



STANSBURY

SERVICE AGENCY

Parks and Recreation

Stansbury Service Agency Board of Directors Meeting Minutes

Date: Wednesday, March 12, 2025

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

Time: 7:00 PM

Order of Business

1. Call to Order by Brett Palmer at 7:00 PM
2. Roll Call
 - Board Members
 - Cassandra Arnell – present
 - John Wright – present
 - Kyle Shields – present
 - John Duval – present
 - Ammon Jacobsmeyer – arrived at 7:28 PM
 - Brett Palmer - Present
 - Staff
 - James Hanzelka – present
 - Ingrid Swenson – present
 - Shawn Chidester – present
 - Jessica Shaw - present
3. Pledge of Allegiance led by Cassandra Arnell
4. Fire Chief Update by Fire Chief Kevin Nunn and Fire Marshal Buck Peck
 - Not present.
5. Sheriff Update by Sgt. Nicholas Yale
 - Not present.
6. Lake Dye presentation by Broads Fork Aquatic Consulting
 - Greg Page, a chemical engineer invited by Kyle Shields, spoke about aquatic vegetation management for Stansbury Lake. Greg Page, who founded Broads Fork in 2020, has experience in the oil, water, and wastewater industries. His company manages waterways, particularly algae and aquatic vegetation, and partners with SePro and UPL for herbicide manufacturing.
 - The lake's primary invasive species include Eurasian Milfoil, Cabomba, Sago Pondweed, Horned Pondweed, and Chara. Control efforts must balance effectiveness with avoiding harm to fish, minimizing non-target effects, ensuring safety, and preventing use restrictions. John Duval emphasized the importance of clearing shallow areas for boats.
 - Greg Page proposed using ProcettaCOR, a systemic herbicide highly specific to Eurasian Milfoil. It disrupts the Auxin hormone system, requires low dosages, and is applied either with tubes for deep water or sprayed on the surface in shallow areas. It disperses quickly and is effective in small amounts. Stansbury Lake spans 80 acres and 310 acre-feet of water, so costs will depend on the treated water volume. The lake's narrow

fingers are particularly problematic since the boat mower cannot reach them. Greg Page suggested a small-scale demo on one finger.

- For pondweed control, Greg Page recommended Dipotassium Salt of Endothall, which is effective against pondweeds and does not harm fish. He noted that all dying plants consume oxygen, so treating vegetation early in its growth cycle minimizes oxygen depletion. Stansbury Lake has high oxygen levels. He reassured the board that neither of these herbicides harm fish, their eggs, or humans, though they might kill some beneficial plants. He also suggested using Lanthanum Chloride, a non-hazardous compound that binds with phosphorus to prevent algae blooms – which can be caused by fertilizer runoff. Unlike herbicides, it is unaffected by high pH levels. He noted that decomposing plants could trigger algae growth and that controlling aquatic vegetation requires ongoing labor or chemical treatments.
- Because Stansbury Lake is larger than most of Broads Fork's usual projects, mainly involving golf course ponds, Greg Page emphasized the importance of testing. A demo in a single finger would be well-contained, given natural barriers and the fast absorption of chemicals. The treatment window is about eight hours. While cost is a downside, the upside is the safety and minimal side effects.
- The board discussed involving the Division of Wildlife Resources (DWR) before making decisions. Though James Hanzelka had invited DWR, they were unable to attend. Greg Page confirmed that applications would need to be done annually in the spring. While he could not provide an exact cost estimate, a single-finger demo using all three products would cost \$3,000. With 15 fingers in the lake, the total cost would depend on the treatment extent.
- Cassandra Arnell asked about aerobic microbes, which Page explained consume oxygen when breaking down organic matter, potentially stressing fish. She also noted that a 2019 assessment indicated that 15 acres of the lake needed treatment, and the problem has worsened since.
- Bio sludge at the lake's bottom could be treated with oxygen and bioaugmentation to avoid dredging. Greg Page said dye is an unsuitable solution for Stansbury Lake. Brett Palmer noted that the golf course ponds have similar issues and feed into the lake. Greg Page suggested a version of Endothall suitable for those ponds, followed by Lanthanum Chloride for long-term control.
- Broads Fork could offer a maintenance plan with weekly or monthly treatments. The application of these chemicals requires licensing. Greg Page will provide chemical data sheets for James Hanzelka.

7. Public Comments

- Matt Potter is looking to enter into a new lease agreement for the Ice Shack with the service agency, - recognized that the Ice Shack lease was on the agenda for later in the

meeting. He wanted to highlight parts of the lease agreement. The rent doubles, there is a 5% annual increase and there are robust insurance requirements. It also has specific language about garbage cleanup and cleanliness around the shack. He stated that they want to be good partners with the Agency. He requested a decision be made quickly on the lease as the shack should open in about a month.

8. GM Updates

- Operations
 - The boat is currently awaiting a cutter bearing replacement part, and once installed, it will be operational.
 - Low lake levels are due to multiple factors. The weir at Delgada is being examined, and leakage from lines near Hole 8 led to the temporary shutdown of Gordon Well until repairs are completed. Additionally, the flow lines at Holes 8 and 6 are clogged. Twin D will inspect the problem when they return. A new pipe has been installed for Hole 9. Meanwhile, water cannot be pumped from Millpond until mid-April.
 - Work on Hole 3 was progressing from both ends but was halted by a dense root blockage in the middle. Twin D will return to break through and complete the clearing process. John Duval inquired whether these blockages could be prevented, and it was noted that while not entirely preventable, the issue has been worsened by a lack of regular maintenance.
 - Brett Palmer asked about the lake's current water level, which is approximately eight inches lower than normal. While this does not pose an immediate risk to the lake's health—since colder temperatures prevent weed growth, it has raised concerns among residents.
 - At Porter Way Ballfield, sports teams are working to level sections of the field to make it usable for an upcoming tournament. The County continues to face challenges with sports field availability, as there is insufficient space to accommodate all teams.
 - A second irrigation technician has been hired, and two additional positions remain open. A training plan has been established to improve the skills of those hired. These hires and the training were anticipated and budgeted for in advance.
 - A job fair is scheduled for March 14th to recruit seasonal employees starting April 7, excluding pool staff, who will begin in May when the pool opens.
 - A meeting was held with the County Manager to discuss several topics. County clean-up days are scheduled for May 10 and 17, and Stansbury has requested inclusion this year.

- County grant writers primarily focus on federal grants, offering only limited assistance. As a result, Cassandra Arnell and Shawn Chidester have handled grant applications in-house this year.
- Stansbury will participate in the county's development of a trails master plan, which begins with identifying existing trails before moving forward with planning.
- A separate meeting with the County Roads Department addressed various concerns.
 - The county denies any existing agreements for bridge maintenance. For Stansbury Days road closures, they recommended hiring a barrier company.
 - The department also advised that redlining curbs for parking enforcement is ineffective and not provided. They are willing to collaborate on a no-parking sign plan, which must be coordinated with the sheriff's department for enforcement.
 - Golf cart crossing signs have been installed. Additionally, the county's tree height standards were discussed.
 - Trees over greenspaces and walkways require a clearance of 7.5 feet. Staff are trimming trees on the Agency property. Trees over asphalt need 13.5 feet. While this does not directly affect the Agency, it does impact residents.
- New signboards are being purchased for several parks to provide information on field rentals for sports teams. The cost is \$6,000 for six signs: two at Porter Way, two at Village, one at Sandhill, and one at Parkview. Cassandra Arnell requested that park names be included on the signs.
- Over the winter, the Pro Shop underwent remodeling using leftover funds, resulting in significant improvements. The conference room was also upgraded with assistance from John Duval, costing \$135 for a better table and chairs.
- Projects
 - The design for Millpond Park is expected to be completed soon, and with county approval, the parking lot could be done this summer.
 - A meeting with Ensign is scheduled for next Friday to finalize the design of the Soundwall Trail. Once the design meets standards, UDOT will provide reimbursement, allowing the project to proceed within the fixed budget and design package.

- The Shoreline Improvement project is moving forward, with the final design package currently being assembled. The goal is to have the improvements in place by June 1.
- Regarding capital projects, budget overages and underages have largely balanced each other out. A better vendor was found for purchasing AED machines, allowing the Agency to acquire two units for nearly the same price as one from the original vendor.
- Several grant applications are in progress to support various projects.
 - The Raise Grant was submitted earlier this year.
 - Two OREC grants are being worked on for Millpond Bridge and Woodland Park. If awarded, these grants would bring the projects within the budget for the year.
 - The county has successfully secured grants for parking lots near recreational areas, and the Agency is pursuing similar funding for Millpond. OREC has advised that the grant application should focus on trails, so modifications are being made accordingly.
 - The golf course is applying for a tourism grant from Tooele County to fund advertising in Salt Lake.
 - Tooele recreation grants could help fund the shoreline dock project and improvements at the Porter Way baseball field.
 - A water-wise grant is being pursued by gardener Mary Wilson to replace grass in parkway medians with low-water plants.
 - The Soundwall Trail is also being rescope with Ensign for submission to the state.
- John Wright inquired about potential limitations on Tooele recreation grants, which typically range from \$20K to \$25K. Cassandra Arnell confirmed that last year's grant funds were fully spent, as required, within a one-year timeframe. The Agency hopes this year's funding can contribute to a UORG grant to complete the docks.
- Kyle Shields advised the Agency to consider that low-water plant maintenance differs from traditional landscaping and that such areas often collect trash. Mary Wilson will develop a maintenance plan and coordinate with Tooele County Roads for approval.
- Financial Overview
 - The money received from the water rights sale has been placed into a PTIF account for restricted funds. The board will determine how to allocate these funds at a later date.
 - The revenue report shows a slight improvement compared to last year.

