



Stansbury Service Agency of Tooele County
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A Regular Meeting of the Stansbury Service Agency of Tooele County was held Wednesday, November 11, 2020, at 7:00 pm, at the Stansbury Park Clubhouse, 1 Country Club, Stansbury Park, UT 84074. The agenda was published on Utah's Public Meeting Notice website and the Service Agency website.

Roll Call:

Mike Johnson – present
Brenda Spearman – present
Cassandra Arnell – present
Aaron Spilker – not present
Randall Hinton – present
Michael Griffeth – present

Staff:

Gary Jensen – present
Tracey Schmidtke - present
Charlie Haddon - present

REGULAR MEETING

Call to Order

The meeting was called to order by Mike Johnson, Chairman. This meeting was held via Zoom Meeting.

Pledge of Allegiance

The Pledge of Allegiance was led by Mike Johnson.

Review and Adopt Minutes – October 16, 2020

Aaron moved to adopt the minutes of the meeting held on October 16, 2020 with no changes and Mike G. seconded. The vote was as follows: Brenda – yes, Mike J. – yes, Mike G. – yes, Cassandra - yes. The motion passed.

Sheriff's Report

Public Comment

Casey Nobles – Stansbury Park

Casey stated that he lives in the area where people are parking for soccer games. He stated that this creates a dangerous situation as these are no parking zones. He stated that he almost hit a child that darted out behind one of the parked cars. He stated that when he confronts individuals, he is threatened and called names. He suggested that if parents cannot follow the rules, then the field should be removed. Mike suggested that Charlie contact the roads department at the County to get the curbs repainted and the signs replaced.

Elliott Steimle – Food Truck League

Elliott stated that he was just checking in to see if everything is going well with Food Truck Thursday. He stated that things are successful on his end. Gary stated that it is going well since extra garbage cans have been added.

Jim Clark – Elite Soccer

Jim stated that he is going to be holding meetings on Tuesday of next week to discuss ongoing issues and will make sure that he gets the word out about parking.

Margo Huddleston – Stansbury Park

Margo stated that she would like to have access to the Millpond off Delgada even if the peninsula is removed.

ACTION ITEMS/POTENTIAL VOTING ITEMS

A. Anderson Proposal to Purchase Greenbelt

Mike Johnson stated that the Board has received a proposal to purchase a portion of the Greenbelt for \$1,500 for 250 square feet near Porterway Park. Mrs. Anderson stated that her home lot is oddly shaped and there is an awkward strip of land near the sidewalk. She would like to purchase this strip and fence it off so that her children can play there. She also stated that this will keep people from driving on the sidewalk and will be one less thing for the agency to maintain. She stated that it wouldn't block public access to anything. She has had several conversations with Gary and Brenda and would like to keep the kids in the community safe. Gary stated that the Agency has plans to put some rip rap and barriers in the area to stop people from driving on the sidewalk. Gary would prefer not to sell this large of an area. Mike Johnson advised that the Andersons meet with Gary and Charlie and come up with a plan on how much property the Agency would be willing to sell and bring it to a future meeting.

B. Oscarson Park Design

The design for Oscarson Park has not been completed at this time. The Board tabled this topic until the next meeting.

C. Clubhouse Fees and Deposits

Tracey has been working with Tonya to come up with some increased fees and deposits for the Clubhouse. The following changes will be made to the contracts and the fee schedule:

\$100 Non-refundable booking fee.

Rental Fees will include \$75/hour or \$400/day for residents.

\$150/hour or \$700 day/non-resident.

Entire building will be \$850 per day for residents and \$1200 per day for non-residents. There will be a \$150 cleaning deposit and a \$1,000 damage deposit.

Brenda motioned that these changes be instituted, and Cassandra seconded. The vote was as follows: Brenda – yes, Aaron – yes, Mike J. – yes, Mike G. – yes, Cassandra - yes. The motion passed.

D. Griffin Land Purchase

Brenda motioned that the Board deny the offer by the Griffins as presented. They are welcome to provide a different offer for a smaller piece if they desire. Mike Griffith seconded, and the vote was as follows: Brenda – yes, Aaron – yes, Mike J. – yes, Mike G. – yes, Cassandra - yes. The motion passed.

E. Maycock Land Purchase Offer

Gary stated that he had spoken with Brian Coulter today and would like to work with him and the Corp. of Engineers and Rio Tinto. Brian has contacted three different contractors and has heard back from one as of this date for a price to dredge the pond and remove the peninsula. The contractor that answered stated that it would cost between \$350,000 and \$400,000. Gary recommended tabling this item so that he can work on possibly securing some grants to get this project completed. Mr. Maycock was fine with this proposal and stated that if they decide to dredge, that he would make a proposal for the sidewalk that is behind his home.

