



Stansbury Service Agency Work Agenda

Date: Wednesday, December 4th, 2024

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

Time: 7:00 PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Review of Public Comments from the last meeting
5. General Manager Updates
 1. Operations
 2. Projects
 3. Finances
6. Action Items:
 1. 2024.12.01 A
Board Review and Possible Approval of November 13, 2024, Work Meeting Minutes
7. Discussion Items
 1. .gov email migration
 2. Bringing impact fees back in-house
 3. 2024 Amended Budget
 4. 2025 Budget
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



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

it. Ammon Jacobsmeyer pointed out the agency would have to make sure there is no stipulation to develop it.

7. John Wright wants to look into it more.
8. Brett Palmer asked what the advantage was. John Wright reiterated the potential for selling it for a profit.
9. James Hanzelka said he would look into it and get more information.

c. Proposed Year End Projects

- i. Clubhouse and pro shop fire systems - \$10K (in 2025 budget)
- ii. Replace master breaker in the clubhouse - \$15K (in 2025 budget)
- iii. Add automated door mechanisms to the clubhouse - \$15K.
 1. Would not have to give keys to renters
 2. Can lock out terminated employees
 3. Tracks when accessed.
 4. Do not have to pay someone to check if the building is locked.
 5. Will alert if a door is opened.
 6. Tied to the fire control system so doors unlock automatically in a fire.
 7. Operated remotely.
 8. Can set codes for renters that only give them access during their rental time.
- iv. All of these projects would be billed in 2025 except for the tree removal.
- v. Remove tree off Pole Canyon Road \$3.5K – from operation funds.
- vi. Clear line behind hole #3 \$1,750 – from operation funds
- vii. James Hanzelka said he is comfortable with the cash flow in response to a question from Ammon Jacobsmeyer
- viii. Ammon Jacobsmeyer asked about operation costs for the automated doors. Ingrid Swenson reported it is \$15/month.
- ix. James Hanzelka plans to execute these projects unless the board objects.

8. Board member reports and requests.

- a. Cassandra Arnell updated the board on policy meetings. Many are close to being approved and implemented. The committee is currently taking a step back and reorganizing the policy manual and implementing the procedural manual. Hoping to have an annual plan. Then, the committee can start adding to it in the proper form. She thinks it should be done by the end of this year. A good framework is set, just reorganizing to make things more accessible. She thanked everyone who attended the last meeting and asked that residents reach out if they still have questions.
- b. John Wright reports that bridge repairs have been completed to county specifications. A structural engineer is doing a bridge evaluation to give the agency options. He is starting to work on the roof damage at the shop to get it through the winter. Depending on the weather, he should still be able to get to the Porter Way ballpark later this fall/winter.

- 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 4th day of December, 2024.

Brett Palmer, Board Chair

Stansbury Greenbelt Service Area 2025 Proposed Budget

REVENUES	2023 Actual	2024 Estimated	2025 Proposed
Tax			
Tax Revenue			
General property tax	770,724	1,484,309	1,484,309
Total Tax Revenues	770,724	1,484,309	1,484,309
EXPENDITURES			
General Government			
Operating Expenditures	770,724	1,484,309	1,484,309
Total Operating Expenditures	770,724	1,484,309	1,484,309
Total Change in Net Position	0	0	0

Stansbury Recreation Service Area 2025 Proposed Budget

REVENUES	2023 Actual	2024 Estimated	2025 Proposed
Tax			
Tax Revenue			
General property tax	770,724	1,484,309	1,634,309
Total Tax Revenues	770,724	1,484,309	1,634,309
EXPENDITURES			
General Government			
Operating Expenditures	770,724	1,484,309	1,634,309
Total Operating Expenditures	770,724	1,484,309	1,634,309
Total Change in Net Position	0	0	0

Draft

2025 Stansbury Service Agency Total Budget - Proposed

Revenue:	2023 Actual	2024 Estimated Budget	2025 Proposed
SSA Fund 10 General	2,358,178	4,592,434	4,463,700
SSA Fund 41 Capital Projects	547,568	780,000	1,113,800
SSA Fund 44 Impact Fees	173,411	1,362,650	1,148,230
Total Revenue	3,079,157	6,735,084	6,725,730

