docks while boats should be kept clear of swimmers.

Brett Palmer recognized Cassandra Arnell's arrival.

The agency plans to put no diving signs in unfenced dock areas.

John Duval asked about preventing fishermen from fishing underneath the dock. He suggested putting up some kind of barrier. James Hanzelka said that it has been discussed. Cassandra Arnell asked about the timeline for completion, and James Hanzelka said it would probably be in spring 2025 due to waiting time for permits. Rail positioning is still to be finalized to make the dock safest. The design still needs to go through the process for the final design submission. Ammon Jacobsmeyer likes the current design. \$60K has been set aside in the budget, but James Hanzelka thinks it will cost more. He will try to get grant money for the remaining costs.

- ii. The amphitheater design markup will be back to Blu by the end of the week. There is a master in the agency office that people can look at and make suggestions on. The current plan has development beginning in the spring.
- iii. Creating contracts for:
 1. Maintenance shop roof repair to be completed in early 2025.
 2. Work on the clubhouse entryway leak in early 2025
 3. Bridge decisions will be made once the agency has a better idea of what the options are.
 4. Repair of the north wall area that leaks into the former spa area.
 5. Replacing of windows and seals in the clubhouse
- iv. The agency is currently obtaining bids for the replacement of the carpet in the large conference room because the cheap carpet installed is already failing. Carpet installation will wait until the window seals are repaired. Fraying carpet is a potential safety hazard.

c. Finances

- Final 2024 projects will change as tax dollars start to come in.
- The golf course is still doing fairly well.
- The administration department is on budget. The differences between budget and actual revenue depend on when tax money will be received.
- Golf course revenue is almost to the projected budget. Expenses are well below.
- Recreation revenue is strictly from sports teams. The budget was adjusted down on revenue.

- These are amended budget numbers, not original budget numbers. Expenses are within budgetary requirements. A lot of expenses have been adjusted because the department managers have managed expenses well.
- John Wright pointed out that expenses are about topped out at this point in the year.
- The pool had more revenue than expected. Pools never break even, but the agency can try to reduce costs as much as possible.
- John Wright mentioned that the pool had unexpected and expensive repairs to the deck and electrical this year. That should not be needed next year. The electrical repair led to the discovery of the master breaker issue in the clubhouse.
- The cemetery is doing well. Revenue in line and expenses are a little lower due to using in-house resources.
- Library revenue is all in a grant. They are in the process of completing the required paperwork to get the grant money. It was primarily the summer reading program that raised some expenses. John Wright asked what the expenses were for. The library shares office expenses with the administration department.
- John Duval suggested adding nets to the slideshow charts to make them easier to read.
- Ammon Jacobsmeyer requested that colors be uniform throughout; for example, blue always represents budget. He clarified that these numbers are for the proposed budget amendments.
- John Duval recommends putting all three pieces of data in (proposed, budget, and YTD).
- Ammon Jacobsmeyer suggests that the proposed budget not be included and that they only use approved numbers.
- Cassandra Arnell thinks it would be useful for the graphs to compare to the previous year's numbers.

7. Discussion Items

a. Options for Purchase of New Lake Weed Harvester

- This information was run through the planning committee yesterday.
- Aquamarine H5-200 - \$99,980 – same as the current boat but newer with some improvements. Made in Canada, which makes getting parts difficult. John Duval asked about the warranty – James Hanzelka working to get that information. The agency's mechanic said the price difference might be worth the difficulty in obtaining parts.

- Aquarius Boats EH 220 - \$150,000 – very similar to Aquamarine but made in US. This boat is smaller than our current. Kasey Nobles helped with looking at boats.
- Aquarius HM 220 – slightly larger than the EH but is closer to the current boat.
- Aquarius HM 420 - \$205,000 – bigger boat than the current boat but with the same cutting size. The storage capacity drives the price.
- Alpha Boats FX5 – smaller boats. The company is located in New York. John Duval asked why bi-paddle is used for boat propulsions, and James Hanzelka explained that bi-paddling makes it easier to steer in small areas. All the boats listed are bi-paddle. Kasey Nobles said the bi-paddle is good for tight areas.
- Alpha Boats FX6 – closer to our current size but with a slightly wider cutting capacity. James Hanzelka is waiting for more details from the manufacturer, which he has requested.
- Alpha boats FX7 – very similar to our current boat. The agency is waiting to learn what the differences are.
- John Duval asked about ease of operation for volunteers. James Hanzelka explained that once the selections have been narrowed down, the agency will send personnel to look more closely at the boats before making a final decision.
- John Wright pointed out that capacity impacts productivity because it determines how often the boat has to come to shore to be emptied. James Hanzelka said productivity can also be impacted by how it unloads.
- John Duval pointed out that a smaller capacity boat might be cheaper initially but more expensive due to increased labor costs.
- John Wright brought up conveyor belts on the boats to make them easier to unload. James Hanzelka said some have conveyor systems.
- Alpha boats FX 11 - \$160,000 – really big boat. But hauling is an issue because it is hard to get on a road. Cassandra Arnell pointed out that the boat would only move twice a year. John Wright pointed out that the size might make it hard to get into tighter areas.
- Weedoo TC 3012 Turbo - \$111,702 – smaller boat – expensive and has no onboard storage capacity, so it requires a sister boat.
- Weedoo TC 3014 turbo - \$105,073 – good for really tight spaces
- Weedoo TC 6450 AmphiKing - \$286,581 – just shown because James Hanzelka liked it.
- Weedoo TC-6520 - \$328,761 – similar class to other large boats but is much more expensive.
- John Duval clarified that these are all new boats. He recommended finding out from the manufacturers who they have sold to previously and contacting those customers for reviews.

- Alpha does a lot of repairs on other systems.
- Boats to look at more closely: Alpha FX6 & FX7, Aquarius EH 220, and Aquamarine H5-200.
- It takes about 15 minutes to traverse the length of the lake with an unloaded boat. A full load takes about 45 minutes.
- Kyle Shields said a trailer would help with times.
- The agency will continue to gather information to narrow down choices.
- Aquarius volunteered to have their engineers look at our plan to retrofit our current boat and give us ideas on what will and will not work.
- Ammon Jacobsmeyer recommended keeping in mind future purchases as these options are evaluated. Future purchases for mowing the fingers should be kept in mind as we choose the first boat for large open areas of the lake.
- John Duval asked if the agency has a backhoe to pull things from shore. James Hanzelka said the agency has one and can get it down to green spaces but not down to personal lots next to the lake. John Wright said that is why you need the conveyor and ramp at Solomon Park
- John Duval mentioned that some boats were more weather-friendly for the drivers. James Hanzelka explained that paddleboat drives do not work well in high winds, so weather-friendly is not a big issue.
- Kyle Shields asked if the board is interested in chemicals to control the lake weeds. He has a contact (engineer & chemist) from Liberty Park who could give a presentation on the subject to the board. John Duval asked if the contact sells chemicals. Kyle Shields said it is a byproduct of the contact's work. Kyle Shields also feels the agency needs to protect the fish and thinks it should bring back more grass carp. Kyle Shield's contact suggested testing in a finger or pond on the golf course to see how the process works for Stansbury Lake.
- John Duval asked about lake plan recommendations and options. Cassandra Arnell said there are pros and cons to each. She would be interested in hearing from someone who works at Liberty Park, as they have similar issues with their lake.
- Ammon Jacobsmeyer asked if Kyle Shields has seen lakes the contact has worked on. He said yes – some with fish, some without
- Cassandra Arnell thinks it would be interesting to hear from the contact. A consultant came several years ago, and it was not a positive experience as they did not have a good track record. She's talked to professors and academics, but it's all theory. She would like to hear from someone who has practical experience and a good track record.
- John Duval asked about DWR opinions. It was relayed that DWR is not a fan of grass carp or tripe. Cassandra Arnell explained that the issue with the carp is

that they do not digest all of the seed pods so the seeds can sprout and keep growing. Also, when the carp get to a certain size, they have to be harvested so they don't cause issues.

- John Duval asked how often the chemical procedure has to be done. He would be interested in a presentation to learn details. Cassandra Arnell would also be interested.
- i. Brett Palmer pointed out that pond water in the golf course goes from pond to pond and eventually to the lake. Kyle Shields explained that this is not dye and does not color the water. Kyle Shields will schedule a presentation.

b. Land Donation Offers

- i. Area Adjacent to Soundwall from Glen Point to Dentist Office
 1. The land was originally owned by the agency and has a sprinkler system from years ago. But somehow, the county gave it to one house. When the agency requested the county research it, the county then said it belongs to the dentist's office. The dentist's office is willing to give the area to the agency but wants to extend their parking lot.
 2. The agency is interested because it borders the frontage road. If the sound wall trail comes in, the agency will have control of the property to finish the trail.
 3. A survey was done, and the cost was split with the owner.
 4. Transfer fees have not been discussed.
 5. Ammon Jacobsmeyer asked if the agency is currently maintaining the property. James Hanzelka doesn't know who is, but it's not the agency.
 6. The agency is interested in the land so they can redirect the sound wall trail so people are not exiting at a busy intersection.
- ii. Area Adjacent to Pole Canyon Road and Village Blvd.
 1. Extension of Village Blvd's greenbelt
 2. James Hanzelka said he does not know any advantage in obtaining the property.
 3. Property borders land currently owned by Bonneville Academy.
 4. John Duval suggested accepting the land and then selling the strip to Bonneville Academy. John Wright agreed as they might need it for a setback when they develop their property.
 5. Brett Palmer said he is not interested, as there is no public use. Ammon Jacobsmeyer said that is a common issue with properties given to the agency.
 6. John Wright pointed out that the agency could accept it but not develop it, making it possible for the agency to sell it to Bonneville Academy later. Ammon Jacobsmeyer agreed it is not a bad idea, but the property might just sit for 10 years. John Wright said just let it sit, do not develop

- c. Kyle Shields requested that they get order/ship time on boats. He reported that the finance committee has an upcoming meeting.
- d. Ammon Jacobsmeyer thanks everyone for their work. As we move into winter, he requests the agency make sure schedules for shoveling around the schools are better this year. The area North of Stansbury Elementary, bordering the golf course, gets missed every year, and kids are trying to get through it. If there are areas people think we should be plowing, we might want to communicate who is responsible for those areas clearly.
- e. John Duval requests that the boat mower come down to the southern end before it's taken out of the lake for the season.
- f. Brett Palmer clarified that the Reserve property can only receive impact fees for projects if it is in a written plan. The agency needs to produce plans for properties and go through the impact fee analysis. He requested it be put on the project list as soon as we can, so impact fees can start to be collected. He is concerned about staffing going into next year because the agency is still understaffed, with only three full-time recreation employees. James Hanzelka said the agency is interviewing two people this week. Brett Palmer feels the agency is still behind on winterizing due to the lack of personnel. He would like to see the recreation department continue to work on repairs throughout the winter, weather permitting.
- g. Murray Kendell (405 Country Club)– asked whom untaxed areas pay taxes to. It was answered that they only pay to the county, not the agency. Board members explained that fixing the tax error is not a simple process. They also explained that SPID, SSA, and the county have changed the development process to prevent it from happening again.
- h. Heather Lester (797 County Club Drive) – read a comment on behalf of Chad Saunders. He feels the agency needs to take care of basic needs and repairs within reason instead of trying to catch up all at once. He requests that the agency build more revenue streams and sell assets. He feels the agency should limit office staff and increase staffing in areas that actually maintain the community. Heather Lester then went on to make her comments. She said she understands the tax increases but claims many people message her that they cannot come or are uncomfortable attending the meetings. Transparency by the agency is helpful. She does not feel that constant tax increases are sustainable. She feels that the agency's wish list does not match residents.

9. Motion to Adjourn

Motion to adjourn made by Ammon Jacobsmeyer and seconded by John Duval.

