



Stansbury Service Agency of Tooele County

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A Public Hearing and The Regular Meeting of the Stansbury Service Agency of Tooele County was held Wednesday, December 12, 2018 at 7:00 pm, at the Stansbury Park Clubhouse, 1 Country Club, Stansbury Park, UT 84074. The agenda was published on Facebook and on Utah's Public Meeting Notice website.

Call to Order: The meeting was called to order by Chairman, Neil Smart.

Pledge of Allegiance: The Pledge of Allegiance was led by Sawyer Smith and Neil McBride representing the Boy Scouts of America.

Roll Call:

Brenda Spearman – present
Cassandra Arnell – not present
Aaron Spilker – present
Neil Smart - present
Glenn Oscarson – present
Mike Johnson – present

Staff:

Gary Jensen – present
Tracey Schmidtke - present

Review and Adopt Minutes:

Brenda moved to adopt the minutes of the Regular Meeting held on Wednesday, November 14, 2018, with no changes. Aaron seconded the motion and the vote was as follows:

Neil – yes, Aaron - yes, Mike – yes, Brenda – yes, Glen - yes. The motion passed.

PUBLIC HEARING

Mike motioned to enter into a Public Hearing to discuss a possible tax increase for the Stansbury Recreation Service Area of Tooele County and the Stansbury Greenbelt Service Area of Tooele County, Glen seconded, and the vote was as follows: **Neil – yes, Aaron - yes, Mike – yes, Brenda – yes, Glen - yes. The motion passed.**

Mike stated that the Service Agency generates approximately one million dollars in property taxes. The proposed increase would generate another \$230,000.

Public Comment:

Brenda Alverson

Ms. Alverson stated that she was in awe of all of the things that the Service Agency does with the small budget that they have, and that she is in favor of the tax increase.

Greg Copeland – 795 Country Club

Mr. Copeland was concerned that the tax increase may be tied to the interlocal agreement. Mike assured him that it was not, and that the interlocal agreement would apply only to new developments that would be funded by Impact fees and taxes from those new developments. Mike also stated that the agreement will be amended to state that the Service Agency will not be in charge of all parks, and will only take care of the properties that are annexed in. Neal stated that the Service Agency is not trying to grow Stansbury's boundaries, but are simply trying to save the public from paying for another agency to be created or turning parks over to HOA's. The Service Agency has right of refusal. Neal stated that Stansbury's fields are getting overrun, due to the fact of all of the growth. Lakepoint kids and Erda kids all use our fields for sports play and we would like that to continue without charging kids from outside Stansbury Boundaries.

After the public comments, Glen moved that the Public Hearing on the Tax Increase be closed, and Brenda seconded. The vote was as follows: **Neil – yes, Aaron - yes, Mike – yes, Brenda – yes, Glen - yes. The motion passed.**

BUSINESS MEETING:

Public Comment:

Lance King - SPCA

The SPCA would like to have a formal agreement with the Service Agency for all the events throughout the year. Mike suggested that he meet with Gary or Brenda and come up with an agreement and present to the Board. Mr. King will send Tracey the events and dates.

Peter Rasmussen 77 W. Delgada Lane

Cassandra has contacted a consultant regarding the lake and would like a decision on it at this meeting. Neil stated that without her here it would be difficult to discuss.

Jessica Johnson 115 Lakeview

Ms. Johnson expressed her concern about the consultant that Cassandra has found. She had read through the qualifications and there is not a Limnologist, which is an expert on Lakes. She stated that it appears that they are taking the information that we already have and preparing a report and charging us \$10,000 with no solutions. Her father, Joe Balentine is present tonight, and has worked with Lakes for many years. She suggested that the Service agency reach out to Utah State University or Brigham Young University who could possibly do a report for free. Neil stated that the Service Agency has reached out to Utah State University in the past and they do not respond.

Joe Balentine – Stansbury Park

Mr. Balentine reiterated Ms. Johnson's concerns and further stated that the company appears to complete Environmental Impact Statements. He stated that he has connections at Utah State University and Brigham Young University and he would be happy to reach out to them.