Expenses	2023 Actual	2024 Estimated Budget	2025 Proposed
SSA Fund 10 General	2,969,602	4,592,434	4,463,700
SSA Fund 41 Capital Projects	199,688	780,000	1,113,800
SSA Fund 44 Impact Fees	721,980	1,362,650	1,148,230
Total Expenditure	3,891,270	6,735,084	6,725,730

Total Change in Net Position	(812,113)	0	0
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Draft

Stansbury Service Agency of Tooele County
2025 State Budget Report
10 - General Fund

	2023 Actual	2024 Estimated Budget	2025 Proposed Budget
Change In Net Position			
Revenue:			
Taxes			
4100 General property tax	1,411,624	2,968,618	3,118,618
4110 Fee in lieu of property tax	119,993	100,000	100,000
4115 Delinquent property taxes	9,832	30,000	10,000
Total Taxes	1,541,448	3,098,618	3,228,618
Intergovernmental revenue			
4601 Tourism Tax Grant	5,000	15,000	10,000
4602 Tooele Co Recreation Special Service Grant - Recre	16,000	0	0
4603 Emerging Libraries Grant	2,000	0	0
4604 LSTA Borrower Support Grant	88	0	0
4605 Tooele Co Recreation Special Service Grant-Library	4,000	3,969	4,000
Total Intergovernmental revenue	27,088	18,969	14,000
Charges for services			
4200 Clubhouse Rental	44,169	30,700	40,000
4205 Small Conference Room	60	130	300
4210 Large Conference Room	0	0	300
4215 Gazebo Rental	1,280	2,300	1,600
4220 Pavilion Rental	4,727	2,141	2,000
4225 Park Rental - Youth Sport Program	0	28,791	40,000
4310 Swimming pool - Daily admission Resident	7,065	26,180	20,000
4311 Swimming pool - season pass	1,966	7,801	6,000
4312 Swimming pool - punch card	950	3,048	2,400
4313 Swimming pool - Daily admission Non Resident	428	2,128	1,000

4320 Swimming pool - Party rental	4,861	7,153	6,000
4330 Swim Lessons	8,085	14,354	14,000
4335 Swim teams	0	6,790	6,700
4350 Pool Concessions	4,310	8,374	8,500
4401 Golf green fees	401,749	668,000	475,000
4402 Golf cart fees	0	0	195,000
4403 Golf driving range	0	0	20,000
4404 Golf Snack Bar	26,204	44,500	45,000
4405 Golf Leagues	50,458	0	0
4406 Golf ProShop	55,241	112,500	130,000
4409 Golf Alcohol	26,136	20,900	21,000
4412 Golf Pavilion	0	307	500
4502 Library Card	40	74	50
4503 Library Lost Book	20	0	0
4800 Cemetery Plots	26,600	23,500	25,000
4801 Cemetery Plots Transfer	50	50	0
4810 Cemetery services	7,600	12,500	10,000
4950 Boat Registration	45	60	40
Total Charges for services	672,052	1,022,281	1,070,390

Interest			
4140 Interest Income	58,131	51,000	80,000
Total Interest	58,131	51,000	80,000

Miscellaneous revenue			
4001 Charter membership	616	254	254
4170 Miscellaneous	37,459	20,200	5,000
4180 Cell tower rental	9,232	9,438	9,438
4250 Special Event - Stansbury Days	8,618	19,826	20,000
4251 Special Event - Stansbury Pageant	0	0	1,000
4252 Park Event	0	140	0
4253 Special Event - Community	1,745	3,350	3,000
4254 Food Trucks Revenue	0	17,513	20,000

4255 Special Event - Stansbury Days Triathlon	0	1,144	10,000
4900 Property Rental	1,790	2,518	2,000
Total Miscellaneous revenue	59,459	74,382	70,692

Contributions and transfers			
6999 Fund Balance Appropriation	0	327,184	0
Total Contributions and transfers	0	327,184	0

Total Revenue:	2,358,178	4,592,434	4,463,700
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Expenditures:			
General government			
Council			
50-110 Board Member Compensation	14,350	15,600	15,600
50-250 Keys	0	0	100
50-312 IT expense	1,240	1,100	1,500
Total Council	15,590	16,700	17,200