Vote as follows:

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

10. The meeting ended at 9:16 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 December, 2024.



Brett Palmer, Board Chair



PUBLIC NOTICE is hereby given that the Stansbury Service Agency will hold a meeting that is open to the public on Wednesday, November 13th, 2024, at 7:00 pm at the Clubhouse, 1 Country Club Dr. Ste 1, Stansbury Park, Utah

Stansbury Service Agency Work Agenda

Date: Wednesday, November 13th, 2024

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

Time: 7:00PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Review of Public Comments from the last meeting
5. Response to Comments from Truth in Taxation Public Hearing
6. General Manager Updates
 1. Operations
 2. Projects
 3. Finances
7. Discussion Items
 1. Options for Purchase of New Lake Weed Harvester
 2. Land Donation Offers
 - a. Area Adjacent to Soundwall from Glen Point to Dentist Office
 - b. Area Adjacent to Pole Canyon Road and Village Blvd.
 3. Proposed Year End Projects
8. Board member reports and requests.
 1. Open public comment session for individual Board Members to present final thoughts on any subject covered in the meeting, updates on individual projects not covered by the GM, concerns from residents and requests for future board actions.
9. Motion to Adjourn

Harvester Production Rates



THEORETICAL & PRACTICAL PRODUCTIVITY PER HOUR BASED ON CUTTING SPEED OF ONE MILE PER HOUR

MODEL NUMBER	CUTTER WIDTH	THEORETICAL PRODUCTION RATE—PER HOUR	PRACTICAL PRODUCTION RATE—PER HOUR	CAPACITY
FB-120	4' (1,22 m)	.488 acres (.197 hectares)	.244 acres (.099 hectares)	1,800 lbs. (816 kg)
EH-220	5' (1,52 m)	.610 acres (.247 hectares)	.30 acres (.121 hectares)	3,200 lbs. (1451 kg)
HM-220	5' (1,52 m)	.610 acres (.247 hectares)	.30 acres (.121 hectares)	6,500 lbs. (2950 kg)
320 SERIES	6' (1,83 m)	.732 acres (.296 hectares)	.366 acres (.148 hectares)	6,500 lbs. (2950 kg)
420 SERIES	7' (2,13 m)	.850 acres (.344 hectares)	.425 acres (.172 hectares)	10,000 lbs. (4535 kg)
620 SERIES	9' (2,74 m)	1.09 acres (.441 hectares)	.545 acres (.221 hectares)	14,000 lbs. (6350 kg)
820 SERIES	10' (3,05 m)	1.21 acres (.490 hectares)	.61 acres (.247 hectares)	15,000 lbs. (6800 kg)
1020 SERIES	11' (3,35 m)			16,000 lbs. (7257 kg)

The policy of our company is one of continual improvement and we reserve the right to change specifications without notice.

NOTES:

1. Above practical cutting speeds are based on traveling and unloading time equaling the cutting time. Distance to unloading site may increase or decrease the practical times.
2. Weather conditions can either hamper or aid cutting times.
3. Operator skill and planning can increase practical times by up to 50 percent.
4. The use of a Transport Barge can increase Harvester cutting times by up to 75 percent.
5. Shoreline cutting (traversing back and forth along the water's edge) will reduce practical cutting times.



Alpha Boats Unlimited

div. of Barber Welding, Inc.

2517 State Rt 31 • P.O. Box 690 • Weedsport, NY 13166

Toll Free 1-877-627-3084 • Phone (315) 834-6645 ext 140 • Fax (315) 834-6045

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- Trash & Debris Skimmers ● Aquatic Harvesters ● Crane Boats ● Dredges ● Oil Skimmers ●

Aquatic Plant Harvester Model FX-6

	<i>IMPERIAL SYSTEM</i>	<i>METRIC SYSTEM</i>
<i>DIMENSIONS</i>		
Shipping (L x W x H)	38'-4" x 8'-6" x 7'-7"	11,68 x 2,60 x 2,31 M
Operating (L x W x H)	38'-4" x 13'-8" x 10'-1"	11,68 x 4,17 x 3,07 M
Shipping Weight	10,400 Lb.	4717 KG
Hull Dimensions	25'-2" x 8'-6" x 2'-4"	7,67 x 2,60 x 0,71 M
<i>DRAFT</i>		
Empty (Unlading/Laden)	11"/17"	27,9/ 43,1 CM
No. of Compartments	(5) Total	
Operators Platform	Open, "High" Version w/Tilt-Down Mechanism for Low Bridges & Road Transport (7' 1" / 2,16 M)	
<i>CUTTING CAPACITY</i>		
Width	6'-0"	1,83 M
Depth	6'-0"	1,83 M
<i>STORAGE CAPACITY</i>		
Weight	6,000 Lb.	2722 KG
Volume	323 Cu. Ft. Drop off height using #2 and #3 conveyor dimensions	9,15 M ³
<i>POWER PLANT</i>		
Type	Diesel Engine, Air Cooled (Liquid Cooled Available)	
Power Output (Net, Cont.)	38 HP @ 2800 RPM	28.5 kW @ 2400 RPM
Fuel Capacity	18 US Gallons	68.14 Liters
Electric System	12 Volt DC Circuit, Includes Electric Engine Start & Monitoring Gauge Package	
<i>HYDRAULIC SYSTEM</i>		
Pump	(1) Variable Displacement Piston Unit	
Controls	Directly Controlled, Variable Volume Valve Bank	
Hydraulic Tank Capacity	36 US Gallons	136.2 Liters
Filtration	10 Micron Return Filter	
<i>PROPULSION</i>		
Type	(2) Bi-directional Paddle Wheels	
Drive Unit	(2) Variable Speed, Independently Controlled Hydraulic Motor with heavy duty gear box, Paddle Wheel attached with 9 lug nuts	
Paddle Wheel Size	30" Wide x 57 3/8" Dia.	76,2 CM Wide x 144.8 CM Dia
Deployment	Hydraulic Power Tilt System for "Up" Transport Position & "Down" Operating Position	

All dimensions & weights are net, not including options. Specifications subject to change without notice. 032709



SPECIFICATIONS
Model FX-5
Aquatic Plant Harvester

	<i>IMPERIAL SYSTEM</i>	<i>METRIC SYSTEM</i>
<i>DIMENSIONS</i>		
Shipping (L x W x H)	30' 11" x 8' 0" x 6' 6"	9.42 x 2.44 x 2 M
Operating in water (L x W x H)	30' 11" x 12' 3" x 5' 6"	9.42 x 3.73 x 1.7 M
Shipping Weight	6,050 lbs	2744 KG
Hull Dimensions	20' 0" x 8' 0" x 1' 10"	6.30 x 2.44 x .56 M
<i>DRAFT</i>		
Empty (Unladen/Laden)	12 inch / 16 inch	30 cm / 41 cm
No. of Compartments	(8) Total	
Operators Platform	Deck Mounted Side Control Station	
<i>CUTTING CAPACITY</i>		
Width	5 - 0"	1.5 M
Depth	4' - 6"	1.4 M
<i>STORAGE CAPACITY</i>		
Weight	2,000 lbs	907 KG
Volume (Drop off height, front width of intake conveyor, top length of storage conveyor belt and rear belt)	225 Cubic Foot	6.3 Cubic Meter
<i>POWER PLANT</i>		
Type	Diesel Engine, Liquid Cooled (Gasoline Engine - Optional)	
Power Output	24 HP	18 KW
Fuel Capacity	12 US Gallons	45 liters
Control Panel Electric System	Instrumentation Warning Panel with Hour Meter 12 Volt DC Circuit, Includes Electric Engine Start	
<i>HYDRAULIC SYSTEM</i>		
Pump	(1) Variable Displacement Piston Unit	
Controls	Manually Operated Load Sensed Directional Valves	
Hydraulic Reservoir Capacity	24 US Gallons	90 liter
Filtration	10 Micron Return Filter	
<i>PROPULSION</i>		
Type	(2) Bi-directional Paddle Wheels	
Drive Unit	(2) Variable Speed, Independently Controlled Hydraulic Motors	
Paddle Wheel Size	42" Dia. X 22" Wide	1.1 M x .56 M
Deployment	Manual tilt up and own with paddles wheels on.	

All dimensions, weights and storage are net, not including options. Specifications are subject to change without notice. 103113slw

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Aquatic Plant Harvester Model FXB-11

Imperial (US)

Metric

Dimensions

Shipping (L x W x H)	46'-0" x 12'-0" x 10'-0"	14,03 x 3,66 x 3,05M
Operating (L x W x H)- min	46'-0" x 19'-4" x 9'-0"	14,03 x 5,89 x 2,74M
Shipping Weight	18,000 lb.	8165 KG
Hull (Length x Beam)	28'-0" x 12'-0"	8,53 x 3,66
Draft Empty (Unladen/Laden)	13"/24"	33/61 CM
No. of Compartments	4	
Operators Platform	Open, "High" Version Full Upper Deck	

Cutting Capacity

Width	11' - 0"	3,35M
Depth	6'-9"	2,06M

Storage Capacity

Weight	15,000 lb	6805 KG
Volume	1000 Cu. Ft.	28,32 Cu. Meter

Power Plant

Location	Upper Deck	
Type	Diesel Engine, Air/Oil Cooled	
Power Output (Net, Cont)	75 hp @ 2500 RPM	56 kW @ 2500 RPM
Fuel Capacity	30 US Gallons	114 Liters

Electric System

12 Volt DC Circuit, Includes Electric Engine Start & Monitoring Gauge Package

Hydraulic System

Pumps	(2) Variable Displacement Piston Pumps	
Controls	(2) Remotely Controlled, Variable Volume Valve Banks (Load Sensed)	
Hydraulic Tank Capacity	65 US Gallons (2 Tanks)	246 Liters
Filtration	10 Micron Return Filters	

Propulsion

Type	(2) Bi-directional Paddle Wheels	
Drive Unit	(2) Variable Speed, Independently Controlled Hydraulic/Mechanical Wheel Drives	
Paddle Wheel Size	42" Wide x 60" Dia	107 CM x 152 CM
Deployment	Hydraulic Power Tilt System for "Up" Transport Position & "Down" Operating Position	

Options

All dimensions & weights are net, not including options: Specifications subject to change without notice



586 Third Line, Oakville, Ontario, CANADA, L6L 4A7

Tel: 905-825-1371

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www.aquamarine.ca

Fax: (905) 825-4116

H5-200 AQUATIC PLANT HARVESTER: Technical Specifications & Pricing

DIMENSIONS & WEIGHT			HARVESTING HEAD		
Operating:			Cutting Width		
Length - Overall	33'- 1"	10,08 m	5'-0"	1,5 m	
Width - Wheels at Side	11'- 7"	3,53 m	Cutting Depth (max.)	5'-6"	1,7 m
Width - Wheels at Stern	8'- 6"	2,59 m	Horiz. / Vert. Knives	3" (76 mm) w. reciprocating stroke	
Height - From Water	7'- 6" approx	2,13 m *	Belt & Cutter Drives	Hydraulic motors, direct drive	
Shipping:			Impact Absorption		
Length	34'-1"	10,38 m	Conveyor Belting	Swinging pivot suspension system	
Width	7'-6"	2,29 m	Standard duty galvanized steel mesh		
Height (Intl)	7'-9"	2,36 m	Variable Speed		
(Fits into a 40 ft. container)			STORAGE & UNLOADING SYSTEM		
Height Overall on dry land	8'- 9"	2,67 m	Type	Dual conveyors with articulating off-loading section	
Weight Dry without options	6,800 lbs.	3091 kg	Conveyor Bed Width	3'-7"	1,1 m
CARRYING CAPACITY			Conveyor Overhang	6'-0"	1,8 m
Maximum Volume	200 cu ft.	5,7 m3	Unloading Height (above deck)	4'-0"	1,2 m
Maximum Weight	3,000 lbs.	1360 kg	Unloading Time (avg.)	60 seconds (load dependent)	
(@ 30% Freeboard)			Conveyor Belting Type	Standard duty galvanized steel mesh	
FLOTATION - (304 / 18-8 Stainless Steel			Conveyor Belt Drive	Hydraulic motor, direct drive	
Flat Bottom Hull 14 ga - 2 mm)			Conveyor Belt Frames	Stainless Steel	
Height	(23"/17.5")	(58 cm/44 cm)	Tailgate	Stainless Steel	
Length	19'- 0"	5,8 m	LED Work Lights - 1 Forward	One to Stern, 2 Strips under Bridge	
Width	7'- 6"	2,3 m	PROPULSION		
Two Bolt on SS Pontoons	Optional		Type	Stainless Steel Twin Paddle Wheels	
Compartments	Five Air & watertight		Machine Controls	Proportional Electronic Controls	
Draft (average):			Diameter x Width	4'-2" x 1'-9"	1,27 x 0.53 m
- Light	10.5"	27 cm	Paddle Wheel Drives	Hydraulic motors	
- Loaded	15.5"	39 cm	Paddle Wheel Speed	Variable	
Hull Bottom Protection	2 UHMW		Paddle Wheel Deployment	Side propulsion or swing-a-round Stern propulsion	
(add 3 1/2"/9 cm to draft)	Skids		GENERAL		
POWER SYSTEM & CONTROL BRIDGE			Fasteners	Stainless Steel & high strength alloy steel, as required	
Engine Type	Kubota D1305-4KEA - 2100 rpm		Safety Railing	On Control Bridge	
Cooling	Liquid Cooled		Conveyor Belting Supports	UHMW PE wear strips on running Surfaces	
Power Output (total)	24.8 HP (18.24 kW) @ max rpm		Anti-Corrosion System	Unpainted Stainless steel hull throughout, high visibility safety orange industrial epoxy/polyester powder coating on carbon steel super structure	
Hydraulic Pump	load sensing piston pump		Electrical System	12 Volt DC (Battery not included) Fire Extinguisher Bracket	
SS Hydraulic Oil Tank	22 US gal	85 liter	Navigation Lights & Horn	2 - 12V Power Outlets Marine Standards	
Diesel Fuel Tank	13 US gal	49 liter			
System EPA approved					
Operator's Seat	Adjustable, White				
Control Panel	Engine monitoring system (Diesel)				
Hydraulic Control	PVG 32 valve bank				
Hydraulic Fittings	O Ring Face Seal & O Ring Boss (Leak Proof)				

Due to Aquamarine's ongoing efforts to improve its products, specifications are subject to change without notice.

