STANSBURY
SERVICE AGENCY
Parks and Recreation District

Stansbury Service Agency Board of Directors Combined Work and Business Board Meeting Minutes

Date: Wednesday, February 21st, 2024
Location: 1 Country Club Drive, STE 1, Stansbury Park, UT 84074
Time: 7:00 PM

Order of Business

1. Call to Order. Meeting started @ 7:04 pm. Led by Brett Palmer – Chair
2. Roll Call

Board Members:	Brett Palmer – present
	Kyle Shields – present
	John Wright – present
	Maria Sweeten – present
	Cassandra Arnell – present
Staff Members:	James Hanzelka – via zoom
	Ingrid Swenson – present
	Gwen Ruebush – present

3. Pledge of Allegiance led by Kyle Shields

4. Sheriff Report by Sergeant Yale

   Low numbers--125 traffic stops, 33 citations, 84 warnings, 2 accidents, 3 DUIs, 10 misdemeanor arrests, 3 felony arrests

5. Fire Chief Report—not present

6. Public Comment
   -Charles Prows (owner of Kibbles and Cuts) wants to have an off-leash dog community event at the lake on the second Sunday of June.
   -Tina Ruth (resident) wants repairs at the Woodland and Sutton parks done as soon as possible. She is worried about the slide at Woodland Park and the basketball hoop at Sutton Park.

Staff Updates and Reports

1. General Manager Updates by James Hanzelka

We are looking at two grants. We have 3 new hires—a golf pro, a receptionist, and an administrative assistant. We are shorthanded in personnel: mechanic, boat operators, seasonal hires. We are looking at expansion in the cemetery and how to modify the layout to get equipment in. We are working to generate cash by putting on events.

2. Ingrid Swenson presented the Financials.

Action Items

1. 2024.02.01 A
    a. Board Review and Possible Approval of January 16th, 2024, Business Meeting Minutes

    Motion M2024.02.01 A to approve January 16, 2024 Business Meeting Minutes with no changes needed made by Kyle Shields. Cassandra Arnell seconded the motion.
    Vote as follows:
    Brett Palmer – yea; Kyle Shields – yea; John Wright – yea; Maria Sweeten – yea; Cassandra Arnell – yea.
    Motion Passed.

2. 2024.02.02 A
    a. Presentation of a Per Field Reservation Rate for Parks by James Hanzelka.
    b. Public Comment
    -Jeff Terry (resident) is against charging to use the fields. Youths are more important than getting a little extra money.
    -Heather Lester (resident) wants consistency. Clear rules for parks. Do the rules apply to things other than sports?
    c. Discussion and Possible Approval of Per Field Reservation Rate for Parks

    Motion M2024.02.02 A to table discussion until we put it on public notice for a public hearing on March 6th at 7 pm and to instruct staff to move forward with the approved rates made by Maria Sweeten and seconded by John Wright. If new rates are approved, we can refund.
    Vote as follows:
    Brett Palmer – yea; Kyle Shields – yea; John Wright – yea; Maria Sweeten – yea; Cassandra Arnell – yea.
    Motion Passed.

3. 2024.02.03 A

a. Presentation of Allowing Tooele County to use the Clubhouse at a reduced rate or for free by Ingrid Swenson.
b. Public Comment
c. Discussion and Possible Approval of Allowing Tooele County to use the Clubhouse at a reduced rate or for free.

Motion M2024.02.03 A to approve allowing Tooele County to use the clubhouse for presidential elections on June 25th and November 5th at no cost made by John Wright. Kyle Shields seconded the motion.
Vote as follows:
Brett Palmer – yea; Kyle Shields – yea; John Wright – yea; Maria Sweeten – yea; Cassandra Arnell – nay.
Motion Passed.

4. 2024.02.06 A
   a. Presentation of Allowing North Valley Communities That Care, an organization part of Tooele County Health Department, to use the Small Conference room at a discounted rate or for free by James Hanzelka
   b. Public Comment
   -Heather Lester (resident) wants free use for all if we approve it for one.
   c. Discussion and Possible approval of Allowing North Valley Communities That Care, an organization part of Tooele County Health Department, to use the Small Conference room at a discounted rate or for free.

   Motion M2024.02.06 A to have management follow our policy as written with judgement of staff made by Kyle Shields. Cassandra Arnell seconded the motion.
   Vote as follows:
   Brett Palmer – yea; Kyle Shields – yea; John Wright – yea; Maria Sweeten – yea; Cassandra Arnell – yea.
   Motion Passed.

5. 2024.02.07 A
   a. Presentation of Letter for those authorized to sign on Zions Bank account, to give to Zions Bank by James Hanzelka.
   b. Public Comment
   No public comment.
   c. Discussion and Possible Approval of Letter for who is authorized to sign on Zions Bank accounts to give to Zions Bank

   Motion M2024.02.07 A to approve the letter that has been drafted to assign

board members to sign checks and PTIF accounts made by John Wright with the effective date added. Kyle Shields seconded the motion.
Vote as follows:
Brett Palmer – yea; Kyle Shields – yea; John Wright – yea; Maria Sweeten – yea; Cassandra Arnell – yea.
Motion Passed.

6. 2024.02.08 A
    a. Presentation of Ivory Homes Sagewood Gardens Phase 1 grant an easement for a storm drainpipe across service agency property by Brett Palmer.
    b. Public Comment
    No public comment.
    c. Discussion and possible approval for Ivory Homes Sagewood Gardens Phase 1 grant an easement for a storm drainpipe across service agency property.

    Motion M2024.02.08 A to grant an easement for Ivory Homes Sagewood Gardens Phase 1 for a storm drainpipe across service agency property with Ivory Homes paying all associated costs made by John Wright. Kyle Shields seconded the motion.
    Vote as follows:
    Brett Palmer – yea; Kyle Shields – yea; John Wright – yea; Maria Sweeten – yea; Cassandra Arnell – yea.
    Motion Passed.

7. 2024.02.09 A
    a. Presentation of Ivory Homes request to see If the Stansbury Service Agency has water right credits available for purchase that could be used on developments in Stansbury by Brett Palmer.
    b. Public Comment
    -Jeff Terry (resident) is worried about the use of the money acquired by sale and wants a policy created only to use the money for major projects.
    c. Discussion and Possible Approval of Ivory Homes's request to see If the Stansbury Service Agency has water right credits available for purchase that could be used on developments in Stanbury.

    Motion M2024.02.09 A to approve of making 20 acre feet of water available for purchase to be used in developments in Stansbury Park and that an agreement be made between SPID and SSA with legal documentation in place for the purpose that we can sell 12 water rights to Ivory Homes as long as Ivory will pay

for all legal work, surveys and staff time to make the water rights available made by John Wright. Maria Sweeten seconded the motion.
Vote as follows:
Brett Palmer – yea; Kyle Shields – yea; John Wright – yea; Maria Sweeten – yea; Cassandra Arnell – yea.
Motion Passed.

Board Member Reports and Discussion Items

John Wright: He wants to make sure that we are moving forward online items from previous meetings. He met with Rocky Mountain Power today to talk about the power for the pump for the Reserves property. The bridge and associated trail are more complicated than they look.
Cassandra Arnell: She has been working on the grant money. She loves the newsletters and wants the office to start taking care of them. She doesn't want just to ignore the lake. Perhaps we could use Aquashade this year. When money is available, we should change our name to Stansbury Parks and Recreation.

Adjourn

Motion to close the meeting made by Brett Palmer and seconded by Cassandra Arnell.
Vote as follows:
Brett Palmer – yea; Kyle Shields – yea; John Wright – yea; Maria Sweeten – yea; Cassandra Arnell – yea.
Motion Passed.

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 3rd day of April 2024

Brett Palmer, Board Chair

Stansbury Service Agency Board of Directors Combined Work and Business Board Meeting Agenda

Date: Wednesday, February 21st, 2024
Location: 1 Country Club Drive, STE 1, Stansbury Park, UT 84074
Time: 7:00 PM

Order of Business

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Sheriff Report
5. Fire Chief Report
6. Public Comment

Staff Updates and Reports

1. General Manager Updates

Action Items

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    a. Presentation of Allowing Tooele County to use the Clubhouse at a reduced rate or for free.
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4. 2024.02.06 A
    a. Presentation of Allowing North Valley Communities That Care, an organization part of Tooele County Health Department, to use the Small Conference room at a discounted rate or for free.
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Board Member Reports and Discussion Items

Adjourn

Closed Session, as needed, to discuss (a) character, competence, or health of an individual, (b) pending or reasonably imminent litigation, and/or (c) the lease, acquisition, or sale of real property.