Administrative/Parks, recreation, and public property			
110 Salaries	400,134	497,300	598,460
115 Hourly	396,351	222,500	542,065
120 Seasonal	291,449	355,036	560,160
130 Benefits	17,362		
131 FICA	82,613	80,725	138,260
132 Health Benefit	206,343	152,733	349,300
133 Retirement Benefit	107,220	89,889	170,100
134 Unemployment Insurance	14,367	15,267	34,110
135 Employee Incentive	570	3850	5000
210 Dues & Subscriptions	10,062	12,438	19,550
230 Mileage reimbursement	2,552	2,206	4,520
231 Travel Expenses	0	0	4000
240 Office supplies & PPE	8,317	10,873	14,695
250 Maintenance	226,492	365,422	419,150

260 Waste/Trash	8,352	9,600	7,320
270 Electricity	47,110	58,200	62,300
271 Natural Gas	18,500	19,715	25,500
272 Telephone, Internet	16,810	15,210	17,410
273 Water	85,586	106,950	127,570
280 Fuel	35,033	32,000	53,000
5129 Retirement	13,799	0	0
310 Professional services	63,168	28,500	42,000
311 Security	1,023	2,768	3,300
312 IT expense	12,091	15,250	29,900
319 Food Truck Expenses	0	500	5000
320 Community Outreach	7,902	4,160	10,500
321 Community Outreach - Stansbury Days	29,016	27,903	40,000
322 Community Outreach - Pageant	2,173	4,165	6,000
323 LSTA Borrower Support Grant Expenses	88	0	0
324 Emerging Library Grant Expenses	2,000	0	0
325 Tooele County Recreation Grant Expenses	4,000	4,000	4,000
326 Tourism Tax Grant	10,000	30,000	10,000
330 Training	3,463	3,050	19,700
410 Inventory, Food	36,025	43,208	44,000
415 Inventory, Non Food	82,733	77,556	100,200
510 Insurance	41,013	50,050	65,000
530 Elections	18,167	0	20,000
531 Truth In Taxation	0	4331	4500
610 Miscellaneous	9,674	4,874	5,700
620 Merchant Fees	16,506	28,670	28,300
621 Bank fees	3,917	5,321	4,300
710 Land	0	206	0
740 Small Equipment under \$1000	9,239	5,251	15,250
741 Equipment Rental	72,144	83,250	143,500
810 Interest expense	865	10	0
Total Administrative/Parks, recreation, and public property	2,414,229	2,472,937	3,753,620

Transfers				
51-945 Transfers to Capital Projects	539,783	780,000		540,000
51-946 Transfer to Impact Fees	0	327,184		0
51-950 Fund Balance Appropriated	0	995,613		152,880
Total Transfers	539,783	2,102,797		692,880
Total Expenditures:	2,969,602	4,592,434		4,463,700
Total Change in Net Position	-611,424	0		0

Stansbury Service Agency of Tooele County
2025 State Budget Report
41 - Capital Projects Fund

	2023 Actual	2024 Estimated Budget	2025 Proposed Budget
Change In Net Position			
Revenue:			
Intergovernmental revenue			
4600 Grants	0	0	0
6400 Gain from trade ins	7,785	0	0
6500 Capital project grants	0	0	0
Total Intergovernmental revenue	7,785	0	0
Contributions and transfers			
6900 General Fund Transfer to CP	539,783	780,000	540,000
6999 Fund Balance Appropriation	0	0	573,800
Total Contributions and transfers	539,783	780,000	1,113,800
Total Revenue:	547,568	780,000	1,113,800
Expenditures:			
General government			
Administrative			
66900 Reconciliation discrepancies	0	0	0
7000 Capital facility plan development	0	0	0
7010 Underpass	0	0	0
7020 Amphitheater	0	0	0
7255 Safe Route to School Trail FY 2022	0	0	0
7257 Underpass	0	0	0
7901 Golf pond #15	0	0	0
Total Administrative	0	0	0

Non-Departmental				
6901 CP transfer to General Fund	0	0	0	540,000
Total Non-Departmental	0	0	0	540,000