H5-200 USD 99,980.00



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H5-200 AQUATIC PLANT HARVESTER: Technical Specifications & Pricing

Available Options:

Water Wash Down Pump System: 2 inch poly hydraulically driven Banjo Pump 1" Akron brass nozzle & 50 feet hose 40 US gallons per minute max capacity	USD 5,800.00
Standard Duty Stainless Steel Belting Replaces Standard Duty Galvanized Belting – (Harvesting Head)	USD 2,930.00
Custom Colour: Standard Colour is RAL 2009 Safety Orange	USD 4,500.00
Lockable Storage Chest – Diamond Plate Aluminum – 10 cubic feet Stainless Steel Welded Support Structure Behind Control Bridge Included	USD 1,480.00
Powered Paddle Wheel Positioning Two Hydraulic Motors, Valve Section, Controls, Hose Kits, & Brackets	USD 3,980.00
Stainless Steel Extended Bolt on Cleats on Harvesting Head Conveyor – 15 pcs	USD 380.00
Spare Parts Package 10'(3m) of galvanized conveyor belting, or 6' (2m) of Stainless. 5 belt connecting rods 10 knife sections, 5 rock guards, 5 plastic & 5 steel hold down clips 2 high pressure hydraulic filter elements 2 low pressure hydraulic filter elements 2 engine oil filter elements & 2 air filters 2 fuel filter elements	USD 2,180.00
Stainless Steel Trash Collecting Skimming Head Replaces Painted Carbon Steel Harvesting Head – Includes Carbon Steel Spreader Bar and Carbon Steel Shafts with cast iron Sprockets, Galvanized Belting	USD 7,980.00
Two Bolt on Stainless Steel Stabilizing pontoons Required Option with Skimming Head Option	USD 4,980.00
Standard Duty Stainless Steel Belting – Skimming Head Only Replaces Standard Duty Galvanized Belting – (Skimming Head)	USD 1,380.00

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H5-200 AQUATIC PLANT HARVESTER: Technical Specifications & Pricing

Available Options:

Central Lubrication System Multi-point greasing – 6 running bearings from Manifolds Supplied without grease	USD 980.00
Nets – Industrial Grade - Bottom Opening with Cow Bell release - each - Long Axis Opening with Rope Zipper - each	USD 1,180.00 USD 1,180.00
Float Line for Nets – 13’ (4m) Long Rope – 10 Floats, includes clasps - each	USD380.00
Net Frame Stainless Steel Frame to Support Net at Harvester Rear	USD 480.00
316 Stainless Steel Barge Skins – Replaces 304 Stainless Steel Barge Skins	USD3,980.00
Full Solid UHMW PE floor under top belting of front and rear conveyor Replaces Strips of UHMW PE (Helpful for collecting Duckweed and Trash)	USD 3,180.00
Full Solid UHMW PE floor under top belting of 84”/2.1m of Harvesting Head Replaces Strips of UHMW PE (Helpful for collecting Duckweed and Trash)	USD 780.00
Rear Conveyor Interlocks - Pair Allows Harvester to hook up to Shore Conveyor and or Trailer Conveyor	USD 380.00

Notes:

Please note that for sea container shipping our pricing does not include crane loading into container, but crane loading assistance is available upon customer request free of charge. Your shipping supplier will need to include the “blocking, bracing, and packaging” of your machine in the container and the materials required to do so.

Any equipment order picked up at Aquamarine as customer arranged freight is subject to a USD 1,250.00 charge.

Due to shipping regulations all equipment is sold and shipped without any fluids or batteries.

Customer to provide and use shipping tie downs whenever moving Harvesters on a trailer. Do not use winch to secure load.

Harvester Head and Rear Conveyor are cantilevered loads that must be secured down to a hard stop and not permitted to move during shipping.

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586 Third Line, Oakville, Ontario, CANADA, L6L 4A7

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TC-14K-2 TRAILER CONVEYOR: Technical Specifications & Pricing

DIMENSIONS & WEIGHT:

Length Overall	36'-0"	11,00 m
Width Overall	8'-0"	2,44 m
Deck Height	30"	0,76 m
Hitch Type	Holland Lunette eye	2 5/8" 67 mm dia.
Hitch Height	28"	0,71 m
Tongue Weight – Loaded	1,250 to 1,350lbs.	568 to 614 kg
Weight w/o Options	5,000 lbs.	2,273 kg
Carrying Capacity	10,000 lbs.	4,540 kg
GVWR – Max	14,000 lbs.	6,350 kg
Suspension / Axles	(4) Leaf springs, tandem (double) axle set	
Gross Axle Capacity	7,000 lbs/each x 2	3,175 kg / each x 2
Spindle Lubrication	"EZ" Lube / "Bearing Buddies"	
Wheels / Tires	4 @ 3,500 lbs. / 1,587 kg	
Brake Light Set	12-Volt D.C.	

CONVEYOR: with Stainless Steel Frame

Length	20'	6,1 m
Width	5'-2"	1,57 m
Capacity	9,000 lbs.	4,080 kg
Conveyor Belting	Heavy Duty galvanized flat wire mesh	
Electric Motor	One electric drive shaft motor	
Sides and Gate	SS Sides, Steel Gate, Removable, 12" / 31 cm high	

ACCESSORIES

Winch	12 Volt Electric	
Winch Pull	3,500 lbs	1,590 kg
Swivel Jacks, 2 Mechanical w Drop Legs	8,000 lbs.	3,628 kg
Safety Chains with Safety Clasp Hooks	2 HD @ 36" long	91 cm long
Electric Connector	6-prong round, standard	
Breakaway Electric Control	Standard kit with charger, included	
Trailer Lighting	Conforms to DOT Code. Suitable for water launch	
Base Coat – Epoxy Primer Top Coat – Urethane – Black.		

Due to Aquamarine's ongoing efforts to improve its products, specifications are subject to change without notice.



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TC-14K-2 TRAILER CONVEYOR: Technical Specifications & Pricing

Tires – 4 – ST235R16 LRE on 8 bolt 16" white spoke steel wheels.

Holland Tow Ring for Pintle Hook with 5 adjustable height positions bolted to a face plate with 4 grade 8 bolts 5/8" with hard Washers and Stover grade 8 lock nuts.

L.E.D. Sealed marker and tail lights wired to DOT specifications to one terminal block at front of trailer. The rear lights mounted in Recessed, vibration resistant housings in a portable light bar. Separate power cord provided to plug light bar into trailer. No outside exposed connections. All connections are crimped, soldered, heat shrink sealed and loomed into corrugated, spiral tubing.

Trailer is designed and built to DOT rules and regulations and is Ministry of Transportation of Ontario (MTO) certified. Customer to verify trailer is suitable for and meets local use requirements.

TC-14K-2 USD 39,980.00

Options:

Spare Tire, Rim and mounting bracket	USD 690.00
Heavy Duty Stainless Steel Belting – Replaces Heavy Duty Galvanized belting	USD 2,980.00

NOTES:

The TC-14K-2 Trailer Conveyor is designated for use with Harvester H6 Models H5 Models, AQS-200 Skimmer Boat, and TBO-4K-II Aquatic Transporter.

Please note that for sea container shipping our pricing does not include crane loading into container, but crane loading assistance is available upon customer request free of charge.

Your shipping supplier will need to include the "blocking, bracing, and packaging" of your machine in the container and the materials required to do so.

Due to shipping regulations all equipment is sold and shipped without any fluids or batteries.

Due to Aquamarine's ongoing efforts to improve its products, specifications are subject to change without notice.



An **azuria** Water Solutions Company

Twin D
3120 N 675 E, Layton, UT 84041
801 771 3038 Twind.net

ESTIMATE

Customer: Stansbury Park Golf Course
Point of Contact: Ingrid – accounts@stansburypark.org – 360.901.8400

Project Location: 1 Country Club Dr, Stansbury Park, UT 84074
Project Name: 400' – 18" Storm Drain

Pricing:

Mobilization		Amount	
Cleaning Crew		\$250.00	
Video Crew		\$250.00	
Cleaning	Size	Quantity	Amount
	18"	400'	\$750.00
Video			
	18"	400'	\$500.00
Estimated Total		\$1,750.00	

Company Information and Contacts

Insituform Technologies
DBA: Twin D
3120 North 675 East
Layton, Utah 84041

Office Phone: 801-771-3038

Primary Contact: Steph Brown- Project Coordinator
Cell Phone: 435-720-1579
Email: stefbrown@azuria.com

Secondary Contact: Nate Denny - COO
Phone: 801-726-0825
Email: ndenny@azuria.com

Licensing: A Utah state contractor's license is not required to provide a "service" as this, but for repairs:
Utah Contractors license is: 6981198-5501
Our Layton City license is: 873

PROJECT SPECIFICATIONS

The specifications outlined below shall serve as general guidance for projects by and between Twin D Inc, hereinafter referred to as TD, and the CUSTOMER. All or part of said specifications shall apply to every agreement and project based upon the scope of work requested or required. The CUSTOMER shall defend, indemnify, and hold harmless TD, its subcontractors, agents, and employees for all liability, other than that caused by negligent acts, errors, or omissions of TD or its subcontractors, agents, employees, or affiliates.

Specifications:



Twin D
3120 N 675 E, Layton, UT 84041
801 771 3038 Twind.net

An **azuria** Water Solutions Company

- **Traffic Control:** TD shall perform all work along city, county, and state highways in a manner that conforms to federal, state, and local regulations and safety practices. TD shall provide basic traffic control required on roads that are two lanes and smaller or with speed limits of 30 miles per hour or less. The CUSTOMER shall provide all traffic control required beyond the scope outlined above, including, but not limited to traffic control flagging, permits and/or warning signs as required on roads greater than two lanes, with speed limits greater than 30 miles per hour and state and federal highways, or be billed additional for it to be provided by TD or a third party.
- **Jobsite Access:** The CUSTOMER shall be responsible for ensuring there is a clear area to the job location which is of sufficient size to accommodate the required personnel and equipment. The CUSTOMER shall clear, expose, and mark all lids, covers or openings for TD. If TD is required to locate/unbury any manholes or portion of the system, or wait while the CUSTOMER's crews perform the work, it shall be considered extra work and billed at a rate of \$250 per hour. TD shall not be required to access any manholes, boxes or open culverts located off-road or within wet, unstable soil conditions, if TD feels it could cause harm to the equipment. The CUSTOMER shall have the option to correct the soil condition or access to allow work within these areas, if any.
- **Minimum Rates:** If TD is called to mobilize to clean, video inspect or test a project of less than 800 feet, or 5 sections if testing, the CUSTOMER will be billed the mobilization fee + the hourly rate for that truck, with at least a 2-hour minimum, rather than the per foot price. Additionally, if TD crews arrive onsite and the manholes/boxes, pipe, jobsite, etc. are not accessible or if TD cannot perform the work because the project is not ready, the CUSTOMER will be billed the mobilization fee + the 2-hour minimum hourly rate for any trucks deployed.
- **Extra Time:** Any "standby" time will be billed at the truck standard hourly rate (referenced below). Examples of extra time or standby time include, but are not limited to, waiting for the CUSTOMER contact to arrive onsite or to provide instructions/information, waiting for the CUSTOMER to unbury manholes or build roads, waiting for access to manholes/jobsite, waiting for access to dump site or water hydrant, TD crews having to map out lines or project, investigate lines/manholes, unburying manholes, video inspection crew having difficulty getting the camera down dirty pipe that was not cleaned prior or waiting for water to be pumped out of a pipe.
- **Pipe Condition:** The CUSTOMER shall be responsible for the condition of the pipe, unless damaged by TD. The CUSTOMER shall be responsible for all damage to TD equipment caused by defective pipes. In the event that the TD equipment becomes lodged in a line due to the condition of the pipe, the CUSTOMER shall be responsible for all excavation costs necessary to retrieve the equipment or pay equipment replacement costs. If TD is required to wait while the CUSTOMER's crews excavate and remove TD equipment, it shall be considered extra work and billed at a rate of \$250 per hour. TD reserves the right to refuse the use or introduction of the equipment in any environment where caustic, acidic, or other hazardous chemicals have been flushed, if any.
- **Water For Cleaning:** The CUSTOMER shall be responsible for providing all water necessary for the pipe cleaning, potholing or hydro-excavating at no cost to Twin D. This shall be provided through culinary hydrant access within ½ mile of the project. The CUSTOMER shall be responsible for obtaining hydrant access permission and temporary hydrant meters from the water system owner. If TD is required to get water further than ½ mile from the project or make arrangements for a water source, the CUSTOMER will be billed water hauling time at the hourly rate and additional water costs. If TD is required to arrange to get a water meter from the city or water district all rental fees are to be paid by the CUSTOMER.
- **Dump Site:** The CUSTOMER shall provide a dump site within ½ mile of the project for all debris removed during cleaning, potholing or hydro-excavating. If a dump site is further than ½ mile, the CUSTOMER will be billed travel time at the hourly rate. The CUSTOMER shall be responsible for obtaining permission from the dump site owner. All costs associated with disposal of debris shall be paid by the CUSTOMER. Disposal shall be in accordance with all applicable federal, state, and local regulations, if any. If TD is required to arrange for and provide a dump site, additional dump fees of, at least, \$400.00 per dump + potential hauling time to the offsite dump location, will be charged.
- **Root Removal:** During the video inspection portion, if roots are found in the line and it is requested that they be removed, TD will evaluate the video to ensure it is safe to run a cutter through the section. No root cutting will be done without first video inspecting the pipe segment to assure it can be done safely for the crew and equipment. All "on road" root cutting will be billed by the hour at a rate of \$250.00 per hour, with a 2-hour minimum. All "Easement line" root cutting that requires additional manpower, will be billed at a rate of \$300.00 per hour, with a 2-hour minimum.
- **Project Map:** The CUSTOMER shall provide an accurate map of the project (preferably in electronic form), showing all manholes, catch basins, pipes and required numbering. If TD must build a map, this will be considered extra work and will be billed at \$250 per hour.
- **Four Pass Rule:** TD will make a maximum of four passes through a pipe with the cleaning equipment for the per/foot pricing. If the section is still found to be dirty, it will be considered "an extreme condition" and the operator will continue cleaning until it is free of debris but will track the extra cleaning time. All "extreme condition" cleaning time will be billed as extra time, at a rate of \$ 250 per hour. (Applies to per foot pricing only)