Peter Meyer – Stansbury Park

Mr. Meyer stated that the major problem with the Lake is flow through. He was concerned about the first pond that is used for irrigation and the amount of algae that has grown there. Neil stated that the amount of water that is used from that pond to water the golf course changes it drastically. Mr. Meyer also stated that he would like to see more efficiency of the lake mower and how the weeds are dumped.

Jim Hanzelka - 481 Country Club

Mr. Hanzelka has spent time at Utah State University and noted that they are wrapped up in a study of Bear Lake. He suggested using Brigham Young University instead. In regard to the Interlocal Agreement he asked if we currently implement a surcharge for kids playing sports that are not from Stansbury. Mike stated that the money generated from surcharges would not generate enough income to make a difference. He further stated that the youth sports have all helped take care of the fields. Mr. Hanzelka asked if there would be a vote on the Interlocal agreement tonight and Mike stated that they may vote based on changing the verbiage. Mr. Hanzelka asked who decides who gets annexed in. Mike explained that the developer goes to the county who directs the developer to come to the Service Agency, afterward the County would pass the resolution and send it to the Lieutenant Governor's office to be annexed in. Mr. Hanzelka stated that it could be a negotiation point with the county to include the people that are not paying taxes into the Service Agency to be included into the tax base. Mike said that the developments that are already in place cannot be lawfully added into the taxing entity without requiring a vote and the vote would have to be at 100%.

Gary Allen – 228 Lakeview

Mr. Allen stated that the problem with the flow through on the lake could be solved with placing some pumps inside the three existing pipes. Neil stated that the Service Agency would look into that option.

Gene Bauman – 63 Lakeview

Mr. Bauman asked if Stansbury Park had an official boundary. Mike stated that the Service Agency has a boundary, and Stansbury Park Improvement District has a boundary. Stansbury Park itself is not incorporated and does not have a boundary. Mr. Bauman asked if the Service Agency could get out of the agreement if it does not work out. Mike stated that in a paragraph three that the Service Agency can exclude any development land. Brenda stated that this gives us a voice in the county.

Sheriff's Report

Sheriff's Deputy Norberto Aranda distributed a crime statistics report to the Board. There were 167 reports for this area, such as business alarms, residential alarms, and three vehicle burglaries, one stated they found items inside the vehicle, and one report suspicious activity. The Sheriff's Department have set up two bait packages to possibly catch porch pirates. These packages can be tracked through GPS.

2019 Tentative Budget

Brenda presented a tentative budget. She had added a line showing the increase in taxes even though it was understood that the tax increase would not be added until 2020 to show the public that a tax increase is needed. Additional line items have been added to account for golf course items. There is an increase for employee wages. The election cost line was increased due to elections being held next year. The advertising line item should be increased because it will be needed to advertise the golf course. An employee incentive line has been added to keep better track of those items. The tax increase is needed so that the reserve fund balance is not depleted in a few years. Glen mentioned that the Golf Course should be its own enterprise and Neil stated that it possibly would be in 2020. Neil stated that in the Capital Expense fund, the agency has been holding money in there in order to obtain grants for the Underpass. Aaron asked if it would hurt to wait a year for the tax increase to see how the golf course does. Mike stated that if we do this, we would have to wait for 2021 to see additional funds. Aaron agreed that the golf course is an asset to the community and should be taken care of. Mike stated that we have been talking about this for a year. Brenda mentioned that the budget can be adjusted in June if needed.

Brenda will make necessary changes to the budget and present it to the Board at the next meeting.