~~Clubhouse rentals have increased, likely due to lower deposit requirements~~

implemented this year. However, the golf course revenue has been lower due to weather conditions, though performance improved at the end of February and is expected to return to normal. Cemetery revenue has declined due to fewer plot sales and interments, with limited space remaining for additional plot sales. Interest-bearing accounts are performing better as more funds have been allocated to them. Overall, revenue is slightly better than last year, excluding the water rights sale.

- John Duval requested financial reports for the first two months of the year that include budget comparisons similar to the revenue report.
- The general manager can move funds within a budget line without board approval, though staff will keep the board informed of any changes. However, transferring funds between budget lines or exceeding the approved budget requires board approval. For example, last year, board approval was necessary to transfer funds from a residual account to Parks and Recreation for irrigation expenses. Impact fees are fixed, and we must align with the impact fee plan, which is currently being updated. So far, finances for the year are looking good.

Discussion Items:

1. Clubhouse Cameras Install update presented by Shawn Chidester and Kasey Nobles.
 - The security system being installed at the clubhouse will utilize 17 cameras, with plans for expansion. The Agency has purchased software and is prepared to install the hardware needed for the system. The cameras cover key areas such as foyers, exterior doors, hallways, kitchens, meeting rooms, and outdoor spaces. The cameras are PTZ with AI intelligence to track specific activities. Employees can remotely control the system, allowing them to zoom in on areas like the boat ramp. The installation requires additional wiring and is managed through a security server that staff can access both on-site and remotely.
 - John Duval inquired about the duration of recorded footage before it is overwritten and whether signs would be posted about video surveillance. While signs are not legally required on private property, they could serve as a deterrent. The system currently has 80TB of storage, supporting approximately three months of footage from the clubhouse alone. As more cameras are added, the storage period will decrease. The cameras record in 2K resolution with night vision up to 40-50 feet. The license and software are for 65 cameras, which costs \$80/year.
 - Originally, 64 cameras were purchased, but only 48 remain. Additional miscellaneous devices, such as a VPN for the pro shop, are needed at an estimated cost of \$400-\$500. One potential issue is bandwidth limitations, particularly in locations like the Pro Shop and the Palace. The current Verizon network cannot handle the increased demand, so

an upgrade to a higher bandwidth system is needed in the future. However, camera installations can be done in-house without the need for an external contractor.

- John Wright questioned the quality of the cameras, and it was confirmed that they provide clear footage in the dark and down hallways, though facial recognition in complete darkness may be limited. John Duval asked if the cameras could record audio, and it was confirmed that they could. Upgrading the conference room's audio system for board meetings would cost approximately \$15K. James Hanzelka suggested starting with a single camera and expanding as needed, using existing resources to get started. A live feed can be published via a web link, though this would strain bandwidth.
 - The security system includes features such as motion-triggered or continuous recording, security alerts, and automatic overwriting of the oldest footage when storage reaches its limit. The most expensive components of the system are storage and VPN devices. Each camera can be configured individually to meet specific needs.
2. Presentation of current playground equipment status and plans for moving forward by Shawn Chidester
- Playgrounds in the community are at varying levels of disrepair. Shawn Chidester has put together a plan to address repairs and replacements, prioritizing costs, and park usage. One of the immediate needs was woodchips, as every park needed them. A total of 650 cubic yards was needed, with 450 cubic yards already purchased and being distributed to significantly improve conditions. The estimated cost for woodchip maintenance is about \$5K/year. Employees will be tasked with redistributing displaced woodchips during regular park maintenance visits.
 - Some playgrounds contain defective equipment that poses safety hazards and should be removed. The removal can be done in-house as part of the woodchip installation process. It was noted that removal should not create additional safety risks. Concerns about liability were raised, with Ingrid Swenson emphasizing that the board, rather than management, is responsible for making decisions that could lead to potential legal issues. Shawn Chidester suggested that Village Park might need to be removed entirely, as it poses significant safety risks and cannot be repaired due to the manufacturer being out of business. Woodland Park was also highlighted as a major concern, along with Parkview and Garrett. Discussions centered on ensuring that emergency safety hazards are assessed and addressed promptly while maintaining a clear chain of command for decision-making.
 - Mid-priority parks include Galley, Captain's Island, Gateway, and Sagers. Captain's Island needs border repairs, which could be handled in-house or scheduled for replacement in the next two to three years. Estimated repair costs range from \$13K to \$14K, while full replacements would exceed \$100K. A phased approach was proposed, allocating \$100K

to \$200K annually for playground updates rather than attempting to fund everything at once.

- Lower-priority playgrounds include Porter Way, Fairway, Angell, and Ponderosa. Porter Way is in good condition, while Fairway Park is also in decent shape but requires a spring rocker replacement. Angell Park only needed additional woodchips, which have already been added. Ponderosa has some missing hardware that would cost approximately \$2,500 to replace. Of the eight playgrounds assessed, two were recommended for closure, while the remaining six should be repaired over the next few years.
- John Duval suggested compiling a report comparing completed work, approved repairs, and remaining issues to ensure that repairs within the existing budget proceed. Ammon Jacobsmeyer raised concerns about safety hazards at Galley Park, where the removal of a slide left an open drop-off. The tape was originally put up to block the drop-off but has since been pulled down. He also mentioned the need for wasp mitigation at the playgrounds.

3. Presentation of initial cost estimate for installation of sound wall running south of Water Feature

- The Agency has accepted ownership of the noise barriers and posts that were pulled down.
- Harper Precast is the contractor approached about installation of the noise barrier panels. However, they require 25 feet of working space, which may necessitate using UDOT land, requiring coordination with UDOT, as there is only 10-15 ft of greenspace owned by the Agency. They cannot reuse the posts.
- A grading plan is necessary for proper installation and is estimated to cost about \$10,000 for surveying and planning. The wall installation from Harper Precast is estimated at \$38,000. Additional costs could arise due to potential subsurface needs. Other potential costs include concrete pillar removal, traffic control, and equipment rental. The total project estimate could exceed \$70,000, much higher than the initial \$10,000 estimate.
- There was discussion about the cost-benefit of continuing with the project, with a suggestion that the money might be better spent elsewhere. Several board members expressed concerns about the escalating costs and questioned the necessity of the sound wall. Kyle Shields stated that the Agency is not in the business of installing soundwalls. Ammon Jacobsmeyer feels UDOT should be responsible for this, as soundwalls belong on UDOT property. Some proposed alternative options include storing the panels, selling them, or donating them to residents. Brett Palmer said there is a resident that has asked for the panels and offered to remove them at no cost to the Agency. He also suggested posting pictures on KSL and seeing if they could be sold that way. Cassandra Arnell stated that this is not a high priority for residents. It was decided to investigate how much the panels could be sold for with serious consideration for that option.

Action Items:

1. 2025.03.05 A

- a. Board Review and possible approval of Ice Shack Lease Agreement
- b. This was originally scheduled to be the last action item but was moved to the front during the meeting so that Ryan Struthwolf and the Potters would not have to remain later.
- c. The agreed changes to the lease are:
 - The base monthly rent was increased from \$450 to \$900, and a utility use fee of \$100 per month was added. The storage shed's monthly rental was raised from \$50 to \$60.
 - The annual increase was raised from 3% to 5% and applied to all rental rates and use fees.
 - The new lease is also set for 7 years. The lease establishes an exclusion radius that states Food Trucks cannot make more than 25% of their total sales from snow cones.
- d. During the duration of the previous lease, there has been no interest in bringing another business in. It is unlikely that another business would fit there, as well as the current Ice Shack.
- e. There is a termination clause. If the Ice Shack owners want to terminate early, there is a penalty for them. The Agency can terminate for non-payment or non-compliance with lease terms.

Motion to adopt the Ice Shack Lease Agreement made by Cassandra Arnell. Second, by Ammon Jacobsmeyer.

Vote as follows:

Cassandra Arnell – yea; John Wright – yea; Kyle Shields – yea; John Duval – yea; Ammon Jacobsmeyer – yea; Brett Palmer – yea. Motion Passed

Ammon Jacobsmeyer stated that he feels the Ice Shack is beneficial to the community and provides a unique service that would otherwise be unavailable.

Ryan Struthwolf asked for clarification on whether the transfer of ownership to the Potters was okay with the board. The board's response was that the transfer could be completed once all outstanding debts were cleared by the current owner.

2. 2025.03.01 A

- a. Board Review and possible approval of February 12th, 2025, Meeting Minutes
 - Cassandra Arnell said that on page 6, her comment should be corrected to "document management system", not "safety management system".

Motion to accept the minutes with that change as noted above made by Cassandra Arnell.
Seconded by John Wright.

Vote as follows:

Cassandra Arnell – yea; John Wright – yea; Kyle Shields – yea; John Duval – yea; Ammon Jacobsmeyer – yea; Brett Palmer – yea. Motion Passed

3. 2025.03.02 A

- a. Board Review and possible approval of February 19th, 2025, Meeting Minutes

Motion to approve to approve made by John Wright. Seconded by Kyle Shields.