Stansbury Service Agency Board of Directors Combined Work and Board Meeting

FEBRUARY 21, 2024

Agenda

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2. Roll Call
3. Pledge of Allegiance
4. Sheriff Report
5. Fire Chief Report
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Public Comment

GM Updates

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Grants

- Tooele County Tourism Grant – Submitted
- RAISE Grant – In progress
- Tooele County Recreation – Due 30 March
- State Grants – Varies

Staffing – 3 New Hires

- Golf Assistant Pro
- Receptionist, Admin Asst – Replaced Angie

Shortfalls in Personnel

- Mechanic (2)
- Boat Operators
- Seasonal Hires is both Recreation and Golf Course Departments

GM Updates

Cemetery

- Grave Prep Moved In House
- Need to look at costs and expansion

Looking at other options for cost reduction/fee generation

Financials

Bank accounts Balance

as of 02/21/2024

BANK	GENERAL	IMPACT FEES
Zion's	$ 57,476.50	$ 8,350.03
Chartway	$ 1,087.11	
PTIF	$ 1,170,334.33	$ 1,098,438.18
Total	**$ 1,228,897.94**	**$ 1,106,788.21**

Employee Payroll as of 02/04/2024

Jan	$ 73,803.99
Feb	$ 38,002.25
Total	$ 111,806.24

Net Golf Course Revenue as of 01/31/2024

Jan	$ 20,697.25
Feb	$ 34,928.25
Sub Total	$ 55,625.50
Sales tax	$ (3,838.16)
Total	$ 51,787.34

Approval of Minutes

Per Field Reservation Rate for Parks

Cost for Entire Park

Sagers: $35.00 per hour (includes all four diamonds)

Village: $40.00 per hour

Parkview: $30.00 per hour

Park	Field Size	Cost
Sagers	Large Diamond	$15.00 per hour
Sagers	Large Diamond	$15.00 per hour
Sagers	Coach Pitch	$10.00 per hour
Sagers	T-Ball	$5.00 per hour
Village	105ydx60yd	$25.00 per hour
Village	105ydx60yd	$25.00 per hour
Parkview	55ydx36yd	$15.00 per hour
Parkview	55ydx36yd	$15.00 per hour
Parkview	35ydx25yd	$10.00 per hour

Allowing Tooele County to use Clubhouse For Presidential Elections on June 25th and November 5th

FREE OR REDUCED RATE

Allowing North Valley Communities That Care, an organization part of Tooele County Health Department, to use the Small Conference room

DISCOUNTED RATE OR FREE

Authorized users to sign on Zions Bank Account

Ivory Homes Sagewood Gardens Phase 1 grant an easement for a storm drainpipe across service agency property.

Ivory Homes request to see If the Stansbury Service Agency has water right credits available for purchase that could be used on developments in Stansbury.

Board Member Reports and Discussion Items

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Closed Session, as needed, to discuss (a) character, competence, or health of an individual, (b) pending or reasonably imminent litigation, and/or (c) the lease, acquisition, or sale of real property.

Stansbury Service Agency of Tooele County
Invoice Register: 1/17/2024 to 2/19/2024 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
0002915895	Ace Disposal	ACH	12/31/2023	1/29/2024	$580.81			
					79.92	1052-260	Waste/Trash	
					500.89	1053-260	Waste/Trash	
01192024	Action Locksmith Inc	CC	1/19/2024	1/19/2024	$26.00			
					26.00	1053-256	Clubhouse Maintenance	Conference Keys
5504902715	Airgas USA	ACH	12/31/2023	1/30/2024	$127.64			
					127.64	1053-252	Equipment Repairs & Maintenan	
1611-9HDV-PHL	Amazon		1/17/2024	2/16/2024	$19.99			
					19.99	1051-240	Office supplies & PPE	3 RING PAGE DIVIDERS BULK
1DW1-GXJ7-C7	Amazon	ACH	12/31/2023	2/2/2024	$275.47			
					275.47	1056-325	Tooele County Recreation Grant	LIBRARY BOOKS (GRANT)
1HKW-LXVL-4LT	Amazon		1/9/2024	2/8/2024	$15.12			
					5.12	1051-240	Office supplies & PPE	LABEL TAPE
					10.00	1059-240	Office supplies	LABEL TAPE
1M1L-JVKQ-7J6	Amazon		2/9/2024	2/9/2024	($36.19)			
					-36.19	1051-240	Office supplies & PPE	keyboard and mouse pad refund
1YKN-N9HL-N3	Amazon	ACH	12/26/2023	1/25/2024	$27.99			
					27.99	1056-325	Tooele County Recreation Grant	Ink
	Vendor Total:				**$302.38**			
656807	Carlson Distributing	32092	2/2/2024	2/16/2024	$141.14			
					141.14	1058-410	Inventory, food	beer
34911813	Caterpillar Financial Services Corp	ACH	1/18/2024	2/12/2024	$9,839.78			
					9,839.78	417401	Park Equipment	Final Payment for Backhoe
PR012124-160	Child Support Services	32085	1/25/2024	1/25/2024	$138.46			
					138.46	102107	Other payroll liabilities	Child Support
PR020424-160	Child Support Services	32093	2/8/2024	2/8/2024	$138.46			
					138.46	102107	Other payroll liabilities	Child Support
	Vendor Total:				**$276.92**			
185359	Clyde Snow & Sessions	ACH	12/31/2023	1/25/2024	$200.00			
					200.00	1051-310	Professional services	Brent Rose Attending Board Me
01192024	Costco	CC	1/19/2024	1/19/2024	$176.19			
					5.99	1051-240	Office supplies & PPE	thank you mints
					11.85	1053-240	Office supplies & PPE	water
					93.42	1053-256	Clubhouse Maintenance	trash bags/paper towel/paper fol
					64.93	1053-258	Housekeeping	trash bags
01302024	Costco	CC	1/30/2024	1/30/2024	$283.34			
PO# 202443					29.58	1052-250	Facility Maintenance	Cat Litter
					46.99	1058-250	Proshop Maintenance	Multifold Paper Towels
					56.38	1058-250	Proshop Maintenance	Outdoor Trash Bags
					20.19	1058-250	Proshop Maintenance	Kitchen Trash Bags
					32.38	1058-250	Proshop Maintenance	Lysol Disinfecting Wipes
					16.89	1058-410	Inventory, food	Pearson's Salted Nut Roll
					13.59	1058-410	Inventory, food	Coffee
					18.35	1058-410	Inventory, food	Chips
					48.99	1058-410	Inventory, food	Snickers
1090569444	Costco	CC	1/25/2024	1/25/2024	$250.99			
PO# 202411					33.59	1051-240	Office supplies & PPE	printer paper
					65.75	1051-240	Office supplies & PPE	stamps
					23.97	1052-240	Office supplies & PPE	Safety Glasses

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
					31.58	1052-250	Facility Maintenance	Disposable Gloves
					38.85	1052-250	Facility Maintenance	multifold paper towels
					20.69	1052-250	Facility Maintenance	clorox
					12.59	1052-250	Facility Maintenance	Lysol
					23.97	1053-240	Office supplies & PPE	Safety Glasses
	Vendor Total:				**$710.52**			
01212024	Diane Schmidt	32086	12/31/2023	1/25/2024	$697.14			
					1.24	1056-272	Telephone, Internet	bags/barcode label maker/ink/ta
					12.06	1056-312	IT Expense	bags/barcode label maker/ink/ta
					12.02	1056-323	LSTA Borrower Support Grant -	bags/barcode label maker/ink/ta
					671.82	1056-325	Tooele County Recreation Grant	bags/barcode label maker/ink/ta
Feb2024	DLL Finance LLC	ACH	1/30/2024	2/1/2024	$5,766.60			
					5,766.60	1058-741	Equipment Rental	Golf Cart Rental
Jan2024	Dominion Energy	ACH	1/5/2024	1/29/2024	$18.25			
					18.25	1055-271	Natural gas	855 Lakeview Pool
Jan2024a	Dominion Energy	ACH	1/5/2024	1/29/2024	$1,084.26			
					1,084.26	1053-274	Natural gas - Clubhouse	Clubhouse
Jan2024b	Dominion Energy	ACH	1/5/2024	1/29/2024	$398.95			
					398.95	1053-271	Natural gas	Country Club
Jan2024c	Dominion Energy	ACH	1/5/2024	1/29/2024	$341.08			
					341.08	1058-271	Natural gas	Pro Shop
	Vendor Total:				**$1,842.54**			
12312023	Ensign Engineering	ACH	12/18/2023	1/29/2024	$5.07			
					5.07	1053-311	Security	finance charge for missed paym
01172024	FDMS	ACH	1/17/2024	1/17/2024	$2.14			
					2.14	1051-621	Bank fees	FDMS Merchant Fees
02122024	FDMS	ACH	2/12/2024	2/12/2024	$128.40			
					128.40	1051-621	Bank fees	FDMS Merchant Fees
	Vendor Total:				**$130.54**			
F2406E00904	Fuel Network	32087	1/2/2024	2/5/2024	$662.10			
					662.10	1053-280	Fuel	FUEL
3278228	General Distribution Company	ACH	2/1/2024	2/15/2024	$274.39			
					274.39	1058-410	Inventory, food	Beer
02112024	Go Daddy Email Account		2/11/2024	2/11/2024	$36.16			
					36.16	1051-312	IT expense	Stansburypark domain renewal
inv-4426	Great American Supply Inc	32089	1/5/2024	2/4/2024	$704.00			
PO# 2024015					704.00	1053-253	Fertilizer & Chemicals	ICE MELT
3217	HGM Products LLC	ACH	1/30/2024	2/13/2024	$92.00			
					92.00	1058-410	Inventory, food	sausage
6024018	Home Depot	ACH	11/2/2023	1/31/2024	$15.10			
					15.10	1052-251	Irrigation Repairs & Maintenanc	Electrical Tape/Silicone Tube/30
7014662	Home Depot		1/25/2024	1/25/2024	$108.54			
PO# 2024019					12.98	1052-250	Facility Maintenance	8 oz gorilla glue
					5.98	1052-250	Facility Maintenance	Softsoap
					7.48	1052-250	Facility Maintenance	HDX Low Splash Bleach
					27.97	1052-250	Facility Maintenance	bit set
					4.41	1052-250	Facility Maintenance	2"Whitebrush
					3.80	1052-250	Facility Maintenance	40 D Common 5" Long