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- **Reverse Run Rule:** TD will set up at one end of the pipe segment and attempt to travel the length of the section with the camera. If an obstruction prohibits inspection of the entire section, TD will then set up on the other end of the section to continue the inspection with the hope of coming to the same stopping point with the obstruction. If it is still not possible to complete the section, and the problem is beyond TD control, the CUSTOMER will then be billed for the entire section. (Applies to per foot pricing only)
- **CCTV Existing "Uncleaned or Dirty" Pipe:** TD shall only guarantee video quality for lines cleaned by TD Crews. If TD is contracted to CCTV Existing pipe that is not cleaned prior to CCTV, TD makes no guarantee of getting completely through the line. If the pipe is to be cleaned by the CUSTOMER prior to TD crews, this shall be completed within 14 days prior to TD arrival. All lines televised, but not cleaned by Twin "D" Inc crews shall be classified as "uncleaned".
- **Robotic Cutting:** A Schwalm Robotic cutter is used for trimming protruding laterals, reinstating laterals for lining projects and for grinding mineral or blemishes in the pipe. If the crew arrives onsite and attempts to travel the pipe to the point of cutting but is unable to do so because of dirty pipe or other obstructions, the CUSTOMER will be billed the mobilization fee + the hourly rate for that truck, with at least a 2.5-hour minimum.
- **Hydro-excavating / Potholing:** The CUSTOMER shall Blue stake, mark and remove all hard surfaces for TD crews. This shall be completed prior to TD crews arriving onsite. The CUSTOMER shall also be required to backfill and patch all pothole areas after the measurements or work is completed. If TD is required to wait for CUSTOMER to perform any of these tasks, it shall be considered as standby time and will be billed at the hourly rate of \$255.00 per/hour.
- **Night / Weekend work:** All requests for work that take place on Saturday or Sunday as well as weekdays between 6 PM and 6 AM will be considered night work and will incur a price differential of 20%. Such requests will also require a 7 day prior notice for scheduling.
- **Deliverable:** Upon completion of a video inspection project, TD shall deliver the videos, logs, and maps to the CUSTOMER. The video records shall be delivered via DVDs at no additional cost. A flash drive or drop box option are also available at an additional cost of \$10 per.
- **Guarantee:** TD does not warrant or otherwise guarantee collection system performance or structural condition.
- **Job Specific Requirements:** It is the responsibility of the CUSTOMER to provide TD with all job specific requirements or specifications. Typically, this would include city, state or federal regulations or requirements. TD follows generally accepted practices for all jobs, but occasionally there are some specifications outside of this that are dictated by the municipality or district requiring the work.
- **Bonds:** Because of the nature of the service work TD offers, bonding is not normally required or necessary. Because of this, bond costs are not included in all TD bids. If TD is required to secure bonding for a project, all pricing to the CUSTOMER will be increased by 5%.
- **Lateral Launching Tolerance Zone:** TD assures that the located pipeline shall be within an 18" tolerance zone of our markings. With this standard in mind, an 18" tolerance zone that is comprised of the width of the facility plus 18 in. on either side of the outside edge of the underground facility on a horizontal and vertical plane. After pipeline markings and depths have been made, excavation or boring equipment should maintain a minimum clearance of 18 inches between a mark and the unexposed underground facility and the cutting edge or point of any power-operated boring, excavating or earth moving equipment. If excavation is required within 18 inches horizontally or vertically of any marking or depth, the excavation should be performed with extreme care, utilizing hand tools or vacuum excavation techniques.
- **Estimated values for Air and Deflection Testing:** TD bills Air Testing by the section and NOT by the Lineal Foot (LF). If only lineal foot quantities are indicated, TD uses the following formulas to estimate quantities. SD pipe = 100 LF per 1 estimated section. SS or LD pipe = 250 LF per 1 estimated section. If the CUSTOMER prefers, they can provide actual per section quantities and those will be used.
- **Payment Terms: Non-credit accounts:** Customers that have not gone through the application process of establishing a credit account will be required to provide payment onsite upon the completion of the work. Payment can be provided by check or by credit card (cards include a 3.5% convenience fee). Reports, videos and/or cleaning logs will not be provided until payment is made. All new customers will be expected to provide payment on the first job (or two), after which they can go through the application process to establish a credit account.

Terms & Conditions:

By executing this Proposal, Customer shall be subject to the Insituform Technologies, LLC's Terms and Conditions ("Terms and Conditions") attached hereto. This Proposal and the Terms and Conditions form the entire agreement between the parties and shall at all times govern. All other terms, proposals, negotiations, representations, recommendations, statements or agreements, whether made or issued contemporaneously or previously, are excluded from and are not a part of this Proposal and have no binding or enforceable



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effect. This Proposal, if accepted, shall be binding on the parties and their respective successors and assigns.

INSITUFORM TECHNOLOGIES, LLC TERMS AND CONDITIONS

APPLICABLE TERMS. These terms and conditions ("Terms and Conditions") govern the provision of Goods and Services by Insituform Technologies, LLC ("Insituform") to Customer as detailed in Insituform's Proposal ("Proposal"). All terms and conditions contained in any other oral or written communication, including Customer's request for proposal(s), request for quote(s), call out form(s) or purchase order(s) which are different from or in addition to the terms and conditions herein are hereby rejected and will not be binding on Insituform, whether they would materially alter this document. All prior proposals, negotiations, and representations, if any, are merged herein. Notwithstanding the foregoing, Insituform and Customer may enter into a subcontract for the work set forth in the Proposal and to the extent there is a conflict between these terms and conditions and any such subcontract, these terms and conditions shall prevail.

PAYMENT TERMS. Customer agrees to pay for the Goods and Services in full, without exception or retention, within forty-five (45) days from the date of invoice unless otherwise stated on the invoice. Monthly partial progress payments may be requested for the value of work in progress or completed, including materials delivered to the job site. If Customer fails to make any payment to Insituform when due, Customer's entire account(s) with Insituform will become immediately due and payable without notice or demand. Customer will be charged 1 1/4 % interest per month, compounded monthly, or the maximum rate of interest allowed by law, whichever is less, on all amounts not received by the due date until fully paid, including any interest due. Insituform reserves the right to change its payment terms in its sole discretion based on its concern about Customer's ability to pay or perform any obligation owed to Insituform. Insituform reserves the right to suspend performance pending its receipt of adequate assurance of past due payment in a manner acceptable to Insituform in its sole discretion. Should Insituform incur costs or expenses to collect monies due hereunder from Customer, Customer shall pay to Insituform, in addition to all other sums due, attorneys' fees, consultants' costs, and other expenses and costs, including litigation expenses, arbitration expenses, and arbitrator compensation in connection therewith. Quantities in the Proposal are estimated. Unit prices apply for invoice and payment.

LABOR RATES. Unless expressly stated otherwise in the Proposal, the price set forth in the Proposal is based on Insituform's wage rates as currently in effect. If Insituform is required to pay prevailing wages to its employees providing the services, any additional payroll expense incurred by Insituform will be added to the price set forth in the Proposal.

SCHEDULE. The schedule for the performance of the Services will be mutually agreed upon with the objective of coordinating such schedule, to the extent practicable, with Customer's schedule. If the Proposal sets forth specific periods of time for rendering Services, or specific dates by which Services are to be completed, and such periods of time or extended or delayed through no fault of Insituform, Insituform's compensation and schedule shall be equitably adjusted. Any restrictions to Insituform's normal work hours required by local, state, or federal law or authorities shall result in an equitable adjustment of schedule and compensation. Any deadline shall be extended for a reasonable amount of time (as determined in Insituform's sole discretion) due to any of the following events or the effects thereof: (a) change orders, (b) force majeure, (c) late delivery of drawings, data, equipment, materials or other items to be furnished in connection with Insituform's obligations by Customer or its other subcontractors or suppliers, (d) excessive inspection by or on behalf of Customer, (e) other interference with Insituform's obligations by Customer or its agents, contractors or subcontractors, (f) inaccessible site of work, (g) transportation delays, or (h) any other circumstances beyond Insituform's reasonable control, whether similar or dissimilar to the foregoing. If Insituform is delayed on site for reasons beyond its reasonable control, Insituform will invoice Customer for standby time at a rate of \$1,200.00 per hour. In no event shall Insituform be subject to liquidated or other damages arising from or related to an extension of time due to any of the foregoing events.

CHANGED CONDITIONS. If conditions are encountered at the job site which are (a) materially changed from the time of the Proposal, (b) subsurface or otherwise concealed physical conditions which differ materially from the information on which the Proposal is based, or (c) unknown conditions of an unusual nature which differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for herein, then the schedule and compensation shall be equitably adjusted to address the conditions.

INDEMNIFICATION. TO THE FULLEST EXTENT PERMITTED BY LAW, CUSTOMER SHALL DEFEND, INDEMNIFY, AND HOLD INSITUFORM AND ITS DIRECTORS, OFFICERS, EMPLOYEES AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL LOSSES, FEES, COSTS, EXPENSES, CLAIMS (INCLUDING THIRD PARTY CLAIMS), LIABILITIES, DAMAGES, PENALTIES, FINES, FORFEITURES, SUITS, LIABILITY FOR DAMAGES TO PROPERTY INCLUDING LOSS OF USE THEREOF, INJURIES TO PERSONS, INCLUDING DEATH, AND FROM ANY OTHER CLAIMS, SUITS, OR LIABILITY THAT MAY ARISE OUT OF, RESULT FROM, OR RELATE IN ANY WAY TO CUSTOMER'S NEGLIGENT OR WILLFUL ACT OR OMISSION. CUSTOMER'S OBLIGATION EXTENDS TO THE NEGLIGENT OR WILLFUL ACTS OR OMISSIONS OF ITS SUPPLIERS, OFFICERS, AGENTS, EMPLOYEES, OR SERVANTS.

LIMITATION OF LIABILITY. IN NO EVENT SHALL INSITUFORM OR CUSTOMER BE LIABLE TO THE OTHER, ITS AFFILIATES, SUCCESSORS, ASSIGNS, VENDEES OR TRANSFEREES, OR TO ANY OTHER THIRD PARTY FOR ECONOMIC LOSS, LOST PROFITS OR BUSINESS OPPORTUNITIES, INCIDENTAL, CONSEQUENTIAL (INCLUDING LOSS OF PRODUCTION, LOSS OF PRODUCT, LOSS OF USE, LOSS OF BUSINESS AND BUSINESS INTERRUPTION, LOSS OF REVENUE, PROFIT, OR ANTICIPATED PROFIT, WHETHER SUCH LOSSES WERE FORESEEABLE AT THE TIME OF ENTERING THIS AGREEMENT), SPECIAL OR PUNITIVE DAMAGES OR LOSSES, EVEN IF THE PARTIES HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, ARISING OUT OF, RESULTING FROM, OR RELATING IN ANY WAY TO INSITUFORM'S PROPOSAL, ANY PURCHASE ORDER, CALL OUT FORM, OR THE ACTS OR OMISSIONS OF THE PARTIES IN CONNECTION WITH SERVICES/GOODS PROVIDED BY INSITUFORM. FURTHER, NOTWITHSTANDING ANYTHING CONTAINED IN THESE TERMS AND CONDITIONS, ANY PROPOSAL, ANY CONTRACT, ANY CALL OUT FORM, OR ANY PURCHASE ORDER TO THE CONTRARY, ANY RECOURSE AGAINST INSITUFORM RELATED TO INSITUFORM'S SERVICES/WORK, INCLUDING BUT NOT LIMITED TO ANY INDEMNITY OBLIGATIONS, SHALL BE STRICTLY LIMITED TO THE AMOUNT PAID TO INSITUFORM UNDER THE APPLICABLE PROPOSAL OR \$10,000, WHICHEVER IS LESS.