Vote as follows:

Cassandra Arnell – yea; John Wright – yea; Kyle Shields – yea; John Duval – yea; Ammon Jacobsmeyer – yea; Brett Palmer – yea. Motion Passed

4. 2025.03.03 A

- a. Board Review and possible approval of Tooele County IT Agreement
- The agreement is for Tooele County to manage the IT portion of email hosting and Microsoft licensing for the Agency's .gov accounts.
 - Tooele County agrees to manage exchange online, Microsoft Teams, Sharepoint, OneDrive for Business, and other 365 government features at a substantially lower rate than was available to the Agency elsewhere.
 - The Agency agrees to provide accurate information, follow set policies, and make timely payments.
 - The contract can be renewed annually. Both parties can cancel with 30 days' written notice.
 - The cost is \$3,662/year, due within 30 days of invoice date.
 - It is staff opinion that this is a favorable contract for the Agency, as they get a higher service at a lower rate.
 - It was noted that if individuals use Outlook for personal email on their mobile devices, it will conflict with .gov. If there is anyone impacted by this, there is a workaround that can be shown.

Motion to approve the Tooele County IT Agreement made by Kyle Shields. Seconded by John Wright.

Vote as follows:

Cassandra Arnell – yea; John Wright – yea; Kyle Shields – yea; John Duval – yea; Ammon Jacobsmeyer – yea; Brett Palmer – yea. Motion Passed

Ingrid Swenson explained how to sign into the .gov accounts to the board. She has emailed them their new passwords. All emails are first-initial.last-name@stansburypark.gov. It is highly recommended that board members change their passwords once they have set up their .gov email. She has slides she can provide board members with that detail the steps of the process.

5. 2025.03.04 A

- a. Board Review and possible approval of Miss Stansbury Scholarship Pageant 2025
- John Wright found several things in the application that need to be corrected. On page one, at the bottom, the parent and contestant initials are not needed. In the first

paragraph, it should say Stansbury Days, not Stansbury's Day. The award amounts are incorrect. He also noted that the requirements to participate, instead of saying it is okay for past attendants and contestants to apply, it should state they are encouraged to participate. On page 9, the total for the points is incorrect as it only adds up to 90%. Cassandra Arnell said that it was missing the 10% that was given the overall impression and that the directors would have to decide if they still wanted to include that or reallocate percentages.

- John Wright thinks there should be 1st and 2nd attendants in case one will have to replace Miss Stansbury if the current holder were to step down. Cassandra Arnell and Kyle Shields agreed.
- John Wright has emphasized that he wants the girls to be more involved with planning and making contacts instead of the directors doing it all while the girls just show up to events.
- James Hanzelka said the funding for this will come from the 2026 budget, as that is when the awards will be paid out. The pageant budget could potentially be changed when the 2026 budget is set.
- Cassandra Arnell feels that the pageant has done a lot of great things for the community, like the Turkey Trot. She would like to see a way for the essays the applicants write to be shown to the community. In other pageants, contestants have platforms that they incorporate in their essays, interviews, and other aspects of the competition. The winner then puts together an event or program in line with her platform.

Motion to approve this Miss Stansbury Scholarship Pageant 2025 with John and Cassandra going to the directors to make some spelling correction errors and recommendations about contestant involvement and maybe bringing something back to the board made by Kyle Shields. Seconded by John Duval.

Vote as follows:

Cassandra Arnell – yea; John Wright – yea; Kyle Shields – yea; John Duval – yea; Ammon Jacobsmeyer – abstain; Brett Palmer – yea. Motion Passed

Board Member Reports and Discussion Items

1. Cassandra Arnell has been working on grant applications. She would like to meet with John Wright for help with construction steps before completing the trail grant application.
2. John Wright requested an update on the clearing of the irrigation line near hole #3. James Hanzelka reported that the line had been cleared from both ends but stopped in the middle, and the contractor is scheduled to return on the 17th to finish the job. John Wright also shared that he created a sketch to send to suppliers for new estimates on replacement windows for the clubhouse and pro shop, as the previous proposals were too costly. Regarding the clubhouse breaker replacement, James Hanzelka mentioned that a second bid was received earlier that day, and the clubhouse will need to close for several days during the replacement process. John Wright met with structural engineers

about necessary decking repairs at the clubhouse, but further discussion is required to determine the scope of the work. He also inquired about any decisions regarding the funds from the water rights sale to Ivory Homes, but no decisions have been made yet. Additionally, he asked if a decision had been reached about chemical applications for lake weed control, but no conclusion had been made. Cassandra Arnell noted that the previous quote for similar work was \$42K/year. Kyle Shields mentioned that Salt Lake City is using chemical treatments in one of its parks, and James Hanzelka expressed concerns about the chemicals due to potential health risks, such as mutagenic or carcinogenic effects. Kyle Shields felt that chemical treatments could be beneficial for the lake's fingers while still using a mower for the main parts. John Wright asked for an update on parking along the greenbelts. Although the boat has been moved, James Hanzelka stated that he needs to investigate it further. Wright also asked about incorporating the owl system with the cameras being set up, and it was noted that they are exploring other options with the current system before purchasing an owl camera. The rails contractor will prime the steel with polyurethane and paint them black, rather than powder coating them. James Hanzelka and Shawn Chidester conducted a walk-through with the contractor earlier that day and confirmed that most of the rails are still usable, though the long rail south of the clubhouse will need monitoring. The operations crew is handling remediation by repainting and recoating the usable rails, and the contractor is constructing caps for the railings where pipes go in to help prevent corrosion. John Wright requested an update on the rough mower, which was delivered earlier that day, but the necessary bank paperwork has not been completed yet.

3. Kyle Shields said that it was nice to see the woodchips going into the playgrounds and that he feels the residents will appreciate seeing the work done.
4. John Duval thanked James Hanzelka and Ingrid Swenson for the time they have spent with him on financial issues and the new financial slides they prepared for the board meeting. He appreciated the low light reminder in the newsletter, he felt it gave good guidance.
5. Ammon Jacobsmeyer thanked staff, especially Shawn Chidester, for all their hard work.
6. Brett Palmer noted that in a previous project planning meeting, Kyle Shields suggested hiring a professional to survey the reserve properties and the parcel west of Village Blvd., followed by a community presentation to gather resident feedback on potential uses for those locations. He asked for the board's input on the idea. Ammon Jacobsmeyer supported the concept of gathering public input but cautioned that residents have previously accused the board of making promises without following through in a timely manner. (Impact fee comment noted on recording.) James Hanzelka emphasized the need for long-term planning and an update to the impact fee plan. He also pointed out that the Oscarson architectural plan has been amended twice, as the initial designs failed to consider the terrain—placing bathrooms below sewer lines—necessitating a complete redesign.

Motion to Adjourn

Motion to adjourn made by Kyle Shields. Seconded by John Wright.

Vote as follows:

Cassandra Arnell – yea; John Wright – yea; Kyle Shields – yea; John Duval – yea; Ammon Jacobsmeyer – yea; Brett Palmer – yea. Motion Passed

Meeting adjourned at 10:30 PM

The content of these minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 26th day of March 2025



Brett Palmer, Stansbury Service Agency Board Chair



Stansbury Service Agency Board of Directors Meeting Agenda

Date: Wednesday, March 12, 2025

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. Fire Chief Update
5. Sheriff Update
6. Lake Dye presentation
7. Public Comments
8. GM Updates
 - a. Operations
 - b. Projects
 - c. Financial Overview

Discussion Items:

1. Clubhouse Cameras Install – Shawn Chidester/Kasey Nobles
2. Presentation of Playground equipment status and plans moving forward – Shawn Chidester
3. Presentation of initial cost estimate for installation of sound wall running south of Water Feature

Action Items:

1. 2025.03.01 A
 - a. Board Review and possible approval of February 12th, 2025, Meeting Minutes
2. 2025.03.02 A
 - a. Board Review and possible approval of February 19th, 2025, Meeting Minutes
3. 2025.03.03 A
 - a. Board Review and possible approval of Tooele County IT Agreement
4. 2025.03.04 A
 - a. Board Review and possible approval of Miss Stansbury Scholarship Pageant 2025
5. 2025.03.05 A
 - a. Board Review and possible approval of Ice Shack Lease Agreement

Board Member Reports and Discussion Items

1. Open comment session for individual Board Members to present final thoughts on any subject covered in the meeting, updates on individual projects not covered by the GM, concerns from residents, and requests for future board actions.

Motion to Adjourn



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Time: 7:00 PM

1. Call to Order by Brett Palmer at 7:01 PM
2. Roll Call
 - Board Members
 - Brett Palmer – present
 - John Wright – present
 - Kyle Shields – present
 - Cassandra Arnell – present via Zoom
 - Ammon Jacobsmeyer – present
 - John Duval – present, arrived 7:07 PM
 - Staff
 - James Hanzelka – present via Zoom
 - Ingrid Swenson – present
 - Kellianne Rosemann – present
 - Shawn Chidester - present
 - Jessica Shaw - present
3. Pledge of Allegiance led by Brett Palmer
4. Review of Public Comments from the last meeting
 - None to review
5. General Manager Updates
 - Operations - The weed harvester control panel has been relocated from the rear of the operator's space to the front. Hydraulic lines repair is at 80% complete, remaining parts are on order, and repairs should be done by March.
 - Staff are working on a pressure regulator valve on the irrigation system at Porter Way Park.
 - Spring sports sign-ups for field usage are in process.
 - A signed plat for stage 3 of Sagewood has been received, and a signed plat should be received for Wildhorse shortly.
 - The clearing of roots to the drain lines west of hole #3 is half done. The company realized it was a bigger problem than estimated 3 weeks ago, due to the density of roots. The current contract allows them to change the estimate if the packing is denser than anticipated, we are waiting for clarifications on an updated estimate before work resumes. A comment was made that the contractor cannot do a firm fixed price bid on a job of this nature. It may be best to work on time and materials basis.
 - Projects - The fire alarms in the clubhouse have been completed and certified and the main door systems are now in place in the Clubhouse. It will cost an additional **\$3,300.00 to do the remaining doors. The alarms at the Pro Shop are completed and**

certified and an access door was added to the Pro Shop. Bids for the breaker box are to be reviewed and finalized before implementation. The whole breaker box may need to be replaced due to age.