Total General government	0	0	0	540,000
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Parks, recreation, and public property

Parks				
7260 Ponderosa Park	0	0	0	0
7400 Park Improvement	3,053	0	0	129,842
7400.1 Park Improvement - Non Outlay	3,490	1,700	0	0
7401 Park Equipment	85,004	75,500	0	262,000
7401.1 Park Equipment - Non Assets	16,755	3,800	0	0
7900 Shop improvement	0	0	0	0
Total Parks	108,302	81,000	0	391,842

Recreation

7258 Club House Improvements	126,659	0	0	74,000
7258.1 Club House Improvements - Non Outlay	0	0	0	0
7261 General Landscaping Improvements	0	0	0	0
7262 Clubhouse Complex	0	0	0	0
7600 Lake improvements	0	0	0	0
Total Recreation	126,659	0	0	74,000

Golf Greens

7500 Golf course improvements	123,078	20,000	0	35,000
7500.1 Golf course improvements - Non Outlay	0	0	0	0
7501 Golf course equipment	75,540	105,200	0	54,000
7501.1 Golf course equipment - Non Assets	0	0	0	0
Total Golf Greens	198,618	125,200	0	89,000

Pro Shop

58-329 Capital Project Reserve	0	0	0	0
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7259 Golf Course Pro Shop Improvements	38,519	0	7,050
7259.1 Golf Course Pro Shop Improvements - Non Outlay	0	0	0
7502 ProShop Equipment	42,145	0	0
Total Pro Shop	80,664	0	7,050

Pool			
7200 Swimming pool improvements	30,270	0	0
7200.1 Swimming pool improvements-Non Outlay	0	0	0
7201 Swimming pool equipment	1,453	0	0
7201.1 Swimming pool equipment-Non Assets	1,604	0	0
Total Pool	33,327	0	0

Cemetery			
7800 Cemetery improvement/development	0	0	0
Total Cemetery	0	0	0

Total Parks, recreation, and public property	547,570	206,200	561,892
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Transfers			
41-950 Fund Balance Appropriated	0	573,800	11,908
8944 Transfer to Impact Fee Fund	0	0	0
Total Transfers	0	573,800	11,908

Total Expenditures:	547,570	780,000	1,113,800
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Total Change in Net Position	-2	0	0
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2025 Improvement

Safety		Proshop	Greens	Clubhouse	Parks	Cemetery
Priority	Action					
1	Clubhouse Fire Suppression/warning system not functional			\$ 6,000		
2	Replace Waste Breaker at Clubhouse			\$ 15,000		
3	Fire Suppression system not working in Golf Shack	\$ 4,700			\$ 40,000	
4	Add Wood Chips to Play Areas				\$ 15,486	
7	Replace Railing Around Gazebo				\$ 4,356	
8	Repair Railings in and around the pool/basketball area					
9	AED	\$ 2,350				
Total for Safety Priority		\$ 7,050	\$ -	\$ 21,000	\$ 59,842	\$ -
\$ 87,892						

Critical Repairs		Proshop	Greens	Clubhouse	Parks	Cemetery
Priority	Action					
10	Overhead Windows Replaced/wooden framing seals replaced			\$ 10,000		
11	Repair Header Over Clubhouse Windows			\$ 20,000		
12	Install Security Cameras			\$ 3,000		
13	Replacing Maintenance Roof				\$ 25,000	
15	Fix Entry Way Doors in Main Lobby and off pool.			\$ 10,000		
16	Entry Way Concrete Leaking into storage area below, Needs to be Replaced and Rebuilt*			\$ 10,000		
18	North Side of Clubhouse Wall rebuilt/remediated/Sealed				\$ 45,000	
Total for Critical Repairs Priority		\$ -	\$ -	\$ 53,000	\$ 70,000	\$ -
\$ 123,000						

Operations - Improvement		Proshop	Greens	Clubhouse	Parks	Cemetery
Priority	Action					
20	Golf Course Irrigation System Restoration*		\$ 35,000			
28	Total for Operations Critical Repairs	\$ -	\$ 35,000	\$ -	\$ -	\$ -
Grand Total		\$ 7,050	\$ 35,000	\$ 74,000	\$ 129,842	\$ -
\$ 245,892						