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					4.48	1052-250	Facility Maintenance	HDX APC W/ Bleach
					32.96	1052-250	Facility Maintenance	Stops Rust Gloss
					8.48	1052-250	Facility Maintenance	stops rust gloss
8023856	Home Depot	ACH	10/31/2023	1/31/2024	$47.82			
					47.82	1053-257	Clubhouse Repairs	Oatey Flux/Safe Flo Soldier Kit/
	Vendor Total:				**$171.46**			
02012024	Indeed	CC	2/1/2024	2/1/2024	$49.16			
					49.16	1051-610	Miscellaneous	Admin Assist., reception, assista
322847	Intermountain Golf Cars Inc		1/18/2024	2/18/2024	$1,517.07			
					1,517.07	1058-741	Equipment Rental	Damage done to Golf Cart, fixing
5499154054	M&M Distributing	ACH	1/31/2024	2/15/2024	$114.74			
					114.74	1058-410	Inventory, food	Beer
13579	Mike Zimmerman Well Services, Inc.	32088	1/19/2024	1/30/2024	$300.00			
					300.00	1052-252	Equipment Repairs/Maintenanc	Turbine Motor Repair
13586	Mike Zimmerman Well Services, Inc.	32091	1/26/2024	2/5/2024	$3,784.00			
					3,784.00	1052-251	Irrigation Repairs & Maintenanc	Repair Motor Bearing
	Vendor Total:				**$4,084.00**			
087419	Monreal, Karina	ACH	1/1/2024	2/1/2024	$800.00			
					800.00	1053-256	Clubhouse Maintenance	Clubhouse Cleaning for Jan
3751-166297	Napa Auto Parts	ACH	12/12/2023	1/20/2024	$143.33			
					143.33	1053-252	Equipment Repairs & Maintenan	HYD/HOSE FITTING AND MXT
0124044698	PEHP Group Insurance	ACH	1/29/2024	2/1/2024	$42.67			
					42.67	102108	Accrued life insurance	Jan Life Ins.
Feb2024	PEHP Group Insurance	ACH	1/29/2024	2/1/2024	$15,809.57			
					15,809.57	102104	Accrued health insurance	Feb Health Ins.
	Vendor Total:				**$15,852.24**			
Jan2024	Rocky Mountain Power	ACH	1/8/2024	1/30/2024	$11.45			
					11.45	1053-270	Electricity - Misc Meters	Delgada Detention Basin
January2024	Rocky Mountain Power	ACH	1/11/2024	2/2/2024	$2,401.08			
					499.07	1052-270	Electricity	Golf Course Wells
					758.79	1053-270	Electricity - Misc Meters	Parks and Rec
					552.28	1053-275	Electricity - Clubhouse	Clubhouse
					10.34	1057-270	Electricity	Cemetery
					580.60	1058-270	Electricity	Pro Shop
	Vendor Total:				**$2,412.53**			
37033990	Taylor Made	ACH	12/13/2023	1/27/2024	$204.51			
					204.51	1058-415	Inventory, Non Food	Custom Stealth
917252012	Titleist		2/12/2024	2/12/2024	($37.50)			
					-37.50	1058-415	Inventory, Non Food	Net Down Credit for Titleist AVX,
4085	Tooele County Auditor	1008	1/18/2024	2/1/2024	$140.00			
					140.00	447000	Impact Fee Admin Costs	Impact Fee Collection charge - 4
01302024	Tooele County Recorder	CC	1/30/2024	1/30/2024	$5.50			
					5.50	1053-710	Land	Creation of 2 title forms for gree
01222024 PO# 20240110	tractor supply	CC	1/22/2024	1/22/2024	$114.99			
					114.99	1053-250	Maintenance	Hose for Steam Cleaner
02062024 PO# 202446	tractor supply	CC	2/6/2024	2/6/2024	$97.97			
					97.97	1052-250	Facility Maintenance	Fuel Tank Hose and Fittings

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
	Vendor Total:				**$212.96**			
PR012124-615	United States Treasury	ACH	1/25/2024	1/25/2024	$5,525.91			
					3,161.46	102101	Accrued federal payroll taxes	Social Security Tax
					739.38	102101	Accrued federal payroll taxes	Medicare Tax
					1,625.07	102101	Accrued federal payroll taxes	Federal Income Tax
PR020424-615	United States Treasury	ACH	2/8/2024	2/8/2024	$5,355.34			
					3,077.98	102101	Accrued federal payroll taxes	Social Security Tax
					719.88	102101	Accrued federal payroll taxes	Medicare Tax
					1,557.48	102101	Accrued federal payroll taxes	Federal Income Tax
	Vendor Total:				**$10,881.25**			
PR012124-626	Utah Department of Workforce Services		1/25/2024	1/25/2024	$407.93			
					407.93	102105	Accrued state unemployment	State Unemployment
PR020424-626	Utah Department of Workforce Services		2/8/2024	2/8/2024	$397.16			
					397.16	102105	Accrued state unemployment	State Unemployment
	Vendor Total:				**$805.09**			
1611258	Utah Local Governments Trust		1/10/2024	2/10/2024	$1,139.56			
					1,139.56	1051-510	Insurance	Worker's Comp
PR012124-632	Utah Retirement Systems	ACH	1/25/2024	1/25/2024	$3,496.46			
					2,837.55	102103	Accrued state retirement	URS State Retirement
					540.79	102103	Accrued state retirement	URS 401k
					118.12	102103	Accrued state retirement	Additional 401k
PR020424-632	Utah Retirement Systems		2/8/2024	2/8/2024	$3,458.48			
					2,799.99	102103	Accrued state retirement	URS State Retirement
					540.37	102103	Accrued state retirement	URS 401k
					118.12	102103	Accrued state retirement	Additional 401k
	Vendor Total:				**$6,954.94**			
2021 Q4 remaind	Utah State Tax Commission	EFT	1/18/2024	1/18/2024	$42.42			
					42.42	1051-810	Interest expense	Remainder amount due
PR012124-636	Utah State Tax Commission		1/25/2024	1/25/2024	$1,071.70			
					1,071.70	102102	Accrued state withholding	State Income Tax
PR020424-636	Utah State Tax Commission		2/8/2024	2/8/2024	$1,031.80			
					1,031.80	102102	Accrued state withholding	State Income Tax
	Vendor Total:				**$2,145.92**			
9953234925	Verizon Wireless	ACH	1/2/2024	2/1/2024	$890.71			
					224.46	1051-272	Telephone, Internet	admin phone and internet
					72.00	1052-272	Telephone, Internet	golf internet at phone
					185.75	1053-272	Telephone, Internet	recreation phone and internet
					191.35	1055-272	Telephone, Internet	pool internet and phone
					65.00	1056-272	Telephone, Internet	library phone and internet
					16.05	1057-272	Telephone, Internet	cemetery internet
					136.10	1058-272	Telephone, Internet	pro shop internet and phone
			Total:		**$70,903.20**			

GL Account Summary

10,881.25	102101	Accrued federal payroll taxes
2,103.50	102102	Accrued state withholding
6,954.94	102103	Accrued state retirement
15,809.57	102104	Accrued health insurance
805.09	102105	Accrued state unemployment
276.92	102107	Other payroll liabilities
42.67	102108	Accrued life insurance
94.25	1051-240	Office supplies & PPE

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
					224.46	1051-272	Telephone, Internet	
					200.00	1051-310	Professional services	
					36.16	1051-312	IT expense	
					1,139.56	1051-510	Insurance	
					49.16	1051-610	Miscellaneous	
					130.54	1051-621	Bank fees	
					42.42	1051-810	Interest expense	
					23.97	1052-240	Office supplies & PPE	
					339.80	1052-250	Facility Maintenance	
					3,799.10	1052-251	Irrigation Repairs & Maintenanc	
					300.00	1052-252	Equipment Repairs/Maintenanc	
					79.92	1052-260	Waste/Trash	
					499.07	1052-270	Electricity	
					72.00	1052-272	Telephone, Internet	
					35.82	1053-240	Office supplies & PPE	
					114.99	1053-250	Maintenance	
					270.97	1053-252	Equipment Repairs & Maintenan	
					704.00	1053-253	Fertilizer & Chemicals	
					919.42	1053-256	Clubhouse Maintenance	
					47.82	1053-257	Clubhouse Repairs	
					64.93	1053-258	Housekeeping	
					500.89	1053-260	Waste/Trash	
					770.24	1053-270	Electricity - Misc Meters	
					398.95	1053-271	Natural gas	
					185.75	1053-272	Telephone, Internet	
					1,084.26	1053-274	Natural gas - Clubhouse	
					552.28	1053-275	Electricity - Clubhouse	
					662.10	1053-280	Fuel	
					5.07	1053-311	Security	
					5.50	1053-710	Land	
					18.25	1055-271	Natural gas	
					191.35	1055-272	Telephone, Internet	
					66.24	1056-272	Telephone, Internet	
					12.06	1056-312	IT Expense	
					12.02	1056-323	LSTA Borrower Support Grant -	
					975.28	1056-325	Tooele County Recreation Grant	
					10.34	1057-270	Electricity	
					16.05	1057-272	Telephone, Internet	
					155.94	1058-250	Proshop Maintenance	
					580.60	1058-270	Electricity	
					341.08	1058-271	Natural gas	
					136.10	1058-272	Telephone, Internet	
					720.09	1058-410	Inventory, food	
					167.01	1058-415	Inventory, Non Food	
					7,283.67	1058-741	Equipment Rental	
					10.00	1059-240	Office supplies	
					60,923.42		**Total**	
					9,839.78	417401	Park Equipment	
					140.00	447000	Impact Fee Admin Costs	
					$70,903.20		**GL Account Summary Total**	

STANSBURY
SERVICE AGENCY
Parks and Recreation District

February 21, 2024

Subject: Signature Approval for Banking Accounts

Reference: Draft Minutes of the January 16th Board Meeting for the Stansbury Service Agency

In pursuit of board policy, the following are authorized signer on the Stansbury Service Agency General and Impact Fees Bank Account Checking accounts, including withdrawals from the various accounts.