- Staff are working on bid packages for the clubhouse windows, north wall, and east side entrance while waiting on information from the structural engineer that inspected the building.
- Designs for Millpond Park are being finalized; Blu Line should have the final drawing package completed next week.
- Shawn Chidester looked at the all-ability playground again and produced a new design to present to the planning committee next week. Shawn Chidester and Gordon Smith have been checking all the playgrounds and creating a risk mitigation plan.
- Cassandra Arnell submitted for the BUILD grant (formerly the RAISE grant). Staff are working on 2 UORG grants. Shawn Chidester is collecting more information, and it should be submitted by March 1. John Wright asked for clarification on the master panel in the clubhouse. The breaker box includes several sub breakers. The new breakers box will not fit in the old breaker box. With a new cabinet, the sub breakers will also need to be replaced. The original bid was just for the main breaker, this will quadruple the cost. The recommendation to replace the entire box is based partially on the current equipment's age and partially because the current box will not accommodate the new master breaker. The manufacturers for the current equipment are not available, so only refurbished parts with no warranties are available. Bids for a new box and breakers was recommended.

At 7:13 PM, Brett Plamer acknowledged John Duval's arrival.

Discussion Items:

6. Microsoft Office 365 agreement with Tooele County, presented by Scott Persons. - The Stansbury Service Agency does not meet the requirements to own a government account on its own. Tooele County can add the Agency to their licensing with its own tenant. The price is similar to other quotes received, but with better support and security (Mimecast). The Agency will also have the option to break its tenant off from the County when it qualifies for the government account.
 - The County is offering tech support, as needed. Scott Persons requested the board's patience while he works through the process, as the Agency is the first the County is doing this for. The licensing should be ready within a week. The Agency will receive three types of licenses – the exchange only, which is just for email, the G1 for web-based apps with email, and the G3 for full apps and email. March 1 is the planned date for transition. To bypass GoDaddy's hold on email archives, the Agency will export and

import PST files from “@stansbury.org” email accounts. Each board member will need to come into the office to give staff access to their email, or they can give staff their password for the export/import, and change their passwords once completed. Current .org email addresses can be set to forward to the new .gov addresses.

- Ammon Jacobsmeyer asked about billing, the ability to increase the account, and the benefits of a government account vs. other types. Tooele County will be billed then cross charge the Agency. The County pays annually but is willing to bill the Agency annually or monthly.
 - The County is looking into giving the Agency access to the portal to manage its own tenant. Any increases would be for the remainder of the billing period. Security requirements built into government accounts are better than others. For example, Copilot has been released to the general public but has not yet met government security standards yet so is not released to government accounts.
 - Kyle Shields asked if the County is benefiting from this partnership. No, the County may pay more with the inclusion of Mimecast security. The County feels it is important to support the smaller agencies within the County.
 - John Wright asked if the contract would be available next week, and if so, what the next step is. Yes, the contract should be available next week, but it will be cutting it close to have it by the board meeting. Transition steps will begin before the contract is complete. The complete transition should be completed by mid-March. A County technician and Scott Persons will be on hand to assist staff with the transition.
7. Discussion of Possible transfer of the Ice Shack lease - Ryan Struthwolf, the current owner, is looking to sell the ice shack to Katie and Matt Potter. In the current lease agreement, he can transfer the lease to the new owners with the board’s permission. Katie and Matt Potter introduced themselves and family.
- John Wright would prefer to have a new lease with the new owners rather than transfer the existing lease.
 - Katie Potter expressed a preference for a probation period with the existing lease.
 - The current contract does not require the board’s approval for a transfer of ownership or sale, only for the transfer of the lease of Agency property. If the board denies permission to transfer the lease, the new owners will have to negotiate the terms of a new lease. Ryan Struthwolf stated that if the board does not approve the transfer, he will keep running the shack for the remaining 3 years on the lease. He does not feel the lease should be renegotiated.
 - John Duval explained that the Agency is trying to set the lease contract to be more in line with other food vendors that contract with the Agency for consistency.
 - John Wright asked about the relationship between the business and the Agency. He also asked about the experience of the Potters and their knowledge of taxes imposed on

small businesses. Ryan Struthwolf said there have not been any significant issues between business and Agency since he opened the Ice Shack in 2013. Katie Potter has worked in food service but not in a seasonal vendor business. The sale agreement would have Ryan Struthwolf train the Potters. There will also be experienced staff returning. The Potters would like to keep the business mostly the same. They have been working with the small business center at Tooele Tech and feel they have a good grasp of the details of small business ownership, like taxes.

- Ammon Jacobsmeyer pointed out that the contract is inconsistent with other vendor policies because it was written two years ago, before the contract that the Agency began using last year for food vendors. The board needs to discuss how they want to proceed with similar contracts in the future to be more consistent.
- Cassandra Arnell stated that she knows the current owner from being neighbors and appreciates what he has done for the community. She thinks the Potters will continue doing good work for the community. She is in favor of the transfer and recommended giving James Hanzelka the authority to negotiate, with an eye to fine tuning some of the provisions while keeping prices low, to move the process along faster.
- Ammon Jacobsmeyer does not feel the contract is up for renegotiation at this point. Moving forward, the contract needs to be deliberated on due to other food vendors asking for similar contracts.
- Cassandra Arnell stated that when the contract was renewed two years ago, there was no one else interested in it. There is not a non-compete clause in the current contract. The current contract for other food vendors requires 10% payment to the Agency of their gross sales. Ryan Struthwolf and Katie Potter said that it is significantly higher than the current monthly rent and would necessitate higher prices.
- John Duval pointed out that taxes have doubled for the community. He also pointed out that food vendors are paying much higher rates than 10% elsewhere. He does not feel a 10% charge on gross sales is a lot comparatively speaking. Matt Potter said that they are willing to discuss a renegotiation of the lease with a non-compete or exclusivity clause and a longer lease period.
- Brett Palmer proposed that James Hanzelka meet with Ryan Struthwolf and come back to the board so they can make a motion based on his recommendations.

Action Items:

8. 2025.02.01A

- Board Review and possible approval of January 15th, 2025, Meeting Minutes
- John Wright felt that the "yes" and "11yes" on page 6 is confusing. Brett Palmer would like it to be clarified, so there is no question moving forward.
- The sentence was stricken from the minutes.

Motion to approve the minutes as they are written, with the exception that on page 6, under discussion item number one, sentence number 6, that the sentence that starts with the yes and ends with "in the survey results" be stricken made by John Wright. Seconded by Kyle Shields.

Vote as follows:

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

*Abstained vote due to not being present at the meeting.

9. 2025.02.02A

- Approval of the Sale of Water Right Credits to Ivory Development.
- Brett Palmer explained that in February of 2024, the board determined that they would feel comfortable with selling water rights to developers. Ivory Homes requested to purchase the water rights available. Legal counsel developed an interlocal agreement allowing the sale from the Greenbelt Service Area. Proposed sale is \$30K per water acre-foot.
- The agreement only applies to the Greenbelt Service Area water rights, there is not a similar agreement for the Recreation Service Area at this time.
- John Duval asked how much in sales was planned for in the approved 2025 budget. Nothing was planned for the sales, and it has not been decided how the funds will be allocated, which will be discussed in the next finance committee meeting.
- The water rights will be attached to specific properties developed by Ivory Homes (Exhibit A of the contract).
- Kyle Shields asked why Ken Sagers Ballpark was included in the figures. It was included because the water rights were included in the amount shown in the bankruptcy documents.

Motion that we approve the sale of 20 acre feet of water rights to Ivory Development as described, 20 acre feet to Ivory at the purchase price of \$30,000 per acre foot and that we authorize Jim Hanzelka, our general manager, to sign on behalf of the Service Agency, and authorize the sale of the water rights made by John Wright. Seconded by John Duval.

Vote as follows:

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

10. 2025.02.03A

- Approve Correction to the 2025 budget per State request.
- Ingrid Swenson realized she had not included FICA for board members in the proposed 2025 budget. She made the adjustment on section of the document to be submitted to the state but missed it in the second. The state contacted the Agency on Jan 16, 2025, to

have it revised and resubmitted. The correction was made and the document resubmitted. The state accepted the resubmission.

- Kyle Shields stated that going forward, the budget sheet should come to the finance committee for review before submission.
- Ammon Jacobsmeyer clarified that the board had already seen the adjusted numbers when the budget was approved.

Motion to approve the correction of the 2025 budget made by Kyle Shields. Second, by Ammon Jacobsmeyer.