* Received quotes

2025 Stansbury Service Agency Equipment

Description	Estimated Amount	Actual Amount	Date Purchased	Purchase or Lease	Status	Notes
Greens						
3 Utility vehicles	45,000			Purchase		
1 Verticut Reels (specialty blades for golf greens)	9,000			Purchase		
1 Large Rough Mower	0			Lease by April		\$100,000
Total	54,000					
Parts						
Truck	50,000			Purchase		
3 Utility vehicles	45,000.00			Purchase		
Terrazzo grinder (uneven sidewalk grinder)	7,000.00			Purchase		
Lake Boat Mower	160,000.00			Purchase		
Trimax (large area mower)	-			Purchase		50,000.00 2026
Large Vacuum Trailer (Ditch Witch)	-			Purchase		85,000.00 2026
Total	262,000					
Proshop						
Ice Machine	7,000					
Total	7,000					
Pool						
2 Diving Boards	0			Purchase		15,000.00 2026
Total	0					
	323,000.00					

Stansbury Service Agency of Tooele County
2025 State Budget Report
44 - Impact Fees Fund

Change In Net Position	2023 Actual	2024 Estimated Budget	2025 Proposed Budget
Revenue:			
Intergovernmental revenue			
6100 UORG Tier 1	0	16,517	99,483
6101 Tooele County Recreation Grant	0	25,000	25,000
6102 UDOT Soundwall Trail	0	0	534,400
Total Intergovernmental revenue	0	41517	658883
Interest			
6050 Impact Fee Interest Income	47,270	53,500	40,000
Total Interest	47,270	53,500	40,000
Miscellaneous revenue			
6000 Impact Fee Revenue	126,905	350,000	270,000
Total Miscellaneous revenue	126,905	350,000	270,000
Contributions and transfers			
6010 General Fund Transfer to Impact Fees	0	327,184	0
6041 Transfers from Capital Projects fund	0	0	0
6999 Fund Balance Appropriation	0	0	179,347
Total Contributions and transfers	0	327184	179347
Total Revenue:	174,175	772,201	1,148,230
Expenditures:			
General government			
Administrative			

7000 Impact Fee Admin Costs	200	700	50,500
7001 Impact Fee Bank Charges	563	203	0
7500 Capital Improvements	13,552	8,000	11,000
Total Administrative	14,315	8,903	61,500

Non-Departmental			
7010 Impact Fee transfer to General Fund	0	0	0
Total Non-Departmental	0	0	0

Total General government	14,315	8,903	61,500
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Highways and public improvements			
Highways			
7252 Bridge	10,098	0	0
Total Highways	10,098	0	0

Total Highways and public improvements	10,098	0	0
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Parks, recreation, and public property			
Parks			
7250 Oscarson Park	140,566	0	40,000
7251 Splash Pad	0	0	0
7253 Village Blvd Park	0	0	0
7258 Solomon Park	95,746	101,410	0
7259 Mill Pond Bridge	0	0	0
7260 Shoreline Development	0	62,000	68,500
7260a UORG Tier 1 Grant	0	0	0
7260b Tooele County Recreation Grant	26,278	0	0
Total Parks	262,590	163,410	108,500

Recreation			
7020 Amphitheatre	0	0	0
7254 Millpond Park	75,000	60,000	310,000

7255 Sound Wall Trail	2,500	4,000	668,000
7256 Pickel Ball Courts	80,000	1,950	0
7257 Swimming Pool	0	0	0
Total Recreation	157,500	65,950	978,000
Total Parks, recreation, and public property	420,090	229,360	1,086,500

Transfers			
44-950 Fund Balance Appropriated	0	533,938	230
Total Transfers	-	533,938	230

Total Expenditures:	444,503	772,201	1,148,230
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Total Change in Net Position	-270,328	0	0
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**Stansbury Service Agency of Tooele County
2024 Operational Budget Report
10 General Fund**