Zions Public Funds Analyzed Checking accounts ending in 0370 and 3615 (Treasury Management, Positive Pay and authorized signer)
Brett Palmer -Board Chair
Kyle Shields – Board Treasurer
Cassandra Arnell - Board Director
James Hanzelka – General Manager

PTIF accounts: General 3124 and PTIF 1159
Brett Palmer – Board Chair
Kyle Shields – Board Treasurer
Cassandra Arnell – Board Director
James Hanzelka – General Manager

Brett Palmer
Stansbury Service Agency
Board Chair

LEUCADIA FINANCIAL CORPORATION [illegible]

May 12, 1998

Stansbury Service Agency
c/o D. Brent Rose, Esq.
Clyde, Snow & Swensen
201 South Main St.
Salt Lake City, Utah 84111

Dear Sir or Madam:

As you know, Leucadia's predecessor, Terracor, conveyed 946 acre-feet of water to the Stansbury Service Agency's predecessors in 1982 as part of Terracor's Chapter 11 Plan of Reorganization. The quantity of water was based on conservative estimates to insure that the service agencies would have ample water for their anticipated needs. Also, the Stansbury Park area has developed somewhat differently than originally anticipated. I believe that as a consequence of these factors, the Service Agency's water rights may well exceed present and anticipated needs, and that the Service Agency could sell the surplus and generate funds for capital improvements and other uses. I have met with the Service Agency's board to discuss this and to propose that the Service Agency and Leucadia enter into an agreement under which Leucadia, at its expense, would conduct a study to determine the amount of surplus water, if any, and would then purchase such surplus for $1,800 per acre-foot, with payment to be made in cash at closing. Leucadia wants to make a formal offer for the Service Agency's consideration.

Leucadia offers to purchase the Service Agency's surplus water substantially on the terms set forth in the enclosed draft Agreement for Purchase of Surplus Water. You will note that the agreement calls for a thorough study of the Service Agency's requirements to determine whether there is surplus water, and that both the structure of the study and the results of the study must be acceptable to the Service Agency. Leucadia would purchase any surplus for $1,800 per acre-foot, payable in cash at the closing in October 1998. I believe that this is a generous offer that will result in a very sizable payment to the Service Agency.

I understand, however, that some members of the Service Agency's board have expressed concern about the proposed purchase price. I believe that our offer is above "market" for the amount of water involved, especially with a lump sum payment rather than payment over time. Nevertheless, if the board is unwilling to accept our offer, Leucadia proposes, as an alternative, to conduct the study at its expense in return for a right of first refusal to purchase the surplus water as and when the Service Agency

AGREEMENT FOR PURCHASE OF SURPLUS WATER

THIS AGREEMENT is made and entered into as of the ____ day of May, 1998, between **LEUCADIA FINANCIAL CORPORATION**, a Utah corporation formerly known as "Terracor" ("Leucadia"), and the **STANSBURY SERVICE AGENCY**, an agency created by interlocal agreement pursuant to the Utah Interlocal Co-Operation Act, §§ 11-13-1, et seq., Utah Code Ann. 1953 ("Service Agency"):

RECITALS

THIS AGREEMENT is made and entered into with reference to the following definitions, facts and objectives:

A. Leucadia has succeeded to all of the rights and interest of Terracor as the owner and developer of a certain real estate project located in Tooele County, Utah, known as Stansbury Park. Leucadia now owns, develops, and sells real estate in and in the vicinity of Stansbury Park.

B. The Service Agency is the successor to Tooele County Service Area No. 1, a body politic organized to fund, operate, and maintain certain greenbelt areas in Stansbury Park, and to Tooele County Service Area No. 2, a body politic organized to fund, operate, and maintain certain recreational amenities in Stansbury Park (individually, "Service Area No. 1" and "Service Area No. 2," and collectively, the "Service Areas").

C. In connection with the Chapter 11 Plan of Reorganization of Terracor dated November 4, 1982 (the "Plan") in the case known as *In Re Terracor, et al.*, Case Number 81-00599, in the United States Bankruptcy Court for the District of Utah, Terracor conveyed certain water rights representing 172 acre-feet of water to Service Area No. 1, and certain water rights representing 774 acre-feet of water to Service Area No. 2. Such water rights (the "Subject Water Rights" and the intended uses (the "Uses") of the water represented thereby are more particularly described in Exhibit CC to the Plan, a copy of which is attached hereto. The quantity of water conveyed was based on conservative estimates in order to insure that the Service Areas would have ample water.

D. It now appears that the quantity of water conveyed to the Services Areas exceeds the amount of water required to meet the purposes intended in the Plan.

E. Leucadia and the Service Agency mutually desire by this Agreement to provide for measurements and studies to determine whether there is surplus water available to the Service Agency, and, if so, to provide for the sale of such surplus water to Leucadia on the terms and conditions provided below.

or its legal counsel may reasonably require in order to document and carry out the transactions contemplated in this Agreement.

6. The Service Agency's Representations, Warranties and Covenants. The Service Agency hereby represents, warrants and covenants to Leucadia as of the date hereof and as of the date of Closing as follows:

a. Authority. The Service Agency is an agency in good standing created by interlocal agreement pursuant to the Utah Interlocal Co-Operation Act, §§ 11-13-1, et seq., Utah Code Ann. 1953, and has all requisite power and authority to enter into this Agreement and to perform its obligations hereunder.

b. Binding Obligations. This Agreement and all other documents delivered by the Service Agency to Leucadia, now or at the Closing, have been and will be duly authorized, executed, and delivered by the Service Agency and constitute or will constitute legal, valid, and binding obligations of the Service Agency, enforceable in accordance with their terms.

c. Noncontravention. Neither the execution and delivery of this Agreement nor the consummation by the Service Agency of the transactions contemplated hereby will violate any statute, regulation, ordinance, rule or order to which the Service Agency is subject, or any provision of the Service Agency's organizational and governing documents, or of any agreement or instrument to which the Service Agency is a party or by which it is bound.

d. Brokerage Fees. The Service Agency has not incurred any obligations to any person with respect to finder's fees or brokerage fees or any other commissions in connection with the sale of the Surplus Water to Leucadia. The Service Agency agrees to indemnify and save harmless Leucadia from any claims for fees or commissions made by any person with whom the Service Agency has contracted.

e. Litigation and Claims. There are no suits, orders, decrees, injunctions, or administrative or other proceedings pending, or to the Service Agency's knowledge threatened, against the Service Agency or involving the Surplus Water which would have a material adverse effect on the ability of the Service Agency to perform its obligations under this Agreement.

f. Title. The Service Agency has not conveyed, mortgaged or otherwise encumbered the Surplus Water or any part thereof and knows of no adverse claim or defect in title to the Surplus Water. The Service Agency shall convey title to the Surplus Water to Leucadia at Closing free and clear of all liens, claims, and encumbrances.

g. Status of Surplus Water. To the best knowledge of the Service Agency (a) the water rights for the Surplus Water rights are in good standing and full force and effect, and (b) the full amount of water represented by the Surplus Water has been put to beneficial use each of the last five years.

7. Leucadia's Representations, Warranties, and Covenants. Leucadia represents and warrants to the Service Agency, as of the date hereof and as of the

c. Attorneys' Fees. In the event of any litigation with respect to the rights or liabilities of the parties under the terms of this Agreement, the losing party shall pay to the prevailing party all costs and expenses incident to the enforcement of this Agreement, including reasonable attorneys' fees.

9. Business Relationship. This Agreement does not establish a partnership, joint venture, or other business relationship among the parties, and is limited solely to the purposes and interests expressed herein.

10. Entire Agreement, Amendment, and Binding Effect. This Agreement, including the exhibits attached hereto, constitutes the entire agreement between the parties hereto relative to the subject matter hereof. Any prior negotiations, correspondence, or understandings relative to the subject matter hereof shall be deemed to be merged in this Agreement and shall be of no force or effect. This Agreement may not be amended or modified except in writing executed by both of the parties hereto. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

11. Notices. Notice to a party under this Agreement shall be deemed to have been properly given when hand-delivered or mailed, postage-prepaid and certified, to the party entitled to receive said notice at the following addresses:

Leucadia Financial Corporation
529 East South Temple
Salt Lake City, Utah 84111
Attention: James Ward

With a Copy to:

Gregory P. Williams
Van Cott, Bagley, Cornwall & McCarthy
50 South Main Street, Suite 1600
Salt Lake City, Utah 84145

Stansbury Service Agency

Stansbury Park, Utah 84770

With a Copy to:

Brent Rose, Esq.
Clyde, Snow & Swenson
One Utah Center, Suite 1000
201 South Main
Salt Lake City, Utah 84111-2208

12. Waiver. No waiver by any party hereto of any breach or default shall be considered to be a waiver of any other breach or default. The waiver of any

A work meeting of the Stansbury Service Agency of Tooele County was held Wednesday January 21, 2004 at 7:00 p.m., at the Stansbury Park Clubhouse. The only agenda item was water rights issues. The meeting notice and agenda was posted at the Clubhouse, Improvement District, Pro Shop, Maverick and Tooele Federal Credit Union.

Work Meeting

Call to Order:

The meeting was called to order by Chairman Randy Jones.