NO WARRANTY. INSITUFORM MAKES NO REPRESENTATIONS AND GRANTS NO WARRANTIES, EXPRESS OR IMPLIED, EITHER IN FACT OR BY OPERATION OF LAW, BY STATUTE OR OTHERWISE, AND SPECIFICALLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER WRITTEN OR ORAL, OR EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF MERCHANTABILITY, SUITABILITY, FITNESS FOR A PARTICULAR PURPOSE, FUNCTION, DESIGN, QUALITY, CAPACITY, FREEDOM FROM DEFECTS AND/OR CONTAMINATION, AND GOOD AND WORKMANLIKE PERFORMANCE, ARISING FROM OR IN CONNECTION WITH ANY GOODS OR SERVICES PROVIDED BY OR AT THE DIRECTION OF INSITUFORM.

INSURANCE: Upon request by the Customer, Insituform will furnish to the Customer certificates of insurance evidencing coverage with the following limits: (i) general liability insurance with minimum limits of \$2,000,000 per occurrence and \$4,000,000 in the aggregate; (ii) automobile liability insurance with minimum limits of \$1,000,000 per occurrence and \$2,000,000 in the aggregate; and worker's compensation and employers liability insurance with minimum limits of \$1,000,000, or the statutory minimum, whichever is greater. The above insurance shall not include Primary and Non-Contributory Coverage and Insituform shall not provide a Waiver of Subrogation endorsement.

BONDS: The Customer shall promptly, upon request of Insituform, furnish to Insituform a copy of the payment bond covering payment of obligations arising under the Proposal.

ACCEPTANCE. The Proposal is valid for thirty (30) days from the date of the Proposal unless rescinded by Insituform. The acceptance period may be extended only in the sole discretion of Insituform and such extension must be expressly set forth by Insituform in writing. If Customer does not sign the Proposal, Customer's ordering of goods or services by purchase order or otherwise shall be treated as Customer's acceptance of such terms and conditions. The acceptance of Insituform's Proposal creates a binding contract regarding the applicable project at the prices quoted therein and subject to these Terms and Conditions. Insituform reserves the right to change its pricing based on any unforeseeable delay in beginning and completing its work which is not caused by Insituform.

SET-OFF AND BACKCHARGES. Customer shall not be entitled to set-off any amounts due to Customer against any amount due to Insituform from Customer. Insituform will not be responsible for any back charges unless approved in writing in advance by an authorized representative of Insituform.



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PROPRIETARY AND CONFIDENTIAL INFORMATION. The information contained in the Proposal is proprietary to Insituform and shall be retained by the Customer in confidence and shall not be published or otherwise disclosed to third parties without the express written consent of Insituform.

TERMINATION. The Proposal may be terminated by either Party upon seven (7) day's written notice should the other party fail to materially perform in accordance with this Agreement without liability to the party initiating such termination. However, Insituform shall be entitled to be paid in full for its work and material provided until the date of termination.

APPLICABLE LAW - ENTIRE AGREEMENT. These Terms and Conditions are to be construed according to the laws of the State of Missouri, USA, except that its laws on conflict of laws shall be disregarded in their entirety when interpreting this agreement or the performance of the parties. Any controversy or claim ("Claim") arising out of or related to these Terms and Conditions or applicable Proposal or Call Out Form, or the breach thereof, shall be settled by mediation between the parties. In the event mediation fails to produce a satisfactory resolution of the Claim within sixty (60) days, then any Claim shall be settled by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then in effect. The arbitration shall be governed by the United States Arbitration Act to the exclusion of any provision of state, national or local law inconsistent therewith or which would produce a different result. Judgment upon the award rendered by the arbitrator may be entered by any court having jurisdiction. The arbitration shall be held in St. Louis, Missouri, USA. There shall be one arbitrator who shall have no jurisdiction to award punitive damages or exemplary damages. The arbitrator shall determine the Claim(s) of the parties and render a final award in accordance with the substantive law of the State of Missouri, USA, excluding any conflicts provisions of such law, whether statutory or case law. In the event that any arbitration instituted to enforce any provision of these Terms and Conditions, the Proposal, Call Out Form and Purchase Order, and/or to remedy, prevent or obtain relief from a breach of these Terms and Conditions, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs, including costs of arbitration, as well as court costs incurred, including those incurred in any and all appeals or petitions therefrom. This document constitutes the full understanding of the parties, and no terms, conditions, understanding or agreement purporting to modify or vary the terms of this document shall be binding unless hereafter made in writing and signed by the party to be bound.

MISCELLANEOUS. No part of these Terms and Conditions may be changed except by a written document signed by Insituform. As used in these Terms and Conditions, "including" and its variants mean "including without limitation" and its variants. No course of dealing or performance, usage of trade, or failure to enforce any terms will be used to modify these Terms and Conditions. The headings used in these Terms and Conditions are for general ease of reference and are not part of these Terms and Conditions. If any of these terms are unenforceable, such term will be limited only to the extent necessary to make it enforceable, and all other terms will remain in full force and effect. Customer may not assign these Terms and Conditions without Insituform's prior written consent. Nothing in these Terms and Conditions shall be construed to create, impose, or give rise to any duty owed to any third party. A waiver of these Terms and Conditions shall not operate as a subsequent waiver. Notwithstanding completion or termination of the applicable Proposal, Purchase Order, or Call Out Form for any reason, all representations, warranties, limitations of liability, and indemnification obligations contained in these Terms and Conditions shall survive such completion or termination and remain in full force and effect until fulfilled.

Insituform Technologies
DBA: Twin D

Signature Stuart J. Denny
Name Stuart Denny

Title: Business Development Manager

Date: November 13, 2024

Note: This proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete this contract as specified.

Customer: _____ (Print Name) **On Site POC:** _____

Signature _____ **Title** _____ **Date** _____

Billing Address: _____

Billing Email Address: _____

Confidentiality Note:

This communication, including any attachments, may contain confidential and/or proprietary and is intended only for the individual(s) or entity or entities to whom the communication is addressed. Any review, dissemination, or copying of this communication by anyone other than the intended recipient(s) is strictly prohibited. If you are not an intended recipient, please contact the sender by reply e-mail, and delete and destroy all copies of the original message.

Stansbury Service Agency Board of Directors Work Meeting

NOVEMBER 13TH, 2024

Agenda

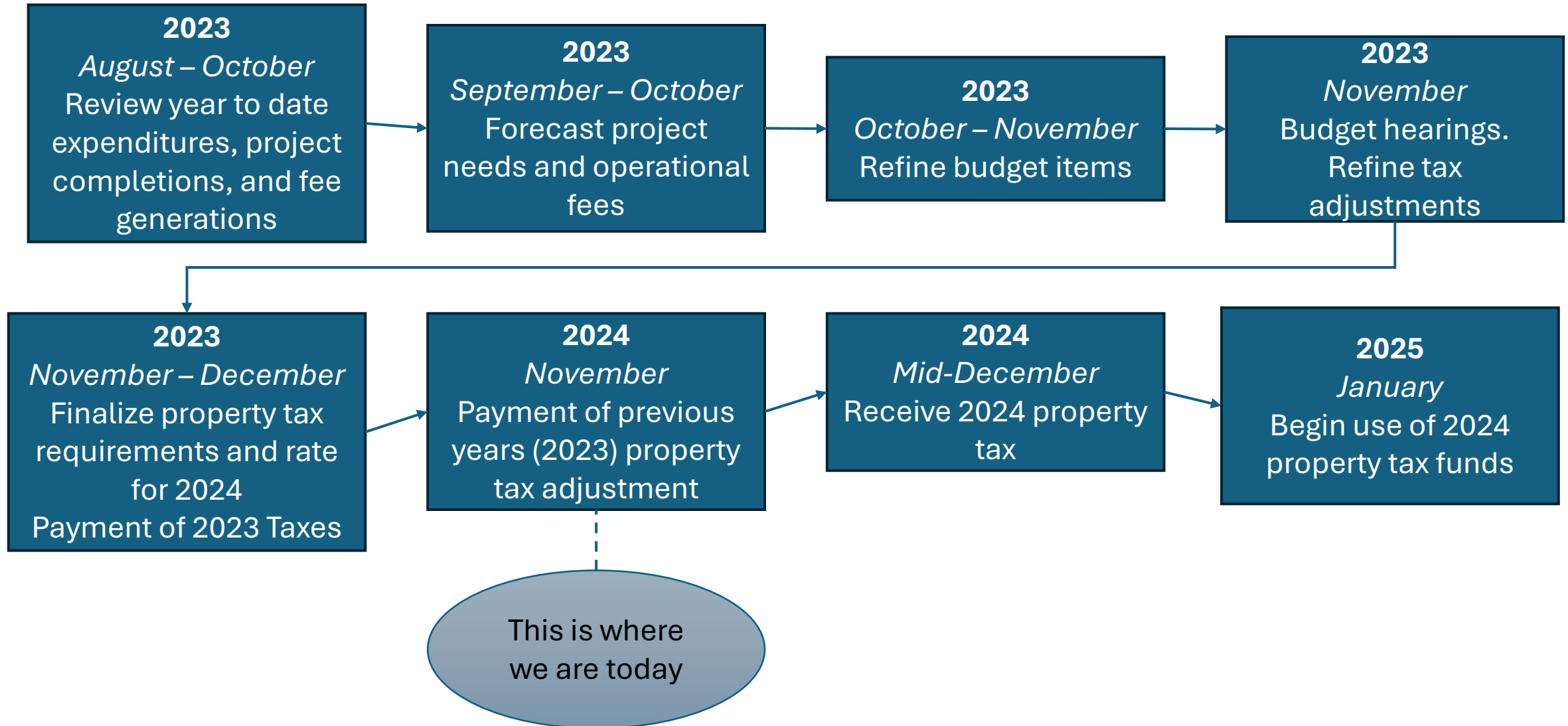
1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Review of Public Comments from the last meeting
5. Response to Comments from Truth in Taxation Public Hearing
6. General Manager Updates
 1. Operations
 2. Projects
 3. Finances
7. Discussion Items
 1. Options for Purchase of New Lake Weed Harvester
 2. Land Donation Offers
 - a. Area Adjacent to Soundwall from Glen Point to Dentist Office
 - b. Area Adjacent to Pole Canyon Road and Village Blvd.
 3. Proposed Year End Projects
8. Board member reports and requests.
 1. Open public comment session for individual Board Members to present final thoughts on any subject covered in the meeting, updates on individual projects not covered by the GM, concerns from residents and requests for future board actions.
9. Motion to Adjourn

Response to Truth-in Taxation Public Hearing Comments

Comment: We Got a Large Tax Increase in 2024 Where Did All the Money Go?

- The Tax increase passed in 2023 for 2024 will not be received until after you pay your taxes this year.
- That means that the money for operations in 2024 came primarily from taxes received in 2023.
- The 2023 Revenue was not sufficient to fully service the Agency needs because
 - Tax increase voted in 2022 was not approved
 - The 2023 Budget was not adjusted to reflect this
 - The spending plan for 2023 did not take into account the tax revenue would not be received until late in 2023.

Budget Development Process



Comment: We Got a Large Tax Increase in 2024 Where Did All the Money Go?

- Since the 2024 operating budget is comprised of:
 - Taxes Received in December 2023
 - Revenue Generated
 - Late Taxes and Fees in Lieu of taxesAND
- Because of the overspending in early 2023 and the denial of the tax increase there was a two-fold hit to the budget in 2024.
- We could either:
 - Accept a lower level of service in 2024, or
 - Borrow Approx. \$1M and incur long-term debt
- Since the board chose the former the money just wasn't there in 2024.

I Never Saw the Lake Mower Other Than Stansbury Days

- The mower is old and was made in Canada, making parts hard to get.
- We were able to get it running just before Stansbury Days and it ran for a couple of hours each day after that.



The Bridge is Falling Apart!

- The Bridge has been a problem for a while
- Several Attempts have been made to pay for a new one with grants, unsuccessfully.
- Bridge was rebuilt about 2007, but that repair is failing
- Currently looking at what we can do to fix it.

\$100,000 Was Spent on the Clubhouse, Where Did It Go?

- In 2023 the then GM proposed \$150K in clubhouse upgrades, unfortunately it was mostly cosmetic and included
 - Removal of the old fireplace
 - Repainting the walls throughout
 - New carpet in the upstairs, less the office area.
 - New doors at all three levels with crash bars.
 - New sound system in the large conference room
 - New AV system in the small conference room
 - Replacement fireplace (was cancelled)
 - New lighting (Not done)
- Budgeted for \$148,000; Spent \$127,000

A Lot of Areas Not Being Taken Care of.

- Due to lack of funding we had to reduce the frequency of mowing and not fix most of the known problems
 - Mowing schedule reduced from weekly to bi-weekly
- Working to develop a budget that will let us not only improve regular service but start to fix the problems
 - Improvements deferred until 2024

Why Hasn't the Board Looked to Other Revenue Sources to Off Set the Need for Taxes?

- The Board Has
 - Agreed to sell \$360,000 in excess water rights
 - Started Charging for use of facilities by sports teams
 - Pulled the management of Food Truck night inhouse – Generated \$20K in Revenue
 - Added ability to charge vendors for use of space

What About Selling Property?