As of 12/02/2024

	Prior YTD	Current YTD	Approved Budget	Proposed Amended Budget
Change in Net Position				
Revenue:				
Taxes				
4100 General property tax	1,411,624	94,784	2,993,061	2,968,618
4110 Fee in lieu of property tax	119,993	92,628	90,000	100,000
4115 Delinquent property taxes	9,832	27,515	10,000	30,000
Total Taxes	1,541,448	214,927	3,093,061	3,098,618
Intergovernmental revenue				
4601 Tourism Tax Grant	5,000	0	0	15,000
4602 Tooele Co Recreation Special Service Grant - Recre	16,000	0	0	0
4603 Emerging Libraries Grant	2,000	0	0	0
4604 LSTA Borrower Support Grant	88	0	0	0
4605 Tooele Co Recreation Special Service Grant-Library	4,000	3,969	4,000	3,969
Total Intergovernmental revenue	27,088	3,969	4,000	18,969
Charges for services				
4200 Clubhouse Rental	44,169	30,667	55,000	30,700
4205 Small Conference Room	60	130	1,500	130
4210 Large Conference Room	0	0	5,000	0
4215 Gazebo Rental	1,280	2,262	1,500	2,300
4220 Pavilion Rental	4,727	2,141	5,000	2,141
4225 Park Rental - Youth Sport Program	0	28,791	50,000	28,791
4310 Swimming pool - Daily admission Resident	7,065	26,180	12,000	26,180

4311 Swimming pool - season pass	1,966	7,801	4,000	7,801
4312 Swimming pool - punch card	950	3,048	1,500	3,048
4313 Swimming pool - Daily admission Non Resident	428	2,128	700	2,128
4320 Swimming pool - Party rental	4,861	7,153	10,000	7,153
4330 Swim Lessons	8,085	14,354	16,000	14,354
4335 Swim teams	0	6,790	8,000	6,790
4350 Pool Concessions	4,310	8,374	12,000	8,374
4401 Golf green fees	401,749	667,397	700,000	668,000
4404 Golf Snack Bar	26,204	43,970	0	44,500
4405 Golf Leagues	50,458	2,081	0	2081
4406 Golf ProShop	55,241	112,366	0	112,500
4409 Golf Alcohol	26,136	20,802	0	20,900
4412 Golf Pavilion	0	307	0	307
4500 Library	8	0	0	0
4502 Library Card	40	74	50	74
4503 Library Lost Book	20	0	0	0
4800 Cemetery Plots	26,600	23,250	25,000	23,500
4801 Cemetery Plots Transfer	50	50	0	50
4810 Cemetery services	7,600	12,320	6,000	12,500
4950 Boat Registration	45	60	20	60
Total Charges for services	672,052	1,022,495	913,270	1,024,362

Interest				
4140 Interest Income	58,131	49,286	51,000	51,000
Total Interest	58,131	49,286	51,000	51,000

Miscellaneous revenue				
4001 Charter membership	616	0	254	254
4170 Miscellaneous	37,459	20,184	0	20,200
4180 Cell tower rental	9,232	8,697	10,000	9,438
4250 Special Event - Stansbury Days	8,618	19,826	15,000	19,826
4252 Park Event	0	140	0	140
4253 Special Event - Community	1,745	3,341	15,000	3,350

4254 Food Trucks Revenue	0	17,513	0	17,513
4255 Special Event - Stansbury Days Triathlon	0	1,144	0	1,144
4900 Property Rental	1,790	2,518	2,000	2,518
Total Miscellaneous revenue	59,459	73,363	42,254	74,383

Contributions and transfers

6999 Fund Balance Appropriation	0	0	0	327,184
Total Contributions and transfers	0	0	0	327,184

Total Revenue:	2,358,178	1,364,040	4,103,585	4,594,516
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Expenditures:

General government

Council

50-110 Board Member Compensation	14,350	0	15,600	15,600
50-250 Keys	0	0	100	0
50-312 IT expense	1,240	1,062	1,500	1,100
Total Council	15,590	1,062	17,200	16,700