Roll Call:

All members of the Service Agency Board were present: Kenyon Eastin, Randy Jones, Dave Lawrence, Gary Ziser, and Christy Achziger. The Service Agency legal representative, Brent Rose, was present as well as the Improvement District Board members; Joe Urbanik, Tom Parker, Brett Palmer and Improvement District Manager, Bob Shields.

Pledge of Allegiance:

Kenyon Eastin led the Pledge of Allegiance.

Water Rights Issues:

Randy Jones indicates that the reason for this meeting is to discuss some water rights issues and some water agreements that the Service Agency is trying to work out with the Improvement District. There has been prior discussion at the Improvement District meeting in November concerning plans for the future as far as water and watering the golf course and how we want to handle the water issues in the park. We are trying to figure out a way that is mutually beneficial to both districts and ultimately the community so that we are not double covering things and so that the right people are in charge of the water. We have invited our lawyer, Brent Rose, and members of the Improvement District Board here tonight to discuss this issue.

Randy Jones states that Bob Shields, Improvement District Manager, had wanted to sit down and meet with the Service Agency last week and asked Bob if he had anything specific that he wanted to present or talk about. Bob replied that the reason for wanting to sit down last week was to present the engineers ideas regarding alternate sources for the golf course. Bob found out that the engineers used the wrong data so he asked them to go back and re-do that.

Bob Shields reports that Well A was a spring way back in the early days and that the spring failed, this is the reason for getting all the sand. Bob talked to Widdison Turbine who thinks that they can

Gary Ziser states that he has a document dated 11/10/97, that shows fixed water right numbers and then details them, those add up to about 1200 acre feet. This document shows that the water rights are in the name of Stansbury Recreation Service Area. These are all itemized.

Brent Rose states again that the only water rights turned over to the Improvement District in the past were those deeded to Service Area #1 (Greenbelt) by Terracor. He indicates that at one time there was Service Area #1 and Service Area #2. Nobody could keep them straight so they changed them to Greenbelt Area and Recreation Area. Then the interlocal agreement combined the two into one Stansbury Service Agency.

Gary Ziser indicates that the document he has from Leucadia shows Service Area #1, 43 acres of open space as the original amount to be covered. It is covered by 172-acre feet of water that was turned over to the Improvement District. Service Area #2 included the clubhouse, Stansbury Lake and the golf course lakes, these add up to 774 acre feet (380 acre feet for the lake, 350 acre feet for the golf course, 116 acre feet for the clubhouse common area).

Brent Rose tells Gary that he has the original deeds from Terracor, some of them have the flows on them and some don't. He will give these deeds to the Service Agency. Brent Rose believes that we gave all the rights for the Service Area #1 (Greenbelt) to the Improvement District. He indicates that the Service Agency still has the millpond, the Gordon well, well A, and Rabbit Lane.

Joe Urbanik states that the Improvement District's peak demand in terms of capacity is due to the golf course.

Brent Rose replies that what is driving this discussion is that the water rights for the golf course are held by the Service Agency and we've had a purchase agreement for umpteen number of years buying water from the Improvement District to irrigate with. When Terracor went bankrupt the plating for Terracor went halfway to Grantsville and halfway up the mountain and halfway over to Erda, it was a huge area. Part of the bankruptcy was to vacate a number of plats and narrow Stansbury Park into some reasonable core area that they would then fund the improvements for. They negotiated for some period of time about what that area should be. Terracor then conveyed to the Service Agency sufficient water rights to irrigate all the various greenbelts and recreation areas, to fill the lake and to irrigate the golf course. They conveyed to the Improvement District enough water so that they would have sufficient water to cover the building within the defined area. We had extra water because back then there were only a hundred or two houses in Stansbury, if that. We had a lot of extra water because we had a lot of undeveloped lots at that point. When the Improvement District started requiring developers to provide water rights is when you basically filled up the core area. Watt Homes is doing plats for properties outside of what that core area was, Terracor did not provide water rights to cover this new area.

Joe Urbanik states that the beauty of the bankruptcy plan and its adoption is that the plan established a benchmark. A big burden with most communities is that they don't have a benchmark. We have a build in benchmark that was well-defined and distinguished geographic areas and usage. That is where this group was able to go out under the new statutory permit to define what was in system, out system, impact related. The other thing that took place was the physical infrastructure was also defined. The diversity of intent in that period of time, how those water supplies were going to be developed or how they would provide for different functions, is what has brought us to where we are today.

Brent Rose states that the Service Agency had an agreement with the Improvement District back in 1984 when we were buying water for the golf course. They had lots of excess water at that point.

Randy Jones indicates that the Service Agency does not have a problem taking a different grade of water for irrigation of the golf course. What we are trying to come down to is who should have these water rights, who should run the water systems and what the cost ought to be to both entities. Ultimately, John Q. Public pays for it. If we are talking about water in the future and value of water rights and transferring water rights, what it needs to come down to is what does the Service Agency have that the Improvement District wants and what is it worth and what kind of water can we get out of it in the future. Really what Randy would like to see worked out is more of a who should be running what, and then how together are we going to pay for this in the way that has the least impact upon the community. If it would be easier to charge it through the water rates and subsidize the watering of the grass, if the people would rather see their property taxes go up so that we can pay a higher price for water.

Bob Shields indicates that the property tax issue is not part of this discussion tonight.

Randy Jones replies that this is really what we want to start getting worked out tonight. We (the Service Agency) have got to make our assets go as far as they can. What are our water rights worth.

Joe Urbanik states that the water rights are not worth anything unless they are being used productively.

Brent Rose replies that the Service Agency is taking the position that we are using them, the Improvement District is using them in our behalf.

Joe Urbanik states that the Improvement District is in the water business. They are willing and able to work in conjunction with the Service Agency where it is appropriate.

Brent Rose states that one of the disadvantages that we have is in terms of buying water, is that we have to be careful, we have no fee generating mechanism, we have a ceiling in the taxes we can levy. As the Improvement Districts costs go up the Service Agency has no way to match that as we are already levying pretty much at our tax maximum.

Randy Jones states that if the Service agency water rate goes up in the future, we don't have any assets to offset it.

Joe Urbanik states that is why the Improvement District would rather continue to subsidize the Service Agency, free up resources for the Service Agency to upgrade their systems.

Randy Jones indicates that this is what the Improvement District has agreed to allow the Service Agency to do over the next three years. We are going to be looking at taking care of the golf course fairly soon and the water rates on the golf course is going to determine whether we can do it or not.

Brent Rose states that theoretically, the golf course is a fee generating asset, that we should do better because we do not have to make a profit where the current lessee is trying to make a profit. For the Service Agency it all goes back into the physical plan. We ought to be able to make enough to pay the water unless we so poorly manage it that we lose customers, but he likes to think that we will manage it better, that when it becomes our golf course it will be better managed and better maintained and everything else. We ought to have the money to pay the golf course rates at that point.

Dave Lawrence asks that we consider that we may end up with the same situation with the golf course, that we may not end up taking it over, he thinks we need to have that out in the open and under consideration.

green. We don't want to sell ourselves short and then come out in the end and find out that the Improvement District is going to require more than we can do to keep the grass green.

Brent Rose suggests that what we have is water rights for irrigation (let's set the lake aside as separate), there is a cost to irrigate the golf course and other properties around the park, we would have to pay for a well, we would have to pay for maintenance of that well and so forth. If we can take those water rights and convey them to the Improvement District without it costing us any more than what we would pay if we were on our own then we are in pretty good shape. If they can find a way to get us quality water to keep the grass green that would maximize the assets so that they can use the water rights for other purposes then we all benefit. We can't have our costs go up by doing it.

Joe Urbanik states that the Improvement District bears the burden of being able to justify what they are doing in a collaborative way.

Randy Jones asks Joe Urbanik if there is a problem with the Improvement District giving the Service Agency water at a substantially lower rate.

Joe Urbanik replies that if they can justify it, then he does not think so.

Randy Jones states that the Service Agency is after a cheap enough rate that it is not killing the Improvement District to provide it but so that we can afford it.

Joe Urbanik states that the only way to avoid that bullet is to not sell water from the same source for two reasons: number one, it is too high of a resource asset, your demand places a higher residual factor on our in ground systems than potential other sources, second, any third party can walk in out of the blue and say OK, Improvement District, you justify the rate you are charging for each class of user.

Randy Jones asks again if the Improvement District can justify giving a municipality a lower rate.

Brent Rose suggests that one of the ways you justify it is that the water right has a value of its own. You offset the value of the water right with the cost of the water. Mr. Rose states that an engineer can determine what kind of water we need to keep the lake full, if the millpond will do that and if not, what we need to make up the difference. The rest of it is for irrigation.

Joe Urbanik states that it is the Improvement District's desire to find a more economic means to convey water to the Service District.

Brent Rose states that the protection that we have is that under Utah law, the contracts are enforceable perpetually. We know we have an agreement with Joe and Tom and Brett on the board, but they are not always going to be on the board and so the concern that we have is with the next board and the next one after that and so on. We can structure this so that everybody can benefit.

Randy Jones tells the Improvement District that he hopes they get the feeling and can see that the Service Agency is serious about conserving, that when we take the golf course there will be some serious renovations going on there to conserve.

Joe Urbanik suggests that we continue dialogue in a collaborative way and look for options.