F. Clubhouse Camera System

Charlie sent out some information on a camera system the Service Agency would like to purchase to protect the buildings that the Service Agency owns. Casey Nobles is donating some of his time to help as he was a previous employee of the Service Agency and helped install the original system about fifteen years ago. Casey explained that most of the cameras that we have right now cannot record at night. The new cameras are all IP cameras and can be placed at all buildings with the possibility of expansion. EZ Watch came in with the lower bid for about \$30,000 for everything to be done. These cameras also can pan, tilt, and zoom to get better visuals. Brenda stated that the Agency needs more security and there is money available to purchase this system. Mike Johnson also suggested that Charlie reach out to the Sheriff's department to determine if there is money at their agency to help pay for this equipment. Brenda motioned that the staff be authorized to purchase up to \$35,000 of security camera equipment and Aaron seconded. The vote was as follows: Brenda – yes, Aaron – yes, Mike J. – yes, Mike G. – yes, Cassandra - yes. The motion passed.

DISCUSSION – NON-VOTING ITEMS

A. Clubhouse/Pool/Pro Shop/Project Report – Fred Cox

Fred handed out his findings and estimates for the Service Agency buildings. They are attached to these minutes. He identified \$400,000 that could be spent in a priority type manner. He also placed an option for two new parking lots and a larger clubhouse, a larger pool, and a larger pro shop. Mr. Cox stated that the Service Agency owns a 25 yard by 10-yard swimming pool. Most new pools are 50 meters which would hold about five times more people than the current pool holds. One major problem that exists at the pro shop is that there is not enough room for golf cart storage. He estimated that 9000 square feet would be needed on a lower level for this type of storage. His estimate includes an upstairs portion large enough to have a full-size commercial kitchen, a pro shop and a place for people to eat. Another level could add a meeting room for events. Regarding the Clubhouse, there are some HVAC units that will need to be replaced. The back stairs need work and the entryway into the clubhouse needs some work. He stated in the future a design could include an accessible restroom, and a larger library. A meeting will be held next Wednesday at the clubhouse for the public to inspect these findings and to give their feedback on them.

Brenda thanked Fred for his work and stated that there will be an open house next Wednesday from 6pm to 9pm for the public to review boards and give feedback. She stated that some of the

numbers came in for a lot less than she expected. She also stated that she will talk to the School Board about possibly helping with funding of a pool.

- B. **Review of 2020 Projects and First Discussion of 2021 Projects** The project list is attached to these minutes.

Underpass completed.

Pickleball and basketball courts are in process.

Garrett Park – Gary stated that they received a donated playground and will install it at this park. There is some work to be done on the grass in this park.

French Drain at Parkview – Will not happen this year. The drain on the North East end is higher than the field. Will investigate a pump next year.

Dog Park – The original location for this project will not be large enough for this project. A different location will need to be located

Parking on Village and Northport is in process.

Gutters on Clubhouse – Gary stated that this project will be completed this year.

Sound wall trails – Gary stated that this is proceeding forward with Kim Clausing and has received the okay from UDOT.

Ponds on the Golf Course – Gary stated that the pond on #15 is being relined.

Oscarson Park – Work on Oscarson Park will need to be a multi-year project and work will resume next year.

Grass between Clubhouse and the Lake – Gary will complete this item.

Golf Course Sprinklers – Gary is still working on this item and is putting valves to isolate sprinklers.

Brenda stated that there are additional items that need to be completed in 2021. Mike is working on getting the agreement with the County finalized. Mike stated that they will be approving this on October 20th, and then the bridge will need to be repaired.

The splash pad will be begin construction next year.

Brenda stated that the Agency has completed a lot of projects this year and our funds are currently at about one million in the bank right now. This should be kept in mind when working on next years projects. The Splash Pad and pickleball courts has been budgeted and set aside. She stated that the Amphitheater will cost around \$500,000. She stated that the Agency may have to bond, and a list should be created of what would be paid for with that bond. This would not occur until next November.

Brenda also stated that she spoke to Glenn Oscarson about writing a grant to tourism for funding upgrades to the golf course. She stated the Agency should plan for a million for the budget next

year to be conservative. Mike asked the Board to look at projects and bring their thoughts to the next meeting.