Administrative/Parks, recreation, and public property

110 Salaries	400,134	452,343	436,550	498,101
115 Hourly	396,351	199,779	249,000	222,500
120 Seasonal	291,449	326,542	343,000	350,036
130 Benefits	17,362	0	0	0
131 FICA	82,613	73,275	87,225	80,875
132 Health Benefit	206,343	140,823	194,350	152,800
133 Retirement Benefit	107,220	79,020	110,605	89,900
134 Unemployment Insurance	14,367	14,108	16,885	15,292
135 Employee Incentive	570	-291	1200	3850
210 Dues & Subscriptions	10,062	12,109	10,650	12,438
230 Mileage reimbursement	2,552	1,326	2,670	2,206
240 Office supplies & PPE	8,317	9,350	9,945	11,573
250 Maintenance	226,492	330,640	285,950	366,422

260 Waste/Trash	8,352	5,177	9,200	7,300
270 Electricity	47,110	50,793	56,700	58,200
271 Natural Gas	18,500	14,936	26,000	19,715
272 Telephone, Internet	16,810	12,955	17,910	15,110
5129 Retirement	13,799	0	0	0
273 Water	85,586	99,554	102,800	107,000
280 Fuel	35,033	25,956	38,000	31,000
310 Professional services	63,168	22,118	36,000	28,500
311 Security	1,023	2,440	3,000	2,768
312 IT expense	12,091	12,344	13,250	15,250
319 Food Truck Expenses	0	362	0	500
320 Community Outreach	7,902	3,407	10,500	4,160
321 Community Outreach - Stansbury Days	29,016	27,903	24,000	27,903
322 Community Outreach - Pageant	2,173	4,164	6,000	4,165
323 LSTA Borrower Support Grant Expenses	88	0	0	0
324 Emerging Library Grant Expenses	2,000	0	0	0
325 Tooele County Recreation Grant Expenses	4,000	3,975	4,000	4,000
326 Tourism Tax Grant	10,000	30,000	0	30,000
330 Training	3,463	2,746	3,900	3,050
410 Inventory, Food	36,025	41,914	34,000	43,208
415 Inventory, Non Food	82,733	74,007	80,000	77,556
510 Insurance	41,013	47,527	45,000	50,050
530 Elections	18,167	0	5,998	0
531 Truth In Taxation	0	4,330	0	4,331
610 Miscellaneous	9,674	3,580	5,000	4,874
620 Merchant Fees	16,506	27,567	20,100	28,670
621 Bank fees	3,917	4,365	3,700	5,321
710 Land	0	206	0	206
740 Small Equipment under \$1000	9,239	3,100	7,450	5,251
741 Equipment Rental	72,144	74,432	73,500	83,750
810 Interest expense	865	6	0	10
Total Administrative/Parks, recreation, and public property	2,414,229	2,238,888	2,374,038	2,467,841

Transfers

51-945 Transfers to Capital Projects	539,783	0	730,000	780,000
51-946 Transfer to Impact Fees	0	327,184	0	327,184
51-950 Fund Balance Appropriated	0	0	922,097	1,002,791
Total Transfers	539,783	327,184	1,652,097	2,109,975

Total Expenditures:	2,969,602	2,567,134	4,043,335	4,594,516
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Total Change In Net Position	-611,424	-1,203,094	60,250	0
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Stansbury Service Agency of Tooele County
Operational Budget Report
41 Capital Projects Fund

As of 12/02/2024

Change In Net Position	Prior YTD	Current YTD	Annual Budget	Proposed Amended Budget	Percent Used
Revenue:					
Intergovernmental revenue					
6400 Gain from trade ins	7,785	0 -	-	-	0%
Total Intergovernmental revenue	7785	0 -	-	-	0%
Interest					
6050 Impact fees interest income	0	0 -	-	-	0%
Total Interest	0	0 -	-	-	0%
Contributions and transfers					
6900 General Fund Transfer to CP	539,783	0	730,000	780,000	0%
Total Contributions and transfers	539,783	0	730,000	780,000	0%
Total Revenue:	547,568		730,000	780,000	0%
Expenditures:					
Parks, recreation, and public property					
Parks					
7400 Park Improvement	3,053	0 -	-	-	0%
7400.1 Park Improvement - Non Outlay	3,490	0 -	-	1,700	100%
7401 Park Equipment	85,004	75,361 -	-	75,500	100%
7401.1 Park Equipment - Non Assets	16,755	5,418 -	-	3,800	98%
Total Parks	108,302	80,779 -		81,000	100%
Recreation					