Vote as follows:

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

Board member reports and requests

1. No public present to make comments.
2. Cassandra Arnell reported that the policy committee is about halfway through updating the administration manual. There has been work done on the safety management system to get it more in line with the Agency's policies and practices.
3. John Wright stated that he had a report from the engineer regarding the maintenance issues already discussed in the General Manager Updates. He also has recommendations for the repair of the glass in the Pro Shop and Clubhouse to prevent further leaking due to deterioration. With regards to Millpond Park, staff have reviewed the sloped hillside and tried to get power to the restroom to meet County standards for approval to move ahead with Phase 1. They are now waiting to see if there are sufficient funds to move forward. John Wright requested an update on the property line on the east side of the junior high school where the contractor had requested permission to move the fence. Brett Palmer stated that he had looked it over and determined that the pipeline the board was concerned about is on the east side of the ditch, meaning the fence is not on Agency property and will not interfere with the pipeline. John Wright requested an update of the status of the Glenn Point property tax evaluation. Shawn Chidester reported that he gave the information to the owner but has not heard back from them. John Wright requested information on the presentation by the lake chemical person. Kyle Shields stated that he thought DNR said no to chemicals, so he did not schedule the presentation. John Duval clarified that DNR did not eliminate the option to use chemicals, they strongly suggested caution with the breadth and testing. Kyle Shields will schedule the presentation for the first meeting in March and DNR will be invited to attend.
4. Kyle Shields thanked Brett Palmer for his work on water shares as the sale of will greatly benefit the community. He then stated that John Duval had a presentation for finance that he feels should be shown to the entire board. He feels the idea is too much for such

a small Agency but as John Duval feels there is value, the board should be involved in the decision. Brett Palmer suggested the discussion and presentation should be done at a special meeting, as it will make a regular board meeting very long.

5. John Duval asked Jim for the status of the resident parking his boat in the greenway space. It was not iced in during the warmer period, and was removed, but then put back, and is not iced in again. The resident had agreed to remove the boat if it was not iced in. James Hanzelka said he will look into it when he returns. John Duval then asked about the status of the community as a low light community, as he sees a lot of residents leaving their outdoor lights on throughout the night. James Hanzelka suggested putting a reminder in the newsletter and on Facebook. John Duval asked about parking on the greenways overnight. It is not allowed but it is the County's responsibility, and they need to be notified.
6. Ammon Jacobsmeyer thanked staff. Then stated that he feels the board should consider potentially redistributing duties to have an event planner on staff. He expressed concern that volunteers going around on behalf of the Agency to get funds for Stansbury Days leaves the Agency open to a high chance of fraud or embezzlement. Currently, there are volunteers cleaning and locking up after events, and he feels it would be better if there was an event planner there to do it. James Hanzelka stated that the Agency had given those looking for Sponsors, on behalf of the Agency, business cards to identify them.
7. Brett Palmer stated that he feels it is a rough schedule to have meetings two weeks in a row, as there is a meeting next week. He wanted to know if this was an exception. James Hanzelka stated that board meetings are usually the 2nd and 4th Wednesdays but had to be adjusted in January and February due to staff and board member availability.

11. Motion to Adjourn

Motion to adjourn made by Kyle Shields. Second, by Ammon Jacobsmeyer.

Vote as follows:

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

Meeting adjourned at 9:03 PM

The content of these minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 12th day of March 2025

Brett Palmer, Stansbury Service Agency Board Chair



STANSBURY SERVICE AGENCY

Parks and Recreation District

Stansbury Service Agency Board of Directors Meeting Minutes

Date: Wednesday, February 19th, 2025

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

Time: 7:00 PM

Order of Business

1. Call to Order by Brett Palmer at 7:00 PM

2. Roll Call

- Board Members

- Brett Palmer – present
- John Wright – present
- Kyle Shields – present
- Cassandra Arnell – present
- Ammon Jacobsmeyer – present
- John Duval – present

- Staff

- James Hanzelka – present
- Ingrid Swenson – present
- Shawn Chidester – present
- Jessica Shaw – present

3. Pledge of Allegiance led by John Duval

4. Sheriff Update by Sgt. Nicholas Yale

- January was a slow month with 135 traffic stops, 27 citations, 84 warnings, 9 accidents, 9 DUIs, 15 misdemeanor arrests, and 4 felony arrests. There were more DUIs than normal due to New Year's Eve, but even that was quiet compared to the rest of the county. Fraud will be up due to it being tax season.
- John Wright asked what 'Accident-PD' in the top incident natures list stands for and how nuisance calls, like dogs barking, are handled. Sgt. Yale explained that Accident-PD means property damage, usually caused by juveniles. Most of those are committed in or around the High School. Nuisance calls are considered low-priority and response time depends on call volume, but a report is made, and residents are contacted.
- John Duval asked if cars parked on a curb would prompt action. Sgt. Yale said that it would depend on how busy they are, due to being short staffed.
- Sgt. Yale requested that if anyone notices something that is becoming a matter of public safety, that the sheriff's department be notified.

5. Public Comments

- Sara Snow (41 Lakeview) – suggested that with spring approaching, a yard beautification contest be started. She stated she was willing to donate towards an award. Brett Palmer clarified that this would not just be for the lakeview area but for all of Stansbury Park. Sara stated that she and her neighbor, Cathy, are willing to be judges. Cassandra suggested signs to recognize different décor (like Christmas). The suggested award was

something like every month gets the winner gets a \$100. It was also suggested that contest time coincide with the pool season.

6. GM Updates

- Operations –

- The Sagewood Phase 13 Plat is signed and a list of requirements for follow-up is being put together.
- Shawn Chidester is working on the camera security system for the clubhouse. He has been working with Casey Nobles to get it working. With two cameras set to be placed in the large conference room, it means the board meetings may be recorded and shared in real time. John Wright asked if the cameras would impact OWL, but they were not aware if OWL would be able to tie into the system. They are looking into possibly being able to integrate things like Zoom into the system for the speakers.
- The lake weed harvester's hydraulic replacement is complete and awaiting the delivery of the motors. Once the motors are installed, the last major repair to complete will be the cutter, and then trial runs can begin.

- Projects –

- The sound wall trail modification that was submitted in November has been approved. Money was fronted for the engineering design with Ensign Engineering. Moving forward, reimbursements will be in stages instead of all at the completion of the project.
- A design for Millpond Park is going to be run through the planning committee and then sent back to the designer before submission to the county.
- The railing repair and replacements around the clubhouse, pool, and gazebo were initially discussed with the vendor, Ornamental Iron. Ornamental Iron indicated that the railings in the gazebo area should be replaced, the railings from the pool to the basketball courts needed to be repaired, and the rest simply needed maintenance. John Wright met with Russell Welding who felt that all the railings should be replaced with an upgraded technique. Curved railings at the joints are slightly more expensive but stronger than segmented rails connected at joints. Ornamental Iron suggested using flat plate feet for railings, it is cheaper and what the majority of the railings have now. Due to lack of maintenance and how the sprinklers work, the rails are constantly damp at the bottom. Russell Welding has suggested a solid bar embedded into concrete with a clearance between concrete and the lower bars of the rails. When Ornamental Iron received the request to match the suggested work from Russell Welding for their bid, they said they were no longer interested. Two other companies were approached for bids: Zero Limit Welding (local) and American Eagle. All bids exceed the initial budget for the repairs of \$20K. The gazebo and basketball court rails are the safety concern and could be completed this year within budget, with the option of seeing if funds can be found later in the year to make the other repairs or move them to next year. It was requested that bids comparing the costs of powder

coating (which cannot be touched up), polyurethane, and galvanized materials be obtained.

- Master breaker replacement at clubhouse – the Touchstone quote is to retrofit refurbished breakers to fit the current box. The GreenCo quote is to replace the entire system directly from the manufacturer (Cutler/Hammon). John Duval feels the Agency should use GreenCo because the budget for the replacement was only \$15K and if breakers need to be replaced in the future, Cutler/Hammon is still manufacturing them. John Wright said the current breakers are Square D, which is top of the line, while the product offered by GreenCo is rated slightly lower than Square D – but they are close enough to be considered an apples-to-apples comparison. He cautioned that once the cabinet is pulled out, the wiring there needs to be long enough and if it is not, a junction box and splicing may be required. Kyle Shields would like to see a bid from Troughstone matching the word of GreenCo's bid. Brett Palmer said that in the future, bids should match in regard to matching work based on exact specs we give with the same solution.
- Financials –
 - As of 1/31/25 Operation funds are at \$2,932,398. PTIF Impact fees are \$1,302,304. The new chart formats were discussed for a few minutes, before Brett Palmer requested that the discussion be taken to the finance committee for finalization of the chart formats before being brought to the board meeting.

Action Items:

1. 2025.02.04 A
 - a. Review and possible approval of January 2025 Financials, Expenditures, and Journal Entries.
 - b. John Wright wanted to know why in the general fund summary there is a negative number under assets. Ingrid Swenson explained that this format is a summarized version, that a more detailed version was delivered to the finance committee. On the long version, as of January 31st, \$247,843.76 had not yet been deposited and is the cause for the negative number.
 - c. John Wright asked about the purchase of a sprayer for removing graffiti, since they had found a graffiti paint remover a year ago and bought several cans. James Hanzelka said operations had found a cheaper variant.
 - d. John Wright asked what the WP subscription is. That is the WordPress subscription for the .gov website hosting.
 - e. Ammon Jacobsmeyer commented that he appreciates the details given on returns. He noted that on page 2, under Embridge for Natural Gas, it lists a location called Palace and feels it should be labeled Golf Course Maintenance Shed.