Tom Parker states that he sat on the Service Agency board in the past and that he knows where we are at but he thinks there has been a feeling that the Improvement District wants our water and our water

Government Body	Area to Serve	Water Rights		Ac. Ft.
Service Area No. 1	43 Ac. of Open Space	Claim	12763	
		Claim	12768	
	(Required – 172 Ac. Ft.)	Claim	12769	
		Claim	12770	80
		Cert.	5711 Seg.	92 1/
			Total	172
Service Area No. 2	Stansbury Club House Complex	Cert.	5580 Seg.	115.83 2/
	Stansbury Lake	Cert.	5711 Seg.	309.17 1/
	Golf Course Lakes	Millpond	1/7	350.00
	Parks			
	– 114 acres –			
	(Required – 774 Ac. Ft.)			
			Total	774
Improvement District	1069 Single Family Lots	Cert.	5580 Seg.	1037.01 2/
	400 Multi-family Units	Claim	14208	6.50
	21 Ac. Industrial and Institutional	Claim	14209	136.59
		Applica.	35003	10.88
	78 Ac. Commercial	Applica.	33931	480.00
	138 Ac. Golf Course	Cert.	7530	24.07
		Cert.	7092	1.57
	(Required – 2184 Ac. Ft.)	Cert.	4727	320.00
		Cert.	542	446.58
		Cert.	5711	220.01 1/
			Total	2683.19

(1,629.19)

NOTE: If the Stansbury Park Improvement District, in the process of submitting proof, change application and/or extension of time, exceeds 2184 A.F.; then 50 percent of the amount that exceeds the 2184 A.F. will be conveyed back to Terracor.

1/ Seg. = 620.18 AF
Cert 5580 w/ Seg. = 1,152.84 AF

EXHIBIT

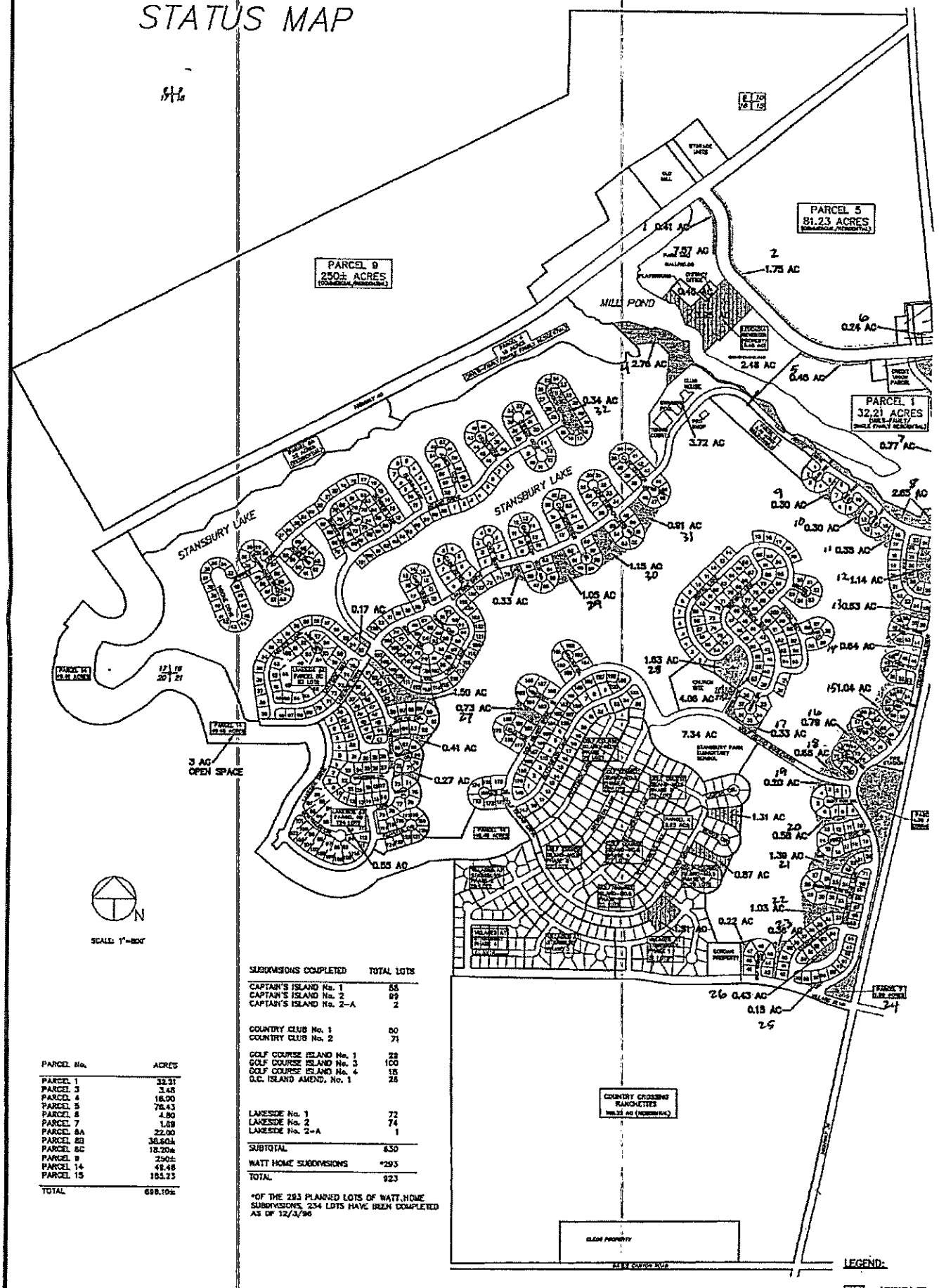
GREEN AREAS AND OPEN SPACE TO BE OWNED BY TOOELE COUNTY SERVICE AREA NO. 1

1. All those certain green areas, common areas, and entry ways, as designated on the recorded subdivision plats within the Stansbury Park Core Area (which recorded subdivision plats are delineated below).

Subdivision	Lots Included
Country Club No. 1	1 through 80 (All Lots)
Country Club No. 2	1 through 71 (All Lots)
Lakeside No. 1	1 through 72 (All Lots)
Lakeside No. 2	1 through 22, 76 through 127
Lakeside No. 2-A	128 (All Lots)
Golf Course Island No. 1	133, 147, 148, 152, 156, 157, 158, 161 through 182 (All Lots)
Golf Course Island No. 1 Amended	1 through 22, 54 through 59
Golf Course Island No. 3	1 through 100
Golf Course Island No. 4	183 through 200 (All Lots)
Captain's Island No. 1	1 through 58 (All Lots)
Captain's Island No. 2	1 through 22, 67 through 99
Captain's Island No. 2-A	100, 101 (All Lots)

2. That certain open space area within the general area of Club House Drive, Country Club Drive and Stansbury Parkway; the exact dimensions and area to be determined upon completion of an appropriate survey.

STANSBURY PARK PARCEL AND LOT STATUS MAP



SCALE: 1"=800'

PARCEL No.	ACRES
PARCEL 1	32.21
PARCEL 3	3.48
PARCEL 4	16.00
PARCEL 5	78.43
PARCEL 6	4.80
PARCEL 7	1.69
PARCEL 8A	22.00
PARCEL 8B	38.60±
PARCEL 8C	18.20±
PARCEL 9	250±
PARCEL 14	42.48
PARCEL 15	165.23
TOTAL	698.10±

SUBDIVISIONS COMPLETED	TOTAL LOTS
CAPTAIN'S ISLAND No. 1	55
CAPTAIN'S ISLAND No. 2	89
CAPTAIN'S ISLAND No. 2-A	2
COUNTRY CLUB No. 1	80
COUNTRY CLUB No. 2	71
GOLF COURSE ISLAND No. 1	28
GOLF COURSE ISLAND No. 3	100
GOLF COURSE ISLAND No. 4	15
G.C. ISLAND AMEND. No. 1	25
LAKESIDE No. 1	72
LAKESIDE No. 2	74
LAKESIDE No. 2-A	1
SUBTOTAL	630
WATT HOME SUBDIVISIONS	*293
TOTAL	923

*OF THE 293 PLANNED LOTS OF WATT HOME SUBDIVISIONS, 234 LOTS HAVE BEEN COMPLETED AS OF 12/3/96

February 8, 2024

Stansbury Service Agency
1 Country Club Dr #1
Stansbury Park, Utah 84074

Stansbury Service Agency,

The North Valley Communities That Care (NVCTC) would like to request a free/reduced rate to hold monthly meetings at the Stansbury Clubhouse. NVCTC uses evidence-based strategies to empower individuals and families to be healthy, engaged, and compassionate members of society. NVCTC does not collect income for the services that it provides to the Stansbury community. Most of the coalition members are volunteers from our local community, who dedicate their time to making Stansbury a better environment for our youth. Having a facility where our coalition can meet regularly would greatly increase our effectiveness in the community.

Our coalition meets every fourth Thursday monthly from 6 pm-7pm. (During the holiday season, we typically meet once for a combined November/December meeting on the 3rd Thursday of December.) We would like to continue this pattern if it is acceptable to the Stansbury Service Agency, and we would be flexible when needed circumstances arise to change meeting times. We typically expect 5-10 coalition members at our monthly meetings. Thank you for considering our proposal. If further questions arise, please contact the North Valley Communities That Care coordinator.