7258 Club House Improvements	126,659	0 -	-	-	0%
Total Recreation	126,659	0 -	-	-	0%
Golf Greens					
7500 Golf course improvements	123,078	19,766	35,000	20,000	99%
7501 Golf course equipment	75,540	105,168	130,000	105,200	100%
Total Golf Greens	198,617	124,934	165,000	125,200	100%
Pro Shop					
7259 Golf Course Pro Shop Improvements	38,519	0 -	-	-	0%
7502 ProShop Equipment	42,145	0 -	-	-	0%
Total Pro Shop	80,664	0 -	-	-	0%
Pool					
7200 Swimming pool improvements	30,270	0 -	-	-	0%
7201 Swimming pool equipment	1,453	0 -	-	-	0%
7201.1 Swimming pool equipment-Non Assets	1,604	0 -	-	-	0%
Total Pool	33,327	0 -	-	-	0%
Total Parks, recreation, and public property	547,568	205,713	165,000	206,200	100%
Transfers					
41-950 Fund Balance Appropriated	-	0	565,000	573,800	0%
Total Transfers	-	0	565,000	573,800	0%
Total Expenditures:	547,568	205,713	730,000	780,000	26%
Total Change in Net Position	-	0	0	0	0

Stansbury Service Agency of Tooele County
2024 Operational Budget Report
44 Impact Fees Fund

As of 12/02/2024

Change in Net Position	Prior YTD	Current YTD	Approved Annual		Proposed Amended	Percent Used
			Budget	Budget		
Revenue:						
Intergovernmental revenue						
6100 UORG Tier 1	0	16,517	116,000		16,517	100%
6101 Tooele County Recreation Grant	0	25,000	0		25,000	100%
6102 UDOT Soundwall Trail	0	0	534,400		0	0%
Total Intergovernmental revenue	0	41,517	650,400		41,517	100%
Interest						
6050 Impact Fee Interest Income	47,270	48,977	40,000		53,500	92%
Total Interest	47,270	48,977	40,000		53,500	92%
Miscellaneous revenue						
6000 Impact Fee Revenue	126,905	213,300	143,100		350,000	61%
Total Miscellaneous revenue	126,905	213,300	143,100		350,000	61%
Contributions and transfers						
6010 General Fund Transfer to Impact Fees	0	327,184	0		327,184	100%
6999 Fund Balance Appropriation	0	0	528,630		0	0%
Total Contributions and transfers	0	327,184	528,630		327,184	100%
Total Revenue:	174,175	630,978	1,362,130		772,201	82%
Expenditures:						
General government						
Administrative						

7000 Impact Fee Admin Costs	200	700	130	700	100%
7001 Impact Fee Bank Charges	563	203	600	203	100%
7500 Capital Improvements	13,552	6,925	11,000	8,000	87%
Total Administrative	14315	7,828	11,730	8,903	88%
Total General government	14315	7,828	11,730	8,903	88%

Highways and public improvements

Highways					
7252 Bridge	10,098	0	0	0	0%
Total Highways	10098	0	0	0	0%

Total Highways and public improvements	10098	0	0	0	0%
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Parks, recreation, and public property

Parks					
7250 Oscarson Park	140,566	0	100,000	0	0%
7258 Solomon Park	95,746	101,410	110,000	101,410	100%
7260 Shoreline Development	0	61,276	162,400	62,000	99%
7260b Tooele County Recreation Grant	26,278	0	0	0	0%
Total Parks	262589	162,686	372,400	163,410	100%

Recreation					
7254 Millpond Park	75,000	55,490	310,000	60,000	92%
7255 Sound Wall Trail	2,500	3,915	668,000	4,000	98%
7256 Pickel Ball Courts	80,000	1,950	0	1,950	100%
Total Recreation	157500	61,355	978,000	65,950	93%

Total Parks, recreation, and public property	420089	224,041	1,350,400	229,360	98%
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Transfers

44-950 Fund Balance Appropriated	0	0	0	533,938	0%
Total Transfers	0	0	0	533,938	0%

Total Expenditures:	444,503	231,869	1,362,130	772,201	30%
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Total Change In Net Position	-270,329	399,109	0	0	0
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