- Several options were mentioned:
 - The Three Large Parcels each have particular issues
 - In terms of selling space around the golf course (and lake) there are issues with determining what is allowed by the bankruptcy agreement.

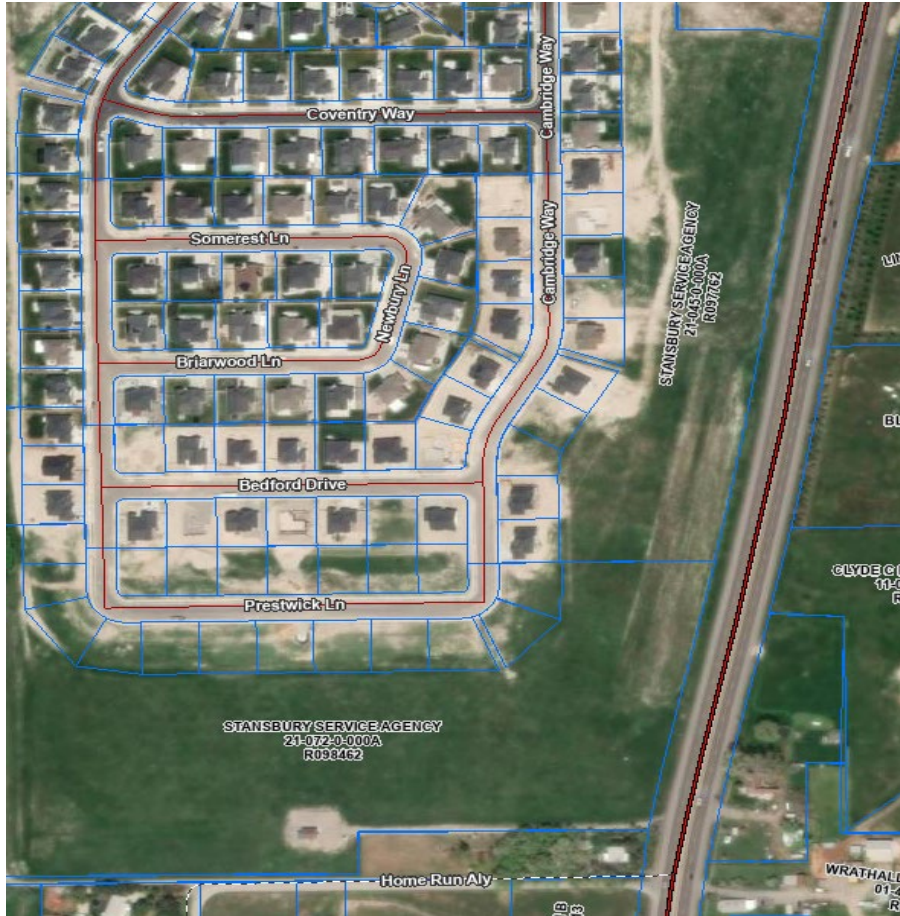
Property at Pole Canyon and Village



Property at Schooner and Bayshore



Property by the Reserve



Grantee shall perpetually preserve the parcels as a secondary conservation area pursuant to Tooele County Code Section 13-8-10 as it existed on the date of this Deed (attached hereto as Exhibit B). Any use of the parcels that impairs or interferes with secondary conservation area values is expressly prohibited

What about Bonding and Do All the Fixes at Once?

- Our bond position is hampered by the fraud
- The Cost to bond is significant.
- Cannot pay for operational costs using a bond.
- The only revenue source to repay the bond is tax money.
 - Which means you incur long term debt to the Residents
 - Will drive taxes above the .0014 mandated state requirement
- By phasing improvements and not incurring debt you can leverage interest in your favor instead of working against you.

What about using volunteer efforts

- The Agency has used and welcomes all volunteer help
 - Spring lake Cleanup day
 - 911 Day of Service
 - Continuing volunteer efforts through “Just Serve”
 - Adopt a Greenbelt
- Two issues with Volunteers
 - Short term fix not consistent
 - Some issues require licensed help.

What About Revenue from New Construction

- Those areas annexed in pay the same tax rate as existing residents, however, those tend to be worth more so they do pay more taxes.
- We do get Impact Fees from new construction, but that can only be used on new construction to support the growth.

What are the Revenues from the Golf Course, Clubhouse.

- In 2024 the Revenues realized were:
 - Golf Course - \$850,000
 - Clubhouse - \$35,000

There is a lot of outside use of the facilities like the lake we should make them pay for it.

- Biggest issue is enforcement
- Looking at things like charging for parking at clubhouse
 - Not a major revenue generator
 - Will drive people to other areas
 - Impact on roadside parking
- Would like to set up a charge to launch

The Public Doesn't Trust the Agency to Properly Manage the Money

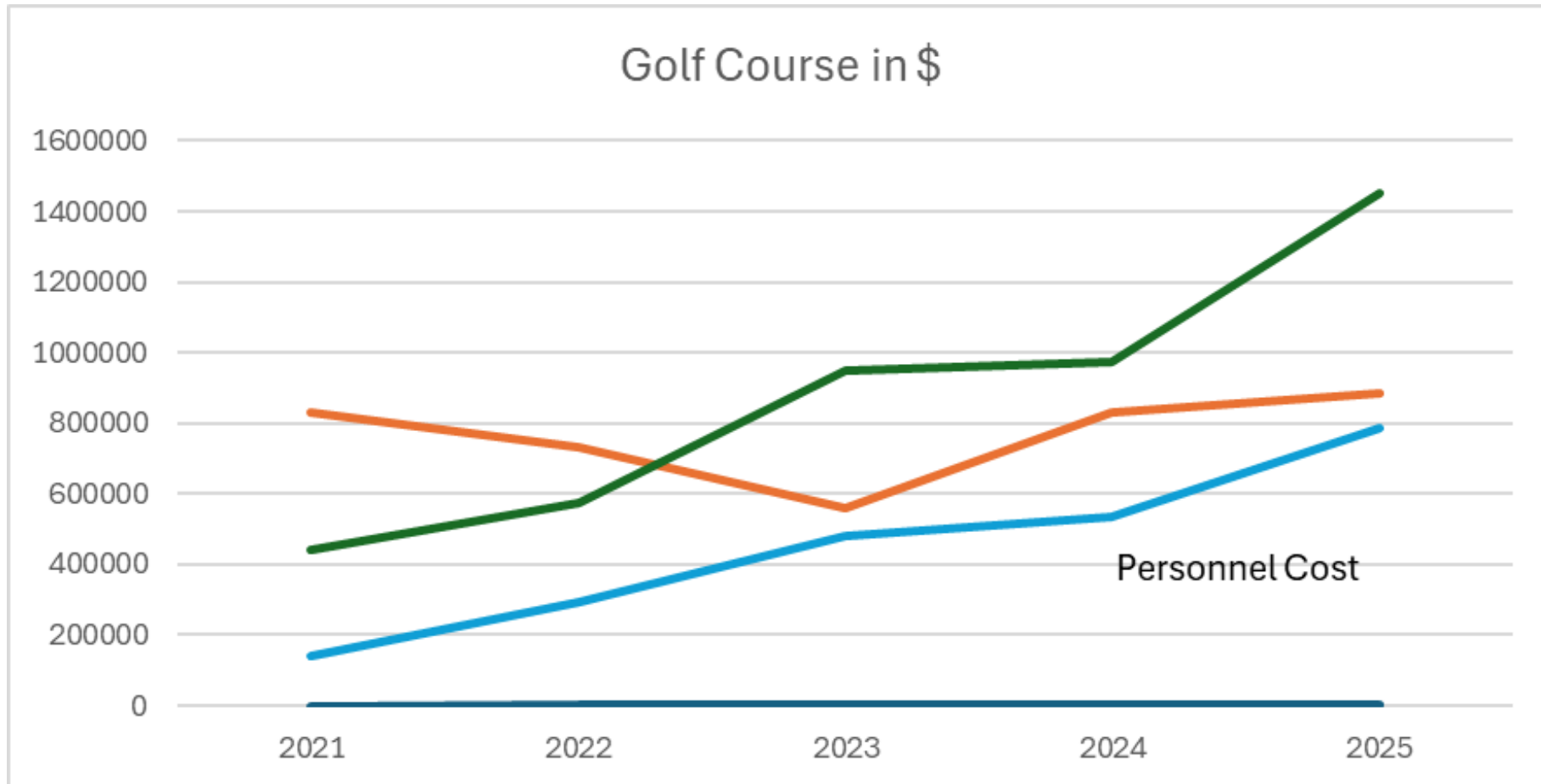
- In mid-2023 we began revamping the process
 - Better defined budget, down to individual line items
 - Better visibility into both budgeted progress and Cash Flow
 - Improved communication between Agency staff and board
 - Emphasis on do things right the first time.
 - Present budget status at least once a month
- Goal is to develop a sustainable budget without the wild fluctuations in tax requirements each year.

Response to Fee Schedule Public Hearing Comments

Public Hearing Comments and responses

- **Trent Ladle** – Asked if the clubhouse was reserved in 2024, but not used in 2025 would the reservation be charged at the lower rate. Feels the sports teams rental rates are too high, driving people to Salt Lake
 - Rental rates are charged at the current rate at the time of rental, so yes, he would be charged the 2025 rates. We only collect a reservation charge at time of reservation, not the cost of the rental.
 - The sports field rental fees were compared to those in Salt Lake and at the time they were approved were in-line or below those rates.
- **Bruce Beck** – Wanted to know if the increased fees were covering the new employees at the golf course or if the taxpayers were supporting it.
 - It's really a two part answer. The pro shop is adding a new year round individual, but reducing the number of seasonals. So from that standpoint it's not really an increase. The cost for employees is increasing, but due to increased costs for those employees, not the new hires per se.

Golf Course Revenue/Costs



GM Updates

Operations

Completing Winterization of Irrigation Systems and Bathrooms

Lake Weed Mower has been Working Each Day

Leaf Collection in progress

Pool has been Winterized and Heaters are in Place



Lake Weed Harvest

GM Updates

Projects

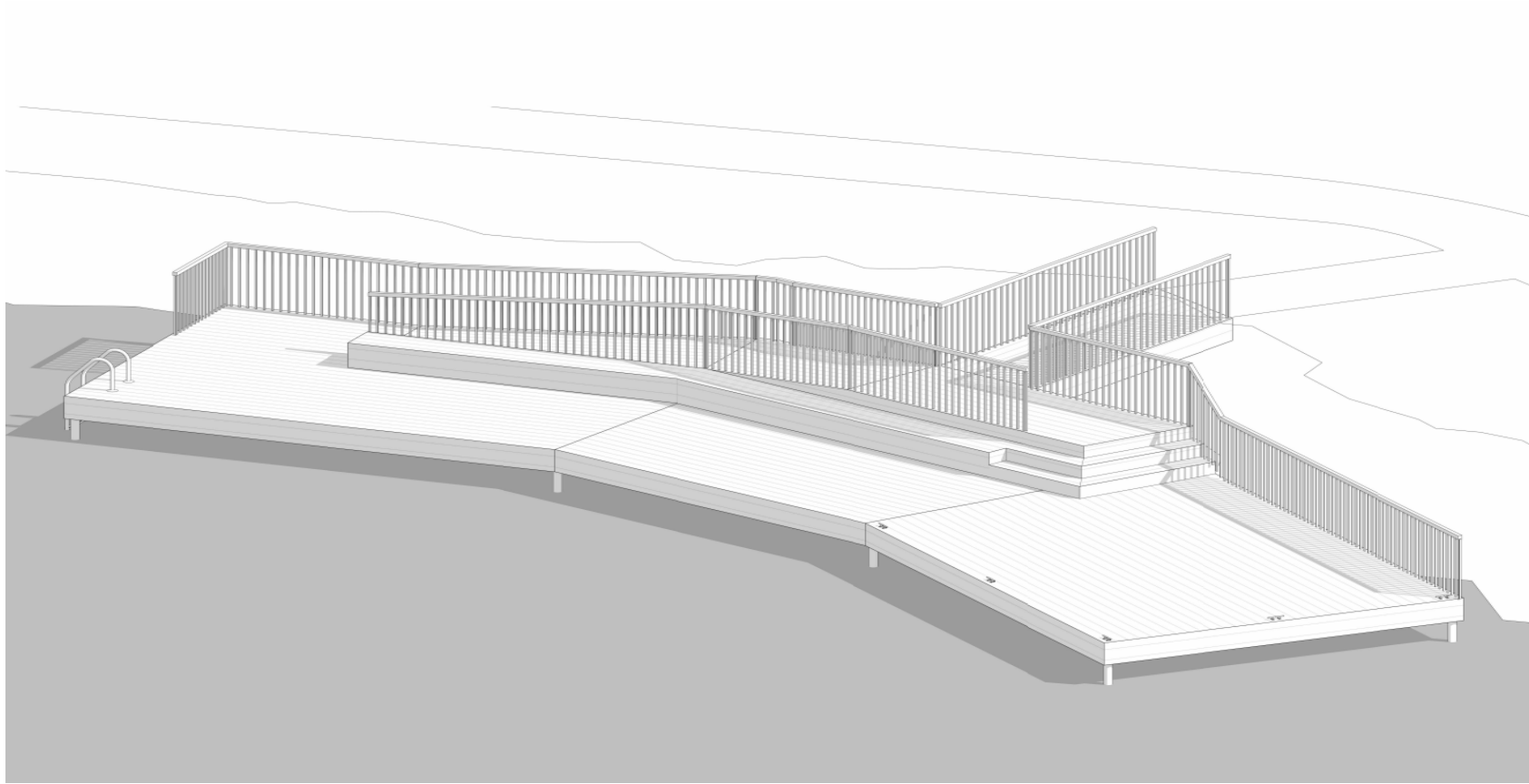
Clubhouse Dock Design Agreed Upon by Planning Committee