Motion to approve January 2025 Financials, Expenditures of \$122,507.82, and Journal Entries made by Kyle Shields. Seconded by Ammon Jacobsmeyer.

Vote as follows:

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

2. 2025.02.05 A

- a. Review and possible approval of leasing a 2025 Golf Course Rough Mower
- b. Terms – Funding: \$96,038. Term: 60 months. Monthly Payment: \$1,619.42. Rate 6.7%. Residual at end of life 20%. 48-month EBO \$39,315.07. \$500 Origination Fee – First year costs: \$16,194 (10 months), Total Cost at end of lease: \$117,547.
- c. John Wright asked why the lease wasn't for 12 months. James Hanzelka said that we have not received it yet, that we may not receive it until March and the payments will be for 9 months this year.
- d. Brett Palmer asked if this was budgeted for. James Hanzelka said there were 8 months in the budget, so would exceed by one or two months of payments.
- e. John Duval pointed out that the Agency is getting the mower earlier, but at a lower cost, meaning there are net savings.
- f. John Duval asked if this needed to be voted on, since the board had already approved it. Ingrid Swenson reported that it is required by the bank.

Motion to approve the leasing of the 2025 golf course rough mower beginning in March of 2025 with monthly payments at \$1,619.42, interest rate at 6.7%, and the whole cost \$117,547 made by John Wright. Seconded by Kyle Shields.

Vote as follows:

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

3. 2025.02.06 A

- a. Review and possible approval of moving section of the Soundwall on SR36 and reinstalling them at a cost.
- b. There was a discussion about the potential approval of relocating a section of the soundwall along SR36 and reinstalling it at a cost. The UDOT (Utah Department of Transportation) project to redo SR36 does not include the extension of the soundwall to accommodate the road's new proximity to residential areas, increasing noise and safety concerns. UDOT initially planned to reinstall only the portion of the soundwall that previously existed, rather than extending it. After inquiries, UDOT confirmed that instead of extending the wall, they would install concrete barriers. Concerns have been raised that this approach will not provide adequate noise protection for nearby homes and businesses and the board sent a letter to UDOT about this last summer. Sara Snow, a local resident with relevant industry experience, advocated salvaging and reusing the soundwall panels to provide continued noise protection. She emphasized that the cost of replacing these panels later would be significantly higher than reinstalling them now and detailed the specifications of the current and proposed barriers and emphasized the importance of preserving aesthetic consistency within the community.

It was noted that 13 panels were salvaged, which could cover the affected area. Sara Snow urged the board to take immediate action, as the contractor is already working in the area and could potentially install the panels at a lower cost if the project was approved quickly.

Concerns were raised about funding, as this project was not included in the current budget. The board discussed the need for an official vote to approve the project and amend the budget accordingly. They also debated whether UDOT could be persuaded to assist or if the community would need to finance the project independently. The next steps involve obtaining formal cost estimates and drafting a letter to secure the panels for reinstallation.

Motion to the board that we authorize our general manager, Jim Hanzelka, to make contact with the contractor installing the new sidewalk panels to get a price from him to install 13 salvaged panels and associated columns and that he negotiates to try to be able to get that installation done for \$10,000 or less and get back to us as quickly as possible so that we can execute it and get it moving and not miss this opportunity made by John Wright. Seconded by Ammon Jacobsmeyer.

Vote as follows:

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

Board Member Reports and Discussion Items

1. John Wright requested an update on the status of root removal from the drain line by Hole #3. James Hanzelka reported that it is about half done, but due to the job taking longer than originally projected, the Agency is now waiting for clarification on the updated bid. Kyle Shields asked if there was a way to prevent this from happening again. The answer is just to do annual maintenance, which has not been done. John asked about the sale of water rights. Brett Palmer reported that the sale has been approved and is now waiting on payment from Ivory. John asked for an update on the .gov email move. There has been no change since last week, the agreement will be ready by the next board meeting on March 12. It was decided that board members will give the Agency staff their passwords to facilitate the movement of the email from GoDaddy to the new host in March, and then will change their passwords after.
2. Kyle Shields reported that he has reached out to his contact about a presentation on chemicals in the lake. The presentation can be done at the March 12 board meeting. He is happy to do the presentation on the 12th. He asked about the specific types of vegetation in the lake, Cassandra Arnell said she has the information and will send it to Kyle.
3. John Duval has been doing a bunch of work on financial stuff with Ingrid Swenson. Narrow down approach to bring board up to speed. 8 questions. He asked when the board would like him to give a presentation on the changes. He'd like to get it on the calendar with enough time for him to prepare. Kyle Shields suggested doing it in a finance committee meeting.

4. Ammon Jacobsmeyer reminded everyone that there is a Stansbury Days meeting this upcoming Tuesday and that they are looking for volunteers to coordinate vendors on the day of. They would like to advertise for the volunteers on the website, in the newsletter, and on social media.
5. Brett Palmer expressed appreciation for the work being done and thanked Sara Snow for her contributions.

Motion to Adjourn

Motion to adjourn made by Kyle Shields. Seconded by Ammon Jacobsmeyer.

Vote as follows:

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

Meeting adjourned at 9:40 PM

The content of these minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 12th day of March 2025

Brett Palmer, Stansbury Service Agency Board Chair

**AGREEMENT FOR OFFICE 365 GOVERNMENT LICENSING
BETWEEN TOOELE COUNTY AND STANSBURY PARK SERVICE AGENCY**

This Agreement, with an effective date of the ____ day of _____, 2025 is made between Tooele County, a political subdivision of the State of Utah ("County") and Stansbury Park Service Agency, a political subdivision of the State of Utah ("SPSA"). Each as an individual "Party" or collectively the "Parties".

WHEREAS, the County has information technology systems and personnel in place to function as a governmental entity; and,

WHEREAS, SPSA would like to contract with County for certain information technology services as outlined in this Agreement to provide Office 365 Government licensing services.

Agreement

1. PURPOSE

County will provide SPSA with Office 365 Government licenses for an annual fee of \$3,662.

2. SERVICES PROVIDED

County will provide SPSA with access to:

- Exchange Online
- Microsoft Teams
- SharePoint Online
- OneDrive for Business
- Other applicable Office 365 Government features

3. COST AND PAYMENT

- SPSA will pay County \$3,662 annually.
- Payment is due within 30 days of the invoice date.
- Renewal terms remain the same unless modified in writing.
- Licensing costs are subject to change based on Microsoft subscription pricing increase.

4. RESPONSIBILITIES

Tooele County:

- Maintain and manage Office 365 Government licensing.

- Provide account setup.
- Ensure compliance with licensing agreements.

Stansbury Park Service Agency:

- Provide accurate user information.
- Follow all applicable policies and regulations.
- Make timely payments.

5. TERM and TERMINATION

This Agreement starts on the Effective Date and lasts one (1) year. It may be renewed annually by mutual written agreement. Any removal of a license must be done at the time of renewal with a minimum of thirty (30) days' written notice. If either Party fails any obligation under this Agreement, the Agreement may be cancelled by the non-breaching Party with thirty (30) days' written notice.

6. LIABILITY

County and SPSA are governmental entities in the State of Utah and are bound by the provisions of the Utah Governmental Immunity Act ("the Act"), Title 63G, Chapter 7, Utah Code. Neither Party waives any procedural or substantive defenses or benefits provided or to be provided by the Act or comparable legislative enactment, including without limitation, the provisions of Section 63G-7-604 regarding limitation of judgments. Any indemnity and insurance obligations incurred by either Party under this Agreement are expressly limited to the amounts identified in the Act.

7. GENERAL TERMS

- **Amendments:** This Agreement may only be amended, modified, or supplemented by written amendment signed by the parties.
- **Governing Law:** This Agreement shall be interpreted and enforced according to the laws of the State of Utah.
- **Entire Agreement:** This Agreement, including any attached exhibits, constitutes the entire agreement between the parties. All other agreements, promises and representations with respect to the subjects of this Agreement, other than those contained herein, are expressly revoked, as it has been the intention of the parties to provide for a complete integration within the provisions of this document.

Signature Page to Follow

8. SIGNATURES

Tooele County

By: _____

Name: _____

Title: _____

Date: _____

Stansbury Park Service Agency

By: _____

Name: _____

Title: _____

Date: _____

Approved as to Form:

Nathan Harris

Deputy County Attorney

Approved as to Form:

Attorney for SPSA

Miss Stansbury Scholarship Pageant 2025





Program Directors
Rachel Torzillo
435-830-0699
stansburymiss@gmail.com
Sieta Jacobsmeyer
435-830-8119
stansburymiss@gmail.com

Miss Stansbury Scholarship Program Information

****Application Deadline: June 9th, 2025 @ 9 PM****

About the Program

The **Miss Stansbury Scholarship Program** is open to young women aged 14-18 (as of the competition date) who live within the Stansbury Service Agency boundaries. Each year, the competition is held the week before Stansbury's Day. The program teaches young women valuable life skills such as public speaking, personal value development, community and world awareness, presentation skills, confidence, resiliency, interview skills, and poise.

Scholarships & Awards (subject to adjustment based on funding and participation numbers):

Scholarships will be awarded when new royalty is crowned.