Sincerely,

Jared Hall, BPH
North Valley Communities That Care Coordinator
jared.hall@tooelehealth.org
(O) 435-277-2479

NORTH VALLEY
Communities That Care

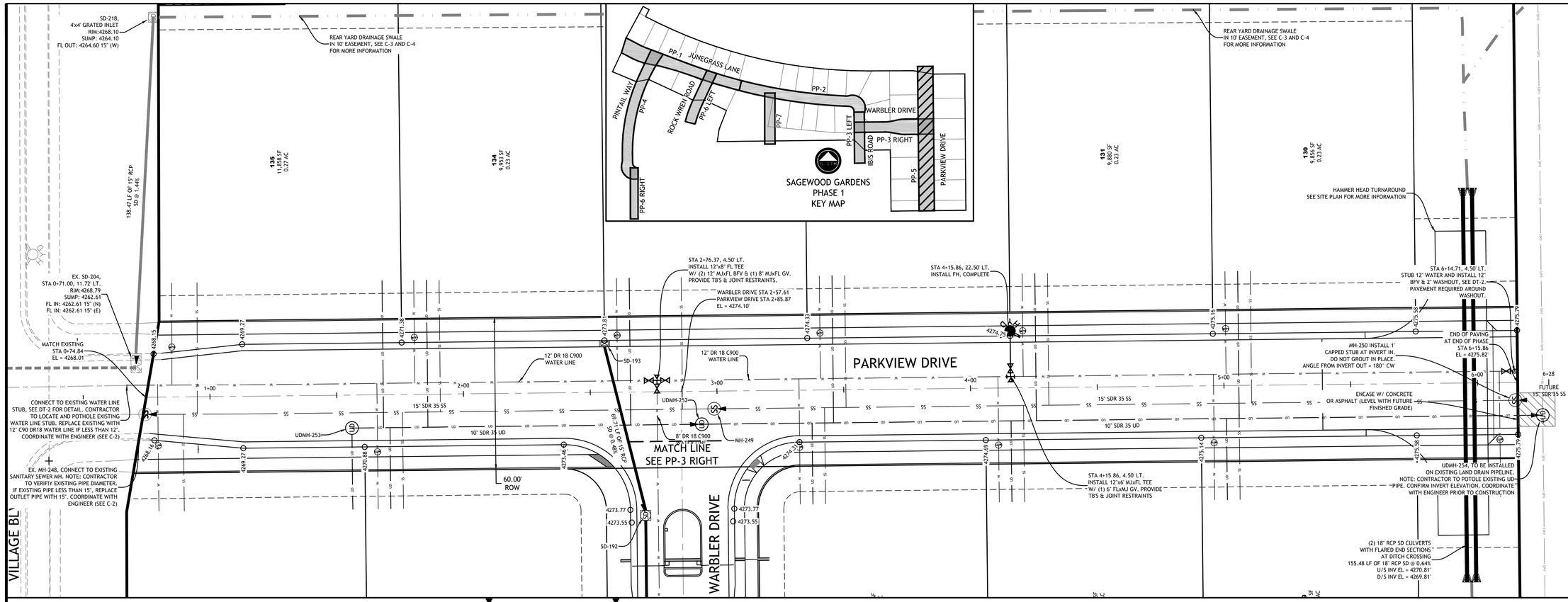
Stansbury Park Stats January 2024

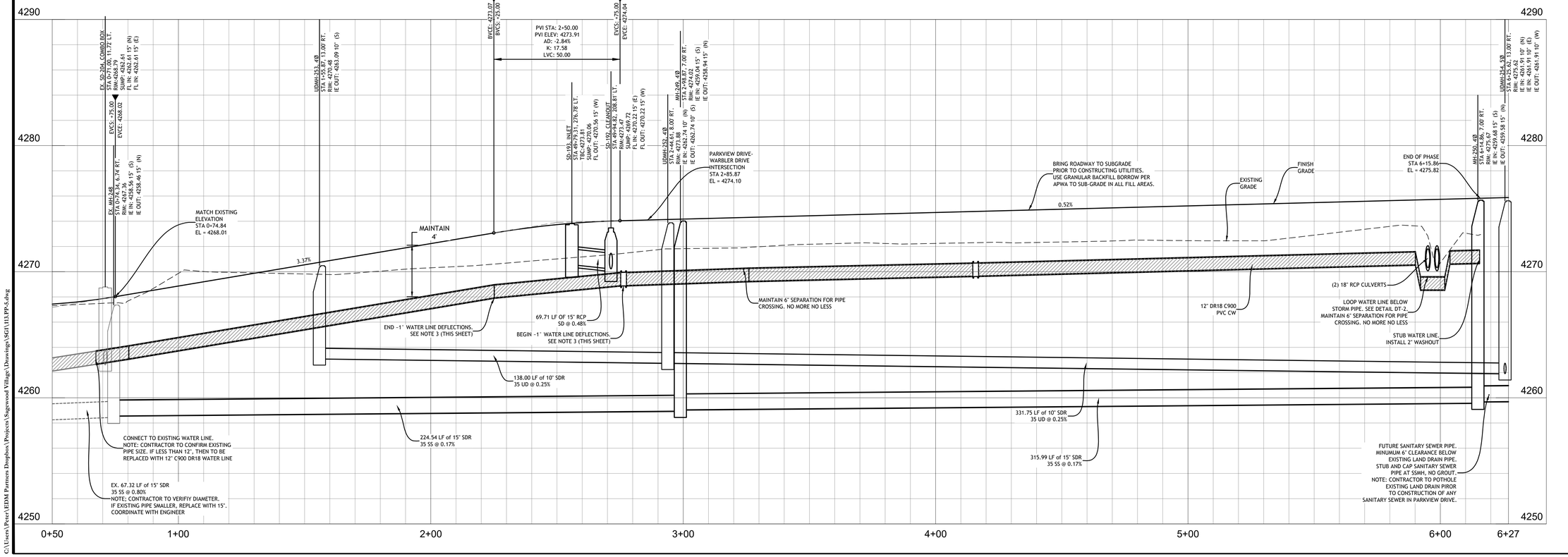
Details	Traffic Stops	Citations	Warnings	Accidents	DUI	Misdemeanor Arrests	Felony Arrests
164	125	33	84	2	3	10	3

Top Incident Natures

SUSPICIOUS	**13**
ANIMAL PROBLEM	**10**
AGENCY ASSIST	**9**
ACCIDENT-PD	**8**
ALARM-BUSINESS	**6**
ASSAULT	**6**
JUVENILE PROB	**6**
THEFT	**6**
SUSPICIOUS VEH	**5**
CITIZEN ASSIST	**4**
CIVIL PROBLEM	**4**
SCAM	**4**
UNWANTED GUEST	**4**
BARKING DOG	**3**
DOMESTIC	**3**
HANG UP 911	**3**
WELFARE CHECK	**3**
ABANDONED VEH	**2**
ALARM	**2**
CONVULSIONS	**2**
DRUGS	**2**
DUI	**2**
FIX IT TICKET	**2**
HIT & RUN-PD	**2**
IDENTITY FRAUD	**2**
MENTAL SUBJECT	**2**
PSYCHIATRIC	**2**
SUICIDE THREATS	**2**
TRAFFIC COLLISI	**2**
TRAFFIC STOP	**2**
TRESPASSING	**2**
VANDALISM	**2**
VIN INSPECTION	**2**
ALARM-RES	**1**
ATTENDED DEATH	**1**
CARDIAC ARREST	**1**
CHILD ABUSE	**1**
CHOKING	**1**
CROSSING GUARD	**1**
CUSTODIAL INTER	**1**
DEAD BODY	**1**
DISORDERLY	**1**
Others	**26**

If you have questions or would like the Sheriff's Office speed trailer, contact Lieutenant Eli Wayman at eli.wayman@tooeleco.org or Chief Deputy Brian White at 435-882-5600.
Tooele County Sheriff's Office 1960 South Main Street Tooele Utah 84074





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EDM Partners
2815 E 3300 S Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 20'
0 10 20 40 60

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:
1. CONTRACTOR SHALL CONFIRM REQUIRED BOX SIZES AND NEED FOR CAST IN PLACE BOXES (IF ANY) PRIOR TO CONSTRUCTION. COORDINATE WITH ENGINEER.
2. "NEAR FLAT" SEWERS - ANY 10'Ø OR GREATER SEWER LINE SHALL BE SURVEYED DURING CONSTRUCTION, PRIOR TO BACKFILL, TO CONFIRM GRADE. SURVEYS SHALL BE COMPLETED VIA TOTAL STATION OR LINE LEVEL LOOP. ELEVATIONS ARE TO BE RECORDED AT EACH MANHOLE. A CERTIFICATION LETTER SHALL BE SIGNED AND STAMPED BY THE PROJECT SURVEYOR IN ACCORDANCE WITH SPID REQUIREMENTS. SEWER LINES WITH SLOPES LESS THAN THE ALLOWED MINIMUM SLOPE SHALL BE CORRECTED AND RE-CERTIFIED.
3. CONTRACTOR SHALL NOT DEFLECT MORE THAN 1°, OR 4' USING 20' LENGTH PIPES. COMPLY WITH MANUFACTURER RECOMMENDATION IF MORE RESTRICTIVE.