Adopt Tax Increase

Mike motioned to increase the Stansbury Greenbelt Service Area of Tooele County's mill levy to .00125 and the Stansbury Recreation Service Area of Tooele County's mill levy to .00125 as presented. Glen seconded, and the vote was as follows: **Neil – yes, Aaron – yes with the caveat that the money will be spent as stated, Mike – yes, Brenda – yes seconding Aaron's caveat, Glen - yes. The motion passed.**

Interlocal Agreement with Tooele County

Mike will be meeting with the County Commissioners tomorrow at 9am to discuss the interlocal agreement. The problem he sees with the language in paragraph 2a, where it states that Stansbury Service Agency is to review and approve all new parks and recreation areas in the area of anything North of Tooele and East of Grantsville. The language needs to be changed to the boundaries of the Stansbury Service Agency. On page three, the list of requirements and conditions, a paragraph will be added that if someone wants to develop land in the Stansbury Service Agency or Stansbury Park Improvement District boundaries that the County will tell them to meet with the Service Agency first. Mike would like this to be approved before the new Commissioners step into office. Brenda was concerned that developers think they have an agreement by just talking to one Board member and Neil stated that an Annex cannot happen unless all Board members approve it and sign off on it. Mike motioned that the Interlocal Agreement be approved upon the condition that changes will be made after meeting with the County Commission. The vote was as follows: **Neil – yes, Aaron – yes, Mike – yes, Brenda – yes, Glen - yes. The motion passed.**

SWCA Environmental Consultants Agreement Review

Brenda discussed that the lake does not need any more testing, what is needed is a solution. Three bids will be needed on the consultation. Brenda motioned to table this topic until the next meeting and Aaron seconded. The vote was as follows: **Neil – yes, Aaron – yes, Mike – yes, Brenda – yes, Glen - yes. The motion passed.**

Schooner Park – Ward Engineering Group Proposal

Brenda motioned to table this topic until the second meeting in January. She also mentioned that two more bids would be needed. Aaron seconded the motion and the vote was as follows: **Neil – yes, Aaron – yes, Mike – yes, Brenda – yes, Glen - yes. The motion passed.**

Review Survey for Country Club Frontage

Gary stated that Ensign Engineering surveyed this area on frontage road. Neil stated that this should be discussed in a closed session regarding real estate negotiations.

Recess

A brief recess was held at this time.

WORK SESSION:

General Managers Report

Many Russian Olive trees have been removed.

Gary has met with Mike Hughes regarding the pond on holes 15 and 16 on the golf course. Mike recommended placing bentonite in it instead of lining it. Gary is in the process of getting a cost on this and will report at a later date.

Cleaned out golf maintenance shop this week.

Gary is obtaining quotes from a company in Mesquite for some used golf carts.

We will need to hire seasonal golf employees.

Looking into golf course grants.

There has been a lot of interest for volunteers on the golf course improvements.

Disabled Boy Scout would like to be sponsored by the Agency in 2020.

Board Members' Reports & Requests –

Brenda – Brenda has been working with Katherine at MGB&A on the Master Plan. She is hoping to have a draft completed by the second meeting in January. The part that needs to be focused on is the parks section and what is needed in each park. Suzie from Zions is working on impact fee and financial analysis. Brenda advised to let her know if there is anything anyone wants, and she will add it to the parks. She will make sure to put pickleball and basketball on Schooner Park.

Glen Oscarson – The sculpture is ready to be placed. A decision should be made by spring, and Glen would like to place it where the public can see it. More discussion will be held at a later date.

Aaron Spilker – Nothing at this time.

Neil Smart – Nothing at this time.

Mike Johnson – Nothing at this time.

Correspondence – none.

Financials & Bills – Bills have been paid.

Brenda made a motion to adjourn the Regular Meeting and enter into a closed meeting to discuss land negotiations and invite Gary Jensen and Tracey Schmidtke. Aaron seconded, and the vote was as follows:

Neil – yes, Aaron - yes, , Mike – yes, Brenda – yes, Glen - yes. The motion passed.

Brenda made the motion to re-open the regular meeting and also adjourn the regular meeting and Glen seconded. . the vote was as follows:

Neil – yes, Aaron - yes, Mike – yes, Brenda – yes, Glen - yes. The motion passed, and the meeting was adjourned.