Mark up for Amphitheater Designs will be back to Blu by the end of the week

Creating Contracts for

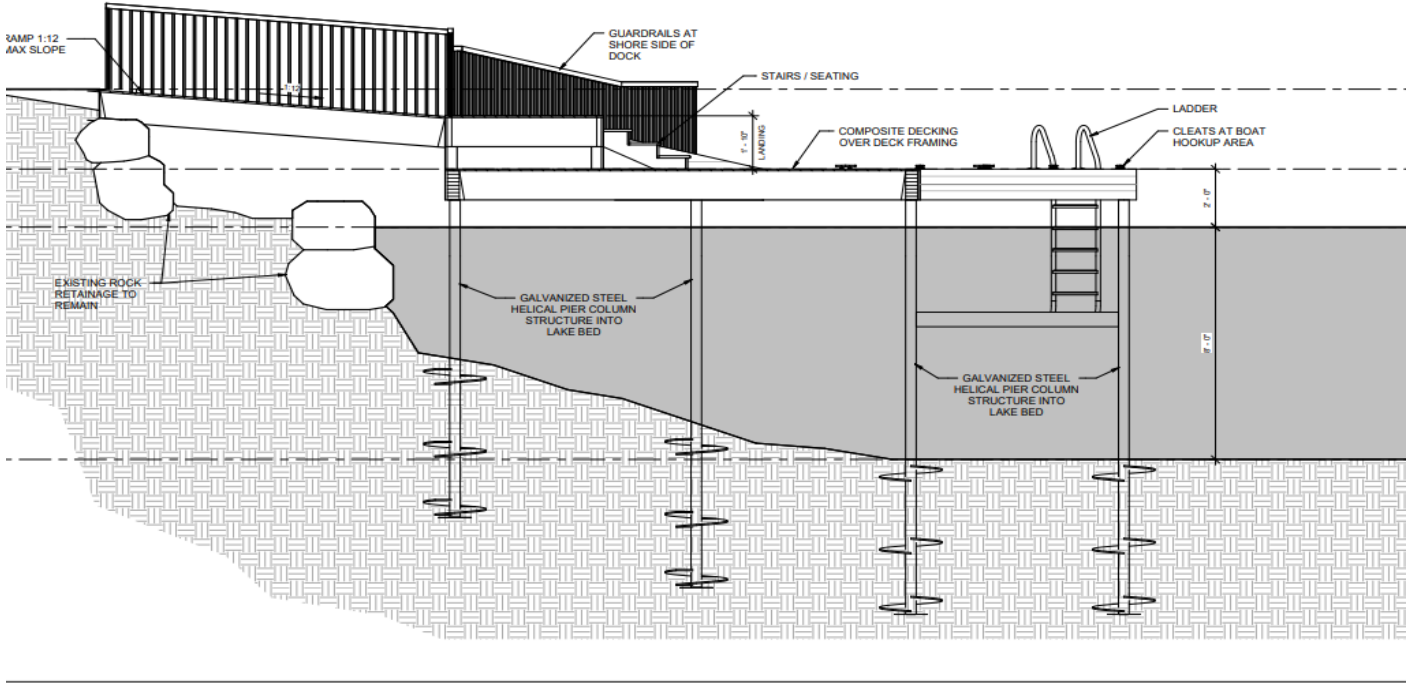
- Maintenance Shop Roof Repair
- Clubhouse Entry Way Leak
- North Wall Area Leak into Spa
- Replacing of Windows and Seals

Getting Bids for Replacement of Carpeting in Large Conference Room



Proposed Design For Clubhouse Dock
13 Nov 2024

Proposed Design for Clubhouse Dock



Damage to Large Conference Room Carpet

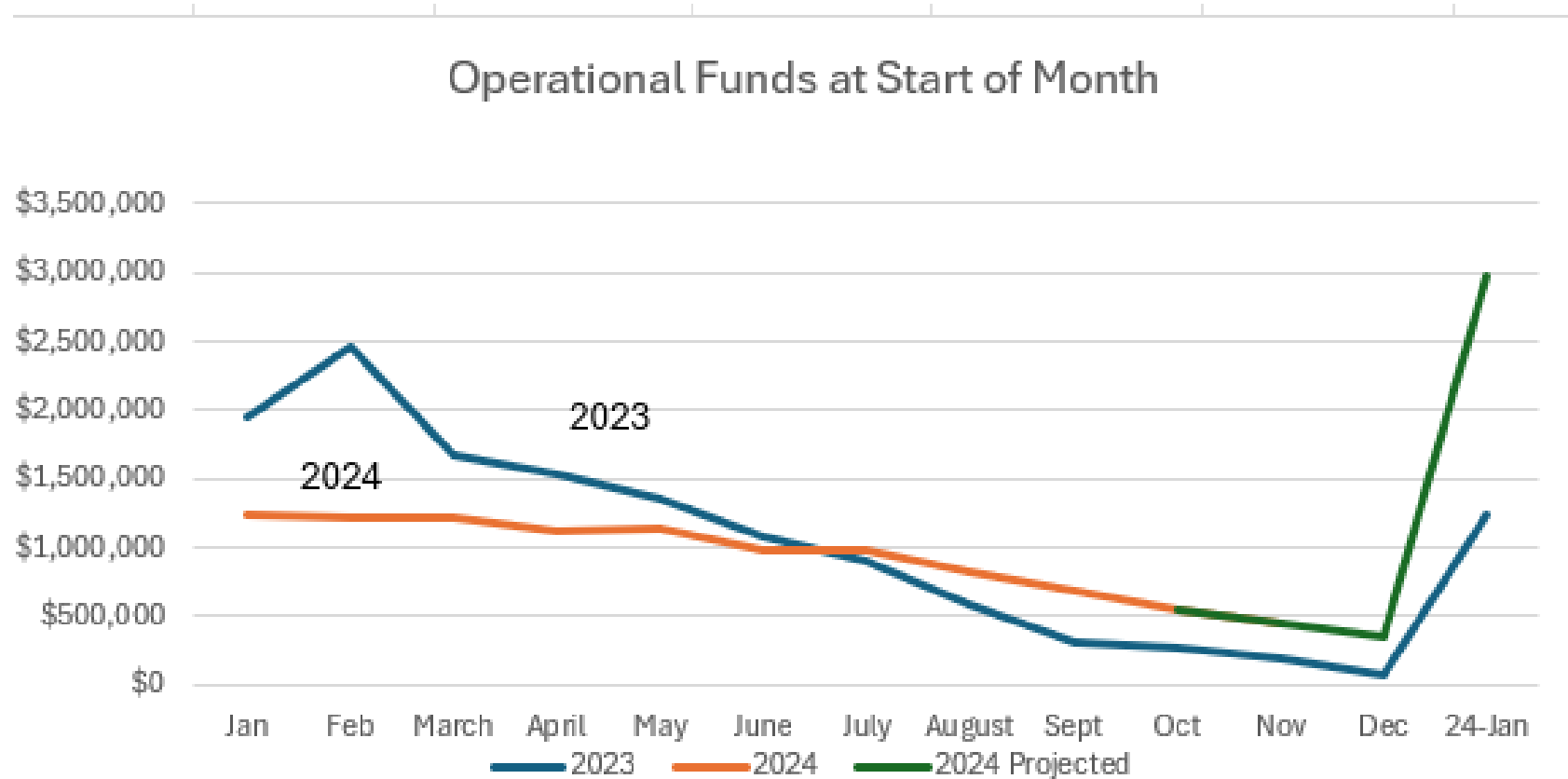


As of 31 Oct 2024				
Operations			IMPACT	
Checking (Zions Bank)	\$116,622.85		Checking (Zions	\$0.00
Checking (Chartway)	\$1,592.11		PTIF	\$1,118,298.48
Savings (Chartway)	\$5.00			
PTIF	\$321,583.52			
TOTAL	\$439,803.48			\$1,118,298.48
TOTAL	\$1,558,101.96			

GM Updates
 Finances – Fund Balances

GM Updates

Finances – Operational Monthly Totals

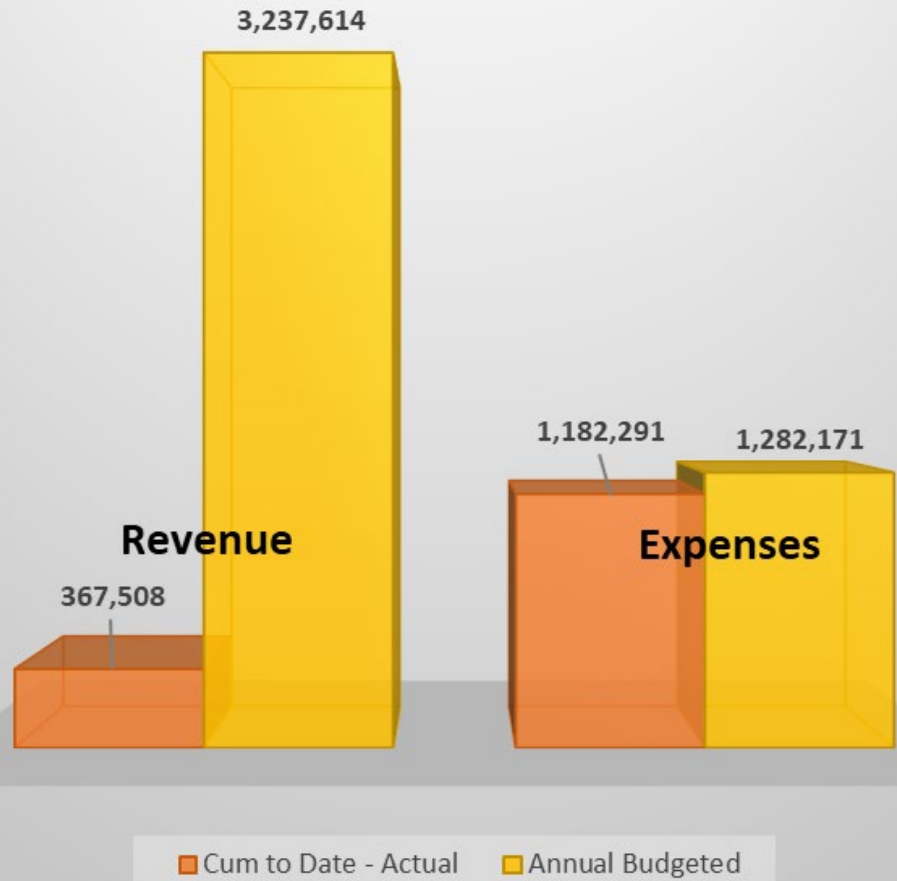


SUMMARY

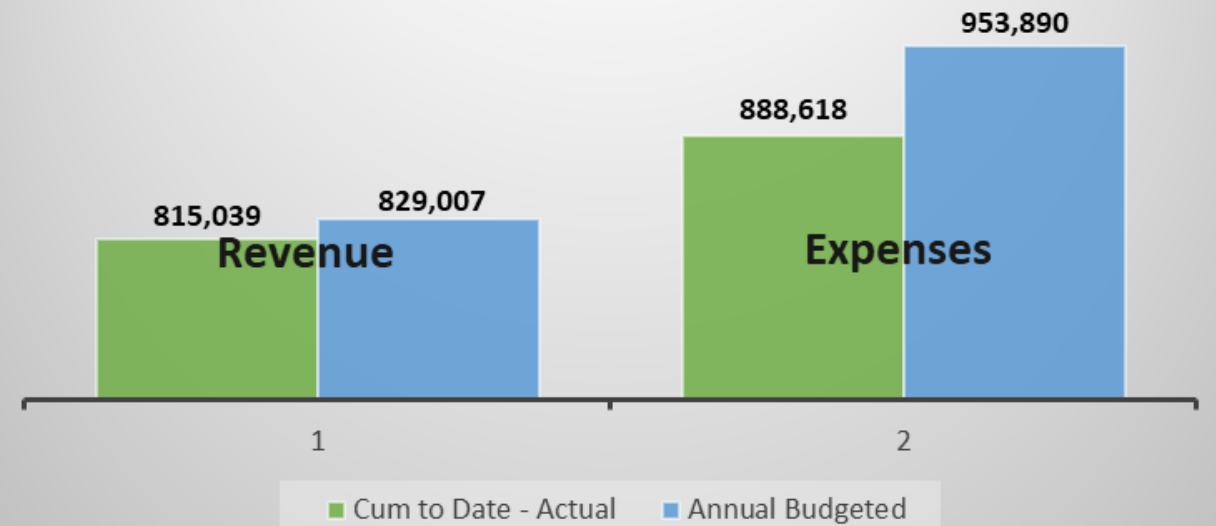
	2024 YTD	2023	2022	2021	2020	2024
Total Revenue	\$912,334	\$661,094	\$749,416	\$834,796	\$774,430	\$961,671
Less Taxes	\$858,176	\$646,886	\$732,252	\$834,839	\$774,430	\$905,492
Less Non-Revenue Payments	\$40,420	\$58,240	\$71,855	\$54,949	\$53,760	\$37,167
Net Revenue	\$817,756	\$588,646	\$660,397	\$779,891	\$720,670	\$868,325