- Miss Stansbury, \$1,500
- Attendant, \$1,000
- Attendant, \$1,00

Eligibility Requirements:

- Must live in or have primary residence within the Stansbury Service Agency boundaries.
 - In the case of joint custody, at least one custodial parent must live in Stansbury
 - Must be a young woman aged 14-18 as of the competition date.
 - Has never been married.
 - Has never received the "Miss Stansbury" title. (previous attendants/contestants are ok)
 - She has never been convicted of any crime and has no pending criminal charges.
 - Must adhere to the Miss Stansbury Code of Conduct and Dress Standards.
 - Must commit to participating in all Required Events and pledge to perform at least, but not limited to, sixty (60) hours for Miss Stansbury and (50) hours for attendants of service during their year of reign, as approved by Program Directors.
-



Program Directors

Rachel Torzillo

435-830-0699

stansburymiss@gmail.com

Sieta Jacobsmeyer

435-830-8119

stansburymiss@gmail.com

Royalty Appearances (Please do not compete if you cannot fulfill these obligations)

- Movie nights throughout the summer (Memorial Day through Labor Day)
- ***August Stansbury Days, including the parade and various events**
- ***August- back-to-school nights for all elementary schools**
- ***September- Royalty Photoshoot**
- September Family Dinner Night| Last Thursday of September (Jared Hall)
- ****October**
 - **Stansbury Halloween Festival | TBA**
 - **Rocktober | TBA**
 - **Kicking Cancer's Can | TBA (Overlake)**
- ***November Thankful 5k | TBA**
- December
 - ***Santa Visit Market | Stansbury Clubhouse**
- ****January 1 @ 12 p.m. Ice Breaker | Stansbury Lake**
- ***May TBD Stansbury Lake Clean-Up Event | Stansbury Lake**
- ***June/July Miss Grantsville City & Miss Tooele City Pageants TBA | GHS & THS**
- ****July 4th Parades | Grantsville/Tooele**
- ***Up to 6 additional events arranged at least two weeks in advance by Program Directors (or Royalty and approved by Program Directors) to support the Youth Inspiring Youth Initiative**
- ***Miss Stansbury is required to complete at least 60 hours of total service; Attendants are required to complete at least 50 hours of total service. Service includes event appearances.**

***Required event (all royalty)**

****Flexible event requirement (at least one royal representative, preferably queen)**



Program Directors

Rachel Torzillo

435-830-0699

stansburymiss@gmail.com

Sieta Jacobsmeyer

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Pageant Day Schedule - 2025

Participants in the **Miss Stansbury Scholarship Program** must be in attendance at all of the following (dates subject to adjustment by Program Directors with notice to contestants):

Parent & Contestant Meeting (Application Due)

- Monday, June 26 @ 6:00 p.m. | Stansbury Clubhouse

Workshops–Mock Interviews, Essay Review, Etc

- Wednesday, July 9 @ 6:00 p.m. | Stansbury Clubhouse (**Optional**)
- Wednesday, July 16 @ 6:00 p.m. | Stansbury Clubhouse (**Optional**)
- Wednesday, July 23 @ 6:00 p.m. | Stansbury Clubhouse (**Optional**)
- Wednesday, July 30 @ 6:00 p.m. | Stansbury Clubhouse (**Optional**)

Dress Rehearsal

- Friday, August 8th @ 6:00-8:00 p.m. | Stansbury High School Auditorium (**Mandatory**)

Competition Date: Saturday, August 9th (All Day) (Mandatory)

- Interviews beginning at 9 AM | Stansbury High School
 - Contestants arrive for the final dress rehearsal at 1 PM
 - Stage Competition begins at 3:00 Stansbury High School Auditorium
-



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Scoring Break Down

Youth Inspiring Youth Essay (15%):

The theme of the Miss Stansbury Scholarship Program is "Youth Inspiring Youth." This one to three-page double-spaced essay is the contestant's opportunity to show what "Youth Inspiring Youth" means to them and how they can impact our community. Contestants should be specific and personal. They should write from their perspective.

Here are some sample "prompt" questions, but contestants do not need to stick to these.

- What improvement does Stansbury Park need and what creative means would you use as Miss Stansbury to accomplish that improvement?
- Why is the theme, "Youth Inspiring Youth" important to you and how would you use the Miss Stansbury platform to inspire those around you?

Individual Interview (25%):

Interviews will be held in person, on the day of the pageant at Stansbury High School. The dress code will be business attire. The duration of the interview will range between 9-10 minutes which is dependent on the number of contestants. Times will be assigned in the parent/contestant meeting held at the Stansbury Club-House on Thursday, June 26th at 6 PM. Sample Interview questions will be provided during this meeting.

Opening Number (Does not affect overall score):

Contestants will collaborate and choreograph an opening number that will be 30-50 seconds long.

On Stage Talent or Skills Demonstration (25%):

- The time limit will be between 60 and 120 seconds, depending on the number of contestants. Program Directors will announce the time limit at the orientation meeting. Contestants will need to provide their materials, costumes, and props.
- Performances must be performed within stage limits with full-stage lighting (no special lighting requests).
- Video/Slideshows are permitted and backlights will be dimmed.
- Supporting Media (Media must be cut/prepared before submission):
 - Must be emailed to Program Directors at the time of application deadline.
 - Title format must be: "Contestant Number_LastName_FirstName_Title" (e.g. 1_Doe_Jane_Singing in the Rain)
 - Music must be submitted in an mp3 format
 - Videos must be submitted in mp4 format
 - Vocal talent backing tracks must be instrumental only

Formal Wear (10%):

Your formal wear should be a reflection of your most confident self.

On-Stage Question (15%):

Questions will be chosen at random. Sample questions will be provided during the contestant/parent meeting



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Dress Standards

As a representative of Stansbury Park, it is imperative that contestants and royalty present themselves in a manner that is modest and appropriate for the situation.

- No visible cleavage or undergarments.
- Skirts, dresses, and shorts must be hemmed and fall at or below mid-thigh.
- No distressed fabrics and no visible words, images, or advertisements.
- Formalwear may be backless, sheer, spaghetti straps, sleeveless or strapless.
- Casualwear may be sleeveless.
- Leggings and athletic wear are not permitted unless appropriate for the activity. (e.g. 5k run)
- Hair color should appear natural.
- Ear piercings should be minimal and dainty. Piercings within the mouth or on the face must be removed during competition and official appearances.
- In general, dress mindfully and appropriately for each activity. (e.g. don't wear a dress and heels to Lake Clean-Up Day)
- Before each event, the Royalty will coordinate their attire and get approval from the Program Directors



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Code Of Conduct

Contestants and members of Miss Stansbury Royalty are expected to conduct themselves properly and respectfully at all times. The list below provides a few do's and don'ts. It is not exhaustive. If Program Directors are alerted to inappropriate behavior, the individual will be notified and consequences may include a warning, reduction of scholarship, dismissal from the Program, and forfeiture of title.

- **Do** display good sportsmanship during the entire competition and Program. Show appreciation to volunteers, judges, etc, and display professional behavior at all competitions and royal events. Your attitude can help create a positive culture for everyone around you. Disrespectful or careless behavior will not be tolerated.
- **Do** be on time for everything. Tardiness will not be tolerated or accommodated.
- **Do** keep Program Directors informed of updates to social media usernames and handles, including any new accounts opened.
- **Don't** speak negatively about a member of royalty (past or present), a contestant, or her family.
- **Don't** show affection with partners while participating in Program activities, especially while in crown/sash. This includes holding hands, kissing, hugging, etc.
- **Don't** display disagreeable behaviors, such as temper tantrums, pouting, or back talk to Program Directors.
- **Don't** use unkind language, including but not limited to rude, ethnic, sexual jokes, cursing, or derogatory slang.
- **Don't** do anything illegal, including but not limited to:
 - Use, sell, and store illegal drugs, cigarettes, vape products, e-cigarettes, alcohol
 - Civil unrest, which includes fighting, picketing, school suspension, shoplifting, theft
- **Don't** post inappropriate behavior online, including on social media. This includes photos or videos of royalty with or without crown and sash doing anything illegal, being unkind, or inappropriate behavior or with any products that would be illegal to use, including drugs, alcohol, or tobacco.



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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Miss Stansbury Official Contestant Biography Form

Contestant Name:

My favorite hobbies:

Three words that best describe me:

My favorite quote and why:

My career/education ambition:

My favorite personal achievement(s) and why:

What obstacle did you overcome to apply for Miss Stansbury:



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- I understand scholarships will be paid within 30 days following the completion of the year of service.
- I understand that in the Program Director's sole discretion, if a winning contestant is unable to or fails to fulfill her duties (e.g. to attend Required Events or complete service hours) or violates the Code of Conduct, Dress Standards or other reasonable guidelines set forth by the Program Directors from time to time, she may be subject to discipline including a warning, forfeiture of all or part of her scholarship and forfeiture of title.
- I understand the pageant is subject to change based on the Director's discretion and number of participating contestants.

My Parent/Legal Guardian(s) and I further agree to hold The Stansbury Service Agency Board, Employees, Volunteers, Sponsors, and Director/Co-Directors of the Stansbury Park Scholarship Program ("Program"), and all persons, connected thereto in whatever capacity, free and harmless from all claims and liabilities for loss, damages, or injuries suffered by me from any cause whatsoever during my participation in all activities relating to the Program.

I further state that the information provided within this Application and Biography attached hereto is true and correct. I acknowledge that I have read and fully understand the rules and regulations of the Program.