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

VERTICAL SCALE: 1" = 4'
0 2 4 8 12

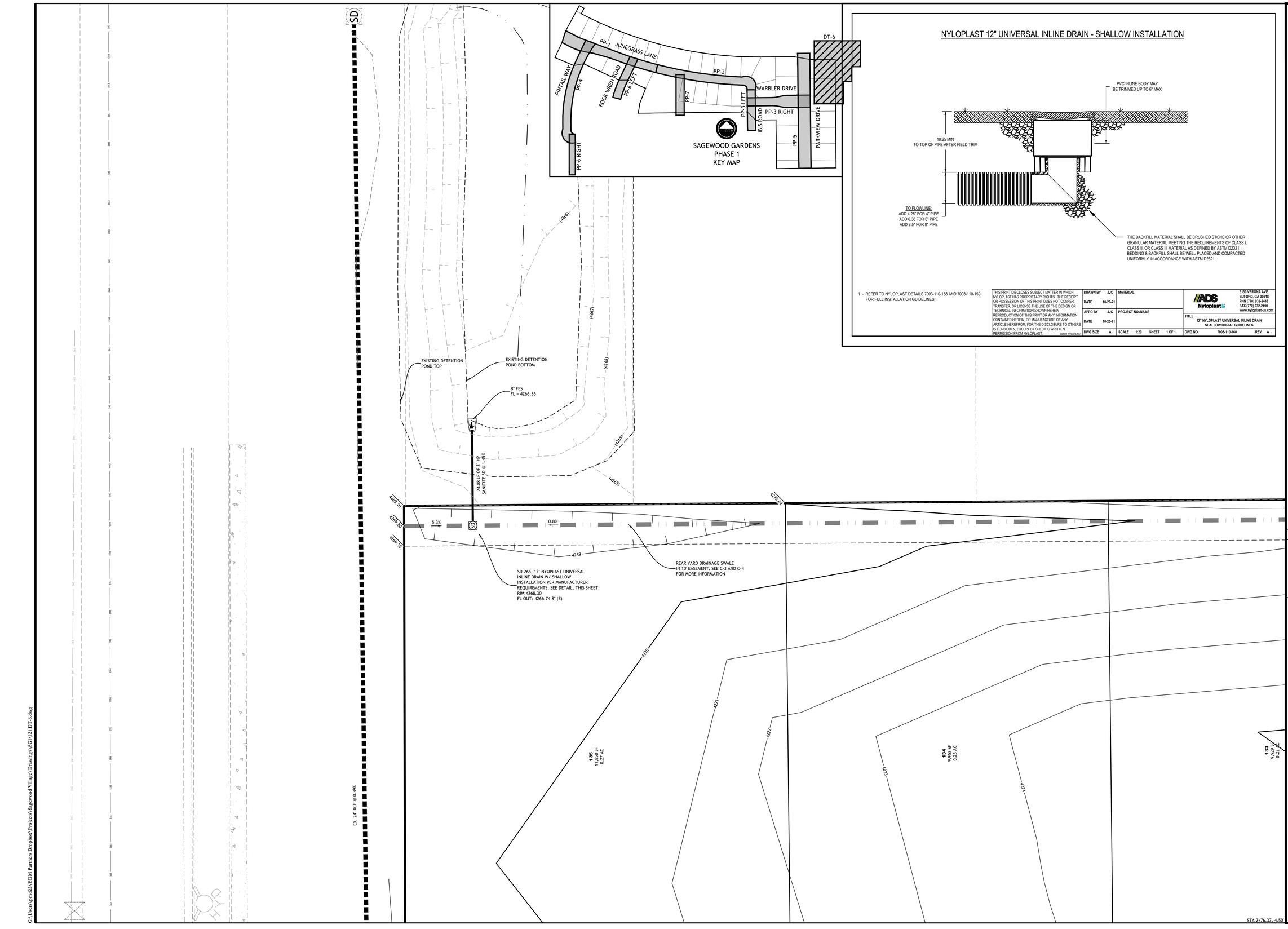
LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
02/03/21
STATE OF UTAH

Sagewood Gardens
Phase 1
Parkview Drive Plan and Profiles

PROJECT:	1650
DRAWN BY:	KMN
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: February 3, 2021

SHEET NUMBER: **PP-5**



NYLOPLAST 12" UNIVERSAL INLINE DRAIN - SHALLOW INSTALLATION

1 - REFER TO NYLOPLAST DETAILS 7003-110-158 AND 7003-110-159 FOR FULL INSTALLATION GUIDELINES.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2021 NYLOPLAST

DRAWN BY	JJC	MATERIAL	
DATE	10-20-21		
APPD BY	JJC	PROJECT NO./NAME	
DATE	10-20-21		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE
12" NYLOPLAST UNIVERSAL INLINE DRAIN SHALLOW BURIAL GUIDELINES

DWG NO. 7003-110-160 REV A

EDM Partners
2815 E 3300 S Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 20'

0 10 20 40 60

DEVELOPER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORY HOMES

NOTES:

APPROVAL SIGNATURES

STANSBURY PARK IMPROVEMENT DISTRICT MANAGER — DATE

STANSBURY PARK IMPROVEMENT DISTRICT ENGINEER — DATE

LICENSED PROFESSIONAL ENGINEER
No. 374998
PETER M. DUBEROW
1/16/24
STATE OF UTAH

Sagewood Gardens Phase 1

Rear Yard Outfall Detail

PROJECT:	1650
DRAWN BY:	KMN
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: January 16, 2024

SHEET NUMBER:
DT-6

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Stansbury Service Agency Board of Directors Combined Work and Board Meeting

FEBRUARY 21, 2024

Agenda

Order of Business

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Sheriff Report
5. Fire Chief Report
6. Public Comment

Staff Updates and Reports

1. General Manager Updates

Action Items

1. 2024.02.01 A
   a. Board Review and Possible Approval of January 16th, 2024, Business Meeting Minutes
2. 2024.02.02 A
   a. Presentation of a Per Field Reservation Rate for Parks
   b. Public Comment
   c. Discussion and Possible Approval of Per Field Reservation Rate for Parks
3. 2024.02.03 A
   a. Presentation of Allowing Tooele County to use the Clubhouse at a reduced rate or for free.
   b. Public Comment
   c. Discussion and Possible Approval of Allowing Tooele County to use the Clubhouse at a reduced rate or for free.
4. 2024.02.06 A
   a. Presentation of Allowing North Valley Communities That Care, an organization part of Tooele County Health Department, to use the Small Conference room at a discounted rate or for free.
   b. Public Comment
   c. Discussion and Possible approval of Allowing North Valley Communities That Care, an organization part of Tooele County Health Department, to use the Small Conference room at a discounted rate or for free
5. 2024.02.07 A
   a. Presentation of Letter for who is authorized to sign on Zions Bank account, to give to Zions Bank
   b. Public Comment
   c. Discussion and Possible Approval of Letter for who is authorized to sign on Zions Bank accounts to give to Zions Bank
6. 2024.02.08 A
   a. Presentation of Ivory Homes Sagewood Gardens Phase 1 grant an easement for a storm drainpipe across service agency property.
   b. Public Comment
   c. Discussion and possible approval for Ivory Homes Sagewood Gardens Phase 1 grant an easement for a storm drainpipe across service agency property.
7. 2024.02.09 A
   a. Presentation of Ivory Homes request to see If the Stansbury Service Agency has water right credits available for purchase that could be used on developments in Stanbury.
   b. Public Comment
   c. Discussion and Possible Approval of Ivory Homes request to see If the Stansbury Service Agency has water right credits available for purchase that could be used on developments in Stanbury.

Board Member Reports and Discussion Items

Adjourn

Closed Session, as needed, to discuss (a) character, competence, or health of an individual, (b) pending or reasonably imminent litigation, and/or (c) the lease, acquisition, or sale of real property.

Public Comment

GM Updates

GM Updates

Grants

- Tooele County Tourism Grant – Submitted
- RAISE Grant – In progress
- Tooele County Recreation – Due 30 March
- State Grants – Varies

Staffing – 3 New Hires

- Golf Assistant Pro
- Receptionist, Admin Asst – Replaced Angie

Shortfalls in Personnel

- Mechanic (2)
- Boat Operators
- Seasonal Hires is both Recreation and Golf Course Departments

GM Updates

Cemetery

- Grave Prep Moved In House
- Need to look at costs and expansion

Looking at other options for cost reduction/fee generation

Financials

Bank accounts Balance

as of 02/21/2024

BANK	GENERAL	IMPACT FEES
Zion's	$ 57,476.50	$ 8,350.03
Chartway	$ 1,087.11	
PTIF	$ 1,170,334.33	$ 1,098,438.18
Total	**$ 1,228,897.94**	**$ 1,106,788.21**

Employee Payroll as of 02/04/2024

Jan	$ 73,803.99
Feb	$ 38,002.25
Total	$ 111,806.24

Net Golf Course Revenue as of 01/31/2024

Jan	$ 20,697.25
Feb	$ 34,928.25
Sub Total	$ 55,625.50
Sales tax	$ (3,838.16)
Total	$ 51,787.34

Approval of Minutes

Per Field Reservation Rate for Parks

Cost for Entire Park

Sagers: $35.00 per hour (includes all four diamonds)

Village: $40.00 per hour

Parkview: $30.00 per hour

Park	Field Size	Cost
Sagers	Large Diamond	$15.00 per hour
Sagers	Large Diamond	$15.00 per hour
Sagers	Coach Pitch	$10.00 per hour
Sagers	T-Ball	$5.00 per hour
Village	105ydx60yd	$25.00 per hour
Village	105ydx60yd	$25.00 per hour
Parkview	55ydx36yd	$15.00 per hour
Parkview	55ydx36yd	$15.00 per hour
Parkview	35ydx25yd	$10.00 per hour

Allowing Tooele County to use Clubhouse For Presidential Elections on June 25th and November 5th

FREE OR REDUCED RATE

Allowing North Valley Communities That Care, an organization part of Tooele County Health Department, to use the Small Conference room

DISCOUNTED RATE OR FREE

Authorized users to sign on Zions Bank Account

Ivory Homes Sagewood Gardens Phase 1 grant an easement for a storm drainpipe across service agency property.

Ivory Homes request to see If the Stansbury Service Agency has water right credits available for purchase that could be used on developments in Stansbury.

Board Member Reports and Discussion Items

Adjourn

Closed Session, as needed, to discuss (a) character, competence, or health of an individual, (b) pending or reasonably imminent litigation, and/or (c) the lease, acquisition, or sale of real property.