GM Updates
Golf Course – As of 31 Oct 2024

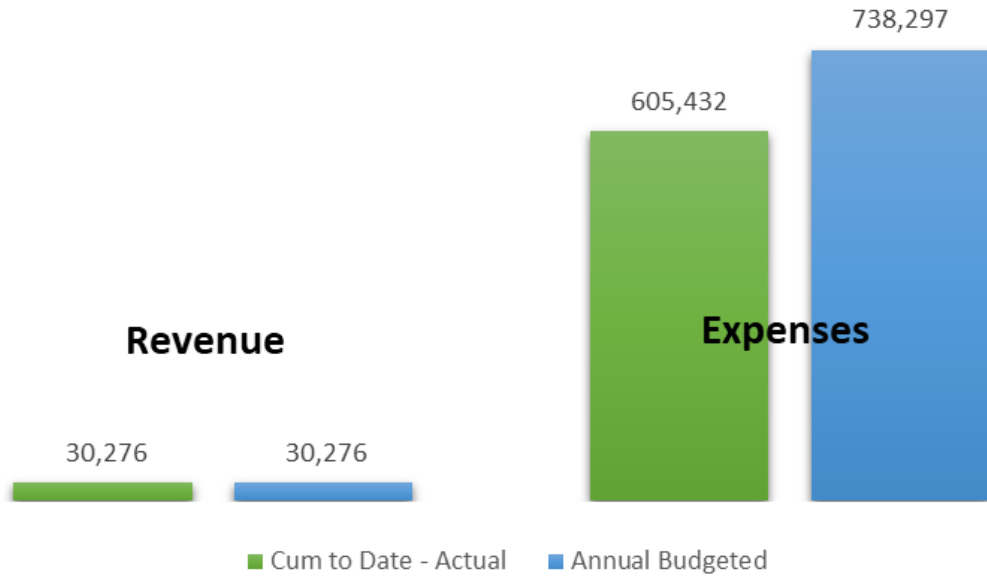
2024 ADMIN Revenue/Expenses as of 10/31/2024



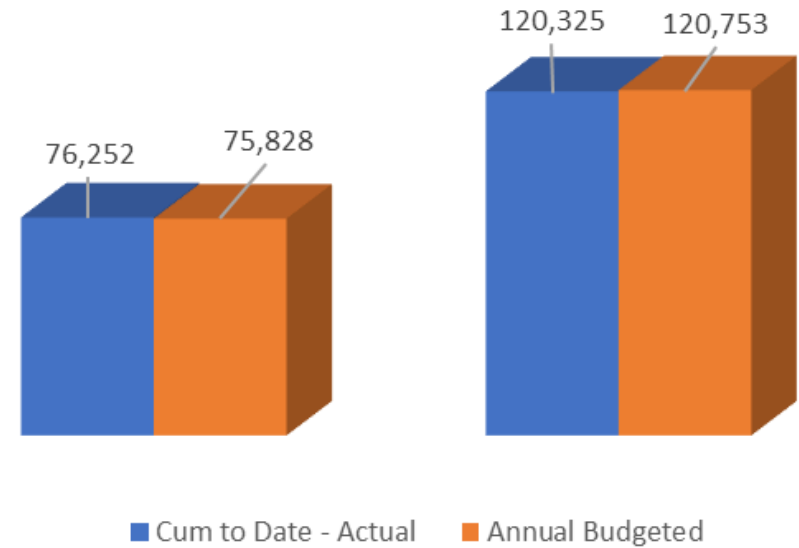
2024 Golf Revenue/Expenses as of 10/31/2024



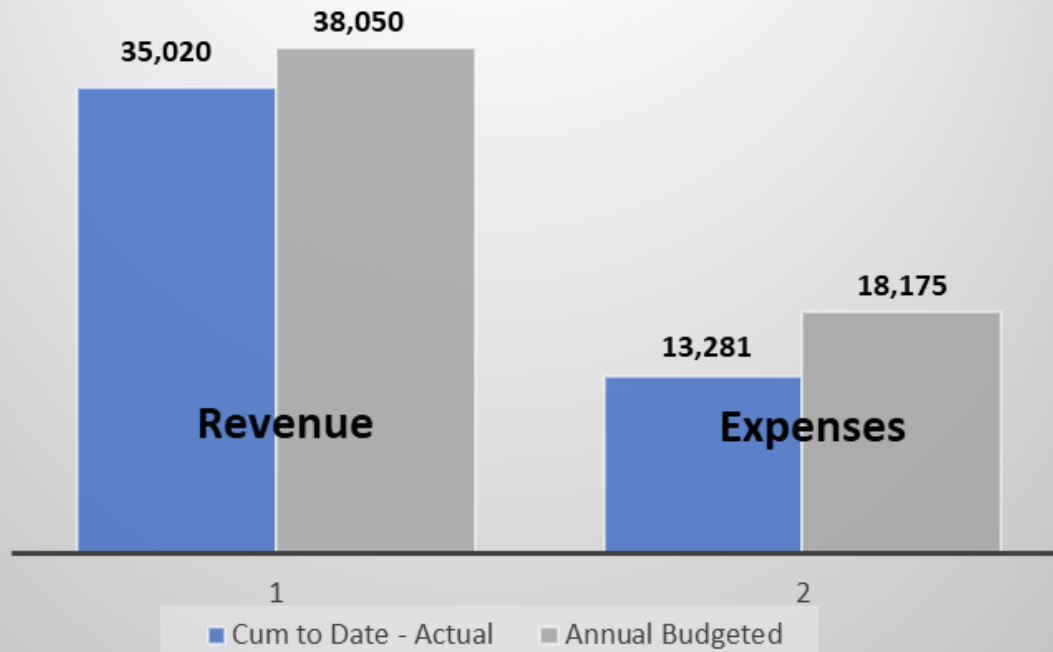
2024 Recreation Revenue/Expenses - as of 10/31/2024



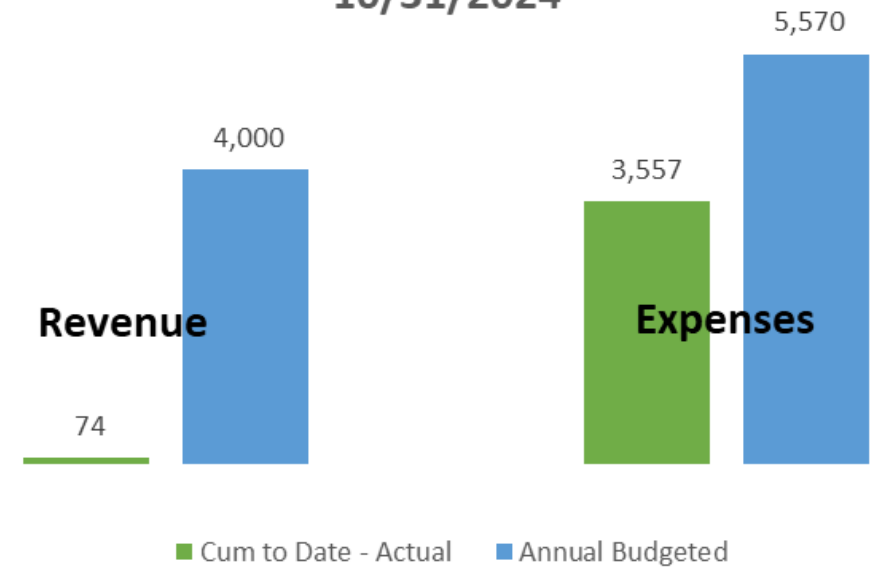
2024 Pool Revenue/Expenses - as of 10/31/2024



2024 Cemetery Revenue/Expenses as of 10/31/2024



2024 Library Revenue/Expenses as of 10/31/2024



Lake Weed Mowing Boats



Aquamarine H5-200

- Size (LxWxH): 33' 1" X 11' 7 " X 7' 6"
- Draft (loaded/unloaded): 10.5"/15.5"
- 5' 0" Cutting Width; 5' 6" Depth
- Storage Capacity: 3,000 lbs.; 200 cu. ft.
- Weight (Dry, w/out options) – 6,800 lbs.
- Equivalent to our current boat, made in Canada.
- Comes with a number of attachments
- Paddle Wheel Drive
- Cost (Basic Boat) - \$99,980.00



Aquarius Boats EH 220

- Size (LxWxH):
- Draft (loaded/unloaded):
- 5' 0" Cutting Width;
- Storage Capacity:
- Weight (Dry, w/out options) –
- Similar to the Aquamarine Boats, Smaller Version
- Comes with a number of attachments
- Paddle Wheel Drive
- Cost (Basic Boat) - \$150,000



Aquarius HM 220

- Size (LxWxH):
- Draft (loaded/unloaded):
- 5' 0" Cutting Width; 5' 6" Depth
- Storage Capacity:
- Weight (Dry, w/out options) –
- Equivalent to our current boat, made in Minnesota.
- Comes with a number of attachments
- Paddle Wheel Drive



Aquarius HM 420

- Size (LxWxH):
- Draft (loaded/unloaded):
- 5' 0" Cutting Width; 5' 6" Depth
- Storage Capacity:
- Weight (Dry, w/out options) –
- Similar to the Aquamarine Boat
- Comes with a number of attachments
- Paddle Wheel Drive
- Cost (Basic Boat) - \$205,000

Alpha Boats FX5



- Size: 31' X 12' Size
- 5' Cutting Width, 4' 6" Depth
- Storage Capacity
 - 225 Cu. Ft., 2000 lbs.
- Draft
 - 12" – Empty
 - 14" – Loaded
- Propulsion – Bi-Directional Paddle Wheels



Alpha Boats FX6

- Size 3' 8" X 8' 6" x 7' 7"
- 6' Cutting Width, 4' -6' Depth
- Storage Capacity
 - 323 Cu. Ft.
 - 6000 lbs.
- Draft
 - 11" Empty
 - 17" Loaded
- Propulsion – Bi-Directional Paddle Wheels



Alpha Boats FX7

- Size 3' 8" X 8' 6" x 7' 7"
- 6' Cutting Width, 4' -6' Depth
- Storage Capacity
 - 323 Cu. Ft.
 - 6000 lbs.
- Draft
 - 11" Empty
 - 17" Loaded
- Propulsion – Bi-Directional Paddle Wheels



Alpha Boats FX 11

- Size: 46' X 11' X 10'
- 11' Cutting Width, 6'-9' Depth
- Storage Capacity
 - 1000 Cu. Ft.
 - 15,000 lbs.
- Draft
 - 13' – Empty
 - 24' – Loaded
- Propulsion – Bi-Directional Paddle Wheels
- Cost - \$160,000



Weedo TC-3012 Turbo

- Size: 22' X 7'3" X 8'
- Smaller, more maneuverable craft
- Comes with a number of attachments like a skimmer, cutter and basket to collect material.
- No onboard collection, requires a support boat
- Auger Drive
- Would represent a new capability to get into tighter spaces
- Cost (delivered) - \$111,702



Weedo TC-3014 Turbo

- Size: 15' X 7'3" X 5'
- Similar to the TC-3012, but does not include the underwater side mower.
- Comes with a number of attachments like a skimmer, cutter and basket to collect material.
- No onboard collection, requires a support boat
- Auger Drive
- Would represent a new capability to get into tighter spaces
- Cost (delivered) - \$105,073



Weedo TC-6450 Amphibious

- Fully Amphibious
- Comes with a number of attachments like a skimmer, cutter and basket to collect material.
- No onboard collection, requires a support boat
- Auger Drive/Track on the Pontoon for Land
- Would represent a new capability to get into diverse places and would not require launching.
- Cost (delivered) - \$286,581



Weedoo TC-6520

- Comparable to our current boat
- Storage capacity up to 20 Cu. Yards
- Auger Drive Propulsion
- Cost (delivered) - \$328,761



Proposal for
Land Transfer
to Agency
Area Between
Glenpoint and
Dentist Office

Proposal for Land Transfer to Agency

Area on East Side of Village at Pole Canyon



Proposed Improvements in 2024

Clubhouse and Pro Shop Fire Systems - \$10K (in 25 budget)

Replace Master Breaker in Clubhouse - \$15K (in 25 Budget)

Add Automated Door Mechanisms to Clubhouse - \$15K

Remove Tree off Pole Canyon Road- \$3.5K

Clear line behind Hole #3 - \$1,750

Board Member Reports and Requests