C. Review of 2020 Budget and first look at 2021 Budget

These items are attached to the meeting minutes.

Brenda stated that the golf course has done better than expected and expenses are not too bad. She stated that 2020 is looking pretty good and in the black and some savings will be transferred to capital. The state requires a balanced budget be submitted by the end of the year. Some expenses were higher in staffing and benefits. Brenda asked the group to look over the revised 2020 budget so that it can be approved at the next meeting.

Brenda stated that the proposed 2021 budget with changes increase changes to salary so that the staff can determine raises. She stated that a pay rate schedule should be put in place with parameters for hiring personnel. Mike Johnson asked Brenda to reach out to Tooele and Grantsville regarding salaries as well. Brenda stated that she would like to put this out to the public, and Mike thinks that would be premature for now. Mike also thinks that there should be an expected downturn on the golf course as things open back up. Brenda stated that there should be marketing dollars for the golf course as well.

Mike Johnson asked the Board to look over the budget so that it can be voted on at the next meeting.

D. Northport Parking and Amphitheater Parking Lot and Access Road

Jake Clegg updated the board on these projects. He is putting together a concept for the amphitheater for a parking lot and a trail. He is also putting together a concept for parking on Village. He recognizes that it won't solve all the problems but will alleviate some. He asked what changes the Board would like to implement on the Northport Parking concept that has already been designed. Brenda stated that there is some property on the North side of Delgada. Jake stated that the problem with that area is that people would pull directly off the road and into the public right of way which would be unsafe. There is also a retention basin in that area that cannot be made into a parking area. Mike Johnson stated that he would like to have a committee of two Board Members and staff and a couple of community members meet with Jake to come up with a plan for parking. Mike Griffith, and Cassandra Arnell volunteered to put this together. Brenda will put a notice out to see if any community members would like to participate. This should be completed for the next meeting so that it can be approved.

General Manager's Report

- Darin is going after Phragmites and Tamarisks.
- Lake mowers were taken out of the lake last Thursday.
- Lake mowers area being cleaned up and put away for next season.
- The conveyor is still not ready due to COVID.
- A sulfur burner has been placed on Gordon Well #2 that is owned by SPID. This will help reduce fertilizer cost.
- Pond #2 and Pond #8 have been jetted and are flowing well.
- The block on Pond #15 will be laid in about three weeks and then water can be placed into the ponds. Two out of five sleeves have been completed.

- Charlie and Gary met with Jacob Clegg last week. Ensign was contracted to oversee the underpass for \$45,000. Jacob reduced the bill down to his time for \$15,000.
 - An injury was reported in the overpass last week. Charlie stated that the mirror at the curve has been broken and is being replaced this week. He is also going to install speed bumps in the overpass as well.
 - Charlie placed preserve and stain on the amphitheater, and it looks great.
 - Met with Wayne Atherton from the roads department regarding the entrance on Castle Rock Drive at Porterway Park. He stated they can come through on Castle Rock Drive.
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- Charlie stated that the Agency has purchased a debris loader to pick up leaves more efficiently. Working to get it installed on the trailer.
 - Gary stated that aeration on the golf course will begin this week.

Board Member Questions and Concerns

Aaron Spilker

Aaron stated that he received an E-mail from David Hicks regarding the underpass. He stated that he had some good ideas, and the staff should meet with him. He will send the e-mail to the staff.

Brenda Spearman

Brenda stated that she has met with Sakka studios and they are ready to spend some time on the golf course website and how to improve it.

Cassandra Arnell

Cassandra asked how the signs were coming along and Charlie stated that everything is ready, and they will be complete in a couple of weeks. Charlie will send a draft to the board before they are completed. Cassandra asked Charlie if they could take some samples of the lake and send them to the lab this fall.

Mike Johnson

Mike would like to have the Agenda finalized by the Monday before the meeting. Tracey should send an e-mail that she needs Agenda items by Wednesday.

Mike E-mailed the Board a couple of weeks ago about the processes under state law in which our service area can be expanded by annexation. He asked if he should still move forward with working on this. Brenda stated that it would be worth looking into. Mike will continue to work on this item and come back with some recommendations.

Adjourn

Brenda moved to adjourn the open meeting and go into a closed meeting to discuss real estate and invite Tracey Schmidtke, Gary Jensen, and Charlie Haddon and Aaron seconded. The vote was as follows: Mike J. – Yes, Brenda – Yes, Mike G. – Yes, Aaron – Yes, Cassandra – Yes. The motion passed and the meeting was adjourned