Applicant Signature/Printed Name

Date _____

Parent/Legal Guardian Signature (if under 18)/Printed Name

Date _____



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Miss Stansbury Scholarship Program Application

Applicant Full Name: _____

Date of Birth (mm/dd/yy): _____

Applicant Street Address: _____

Phone Number: _____

Email Address: _____

Online Presence (social media user names/handles, blogs, websites, etc.):

Parent/Legal Guardian Name(s):

Parent/Legal Guardian Phone Number: _____

Email address: _____

I certify the following:

- My primary residence is within the Stansbury Service Agency
 - If I attend college outside the area, I must maintain a primary residence in Stansbury
 - If in the case of joint custody, at least one custodial parent lives in Stansbury
- I am a young woman aged 14-18 years old (as of the competition date)
- I have never been married
- I have never been convicted of any crime and have no pending criminal charges

I understand and agree to the following:

- I have received the Miss Stansbury Scholarship Program Information (the "Packet") and commit to adhere to the Code of Conduct, and Dress Standards and attend all Required Events, which may, along with other sections, change from time to time in the sole discretion of the Program Directors with notice to applicant.
- I understand that program directors will review my online presence, including social media profiles, and may require that some posts be edited or deleted to comply with the spirit of the Code of Conduct.
- I understand that in the case of a tie score, tabulators will look at the score from the judges' Overall Impression and if a tie still exists, Onstage Interview, Private Interview, Talent, Essay, and Formal Wear in that order.
- If selected as royalty, I pledge to perform the required hours of service, as approved by Program Directors, including time spent at Required Events
- I permit photos/videos of me to be used by the Program Directors and Stansbury Service Agency electronically and in print for any official purpose, such as publicity, program booklet, historical records, etc.
- I understand scholarship funds are to be used for the contest winner only and cannot be donated or assigned.



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Application Process

Prospective contestants must submit **ALL** of the following application materials to the Program Directors by the deadline. No exceptions will be given. Any missing materials will result in disqualification from the program.

Application Materials

- Miss Stansbury Scholarship Program application & information packet
(signed/initialed)*must use black ink
 - Biography form
 - Transcript biography (6-8 sentences about you, that will be published with a headshot)
 - Essay (*essay prompt below)
 - Talent material (music, video, slideshow, etc)
 - Headshot
 - High-quality digital file for 8x10 printing (at least 3000x2400 pixels or approx 4MB)
 - Color
 - Head and shoulders only
 - Portrait orientation
 - Simple background and modest attire (i.e. no other people/animals/props/etc.)
-



STANSBURY SERVICE AGENCY

Parks and Recreation

Ice Shack Lease Agreement

Business Name: _____

Name of Owner/Contact Person ("Lessee"): _____ Phone: _____

Lessee's Email: _____ Lessee's Phone: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Effective Start Date of this Lease Agreement: _____

End Date of this Lease Agreement: _____,

where the resulting time period between the two dates mentioned above will be referred to as the "Lease Term".

IN CONSIDERATION of the terms, covenants and conditions stated herein, and for other good and valuable consideration the sufficiency of which is hereby acknowledged, the Stansbury Service Agency ("Service Agency") and the above-named Lessee hereby enter into this Lease Agreement ("Agreement"). (The Service Agency and Lessee are sometimes referred to herein individually as a "Party" or collectively as the "Parties".)

Terms of the Agreement:

Grant of Lease; Leased Lease Premises: The Service Agency hereby leases to Lessee a designated area on the parking lot for the Stansbury Park Clubhouse located at 1 Country Club, Stansbury Park, UT 84074, designated as the cement pad adjacent to the sidewalk that leads into the Clubhouse on the east side of the building to be used for placement of the Ice Shack (the "Ice Shack Pad"), as well as the Clubhouse shed located adjacent to the sidewalk just prior to the east facing entry to the Clubhouse to be used for storage of paddle boards, kayaks and other flotation devices ("Ice Shack Rental Items"), and other equipment items associated with Lessee's Ice Shack and rental business (the "Shed"), all as more particularly identified and depicted on **Exhibit A** attached (collectively, the "Lease Premises"). Utilities with appropriate connections and dumpster access will also be provided by the Service Agency in connection with this Lease ("Utilities"). Lessee hereby acknowledges, understands and agrees that the remainder of the Clubhouse parking lot shall at all times be available during the Lease Term for use by the Service Agency and the general public in connection with parking for the Stansbury Golf Course, Stansbury Lake, Swimming Pool, and other public purposes, and for Service Agency facilities, operations and activities.

Use of the Lease Premises: Lessee shall have the right to use the Lease Premises for the purpose of making and selling shaved ice, snow cones, and other related confections, for rental of the Ice Shack Rental Items, and for storage of items associated with the Lessee's business. The Lessee has inspected the Lease Premises and accepts it in its "AS IS," "WHERE IS" condition, with no warranties, express or implied, and has found and determined that the Lease Premises is acceptable for the operation by Lessee's related purposes on the Lease Premises as set forth herein. At the expiration of the Lease Term, Lessee will leave the Lease Premises in the same or better condition than its condition as it existed upon commencement of use by Lessee as determined by the Service Agency. Lessee may not make any alterations to the Lease Premises in order to conduct its business or for any other purpose except as shall be authorized in writing by the Service Agency. Lessee, at its sole expense shall, at all times during the Lease Term keep and maintain the Lease Premises in a clean, neat and orderly manner, and upon written notice from Service Agency, and repair any damage to the Lease Premises caused by or related in any way to Lessee's occupation and use of the Lease Premises pursuant to this Agreement.

Independent Contractor. The Parties hereby acknowledge and agree that Lessee shall perform its business on the Lease Premises as an independent contractor and nothing in this Agreement shall be construed to be inconsistent with this relationship or status. with the understanding that (i) no one under the employ of Lessee or assisting Lessee will be supervised

by Service Agency officers or personnel; (ii) except as provided herein, the Service Agency will not furnish facilities or services to the Lessee in connection with its business and that Lessee shall utilize its own facilities and equipment as necessary in performing its business; and (iii) all employees of Lessee engaged in Lessee's business on the Lease Premises shall be paid by Lessee and Lessee shall be solely and entirely responsible for the acts and performance of said employees, subcontractors and agents in connection with its business.

Compliance with Applicable Law. Lessee will comply with all applicable federal state, county, and municipal laws, ordinances, regulations, rules and the applicable rules, regulations and policies of the Service Agency, which may be in any way applicable to its operations. The Lessee shall not use or permit the use of the Lease Premises in violation of any such law, ordinance or regulation applicable thereto.

Licensing and Permitting: Lessee is required to have and make available to the Service Agency and other government officials, upon request, all licenses, permits, and approvals necessary for its purpose as required by applicable law.

Payment of Taxes and Other Assessments: Lessee shall during the Lease Term pay when due all taxes and other assessments related to the operation of its business on the Lease Premises, including but not limited to all sales or other taxes assessed on the operation of the said business, and hold the Service Agency harmless from any payment pertaining to the same.

Waiver and Release. Lessee knowingly and voluntarily assumes full responsibility for all risks of bodily injury, death and/or property damage, associated with the entry upon, use or occupancy of the Lease Premises by Lessee and Lessee's guests, invitees and other third parties. hereby waives, releases and discharges the Service Agency, and its officers, employees and agents, and each of them from all liability for any and all loss or damage, and any claim or damages resulting therefrom, on account of injury to by Lessee, or any of Lessee's guests, invitees and other third parties, including death, attributable to or arising out of any cause whatsoever, in connection with the Undersigned's presence and use of the Lease Premises and the rental of any Ice Shack Rental Items. The Lessee expressly agrees that this waiver and release is intended to be as broad and inclusive as permitted by the laws of the State of Utah, and that if any portion hereof, for any reason, is held to be invalid or otherwise unenforceable, it is agreed that the remaining portion shall, notwithstanding, continue in full legal force and effect. Except where caused by the Service Agency's negligence or intentional act, the Service Agency shall not be liable for any failure of water supply, natural gas supply, or electrical supply; or for any injury or damage to persons or property caused by gasoline, oil, steam, gas or electricity; or hurricane, tornado, flood, wind or similar storms or disturbances; or water, rain or snow which may leak or flow from the street, sewer, gas mains, or any subsurface area or for an interference with light.

Indemnification: Lessee shall indemnify, hold harmless and defend Lessor and its directors, officers, shareholders, agents, representatives, and consultants (collectively, the "Indemnitees"), from and against any loss, damage, injury, accident, fire or other casualty, liability, claim, cost or expense (including, but not limited to, reasonable attorneys' fees) of any kind or character to any person or property, including the property of the Indemnitees, (individually a "Claim" or collectively, the "Claims"), arising from or relating to: (i) any use of the Lease Premises by Lessee for the purposes set forth herein; (ii) any act or omission of Lessee or any of Lessee's agents, (iii) any bodily injury, property damage, accident, fire or other casualty to or involving Lessee and its personal property within the Leased Premises and/or adjacent areas or resulting from the use of any item rented from the Lessee, or otherwise sustained by Lessee, or any of Lessee's guests, invitees and other third parties, on any basis of liability, in tort or otherwise, which arises out of or is attributable in any way to their entry upon, use or occupancy of the Leased Premises or the exercise of Lessee's rights and privileges under this Agreement; (iv) any violation or alleged violation by Lessee of any law or regulation now or hereafter enacted, (v) the failure of Lessee to maintain the Leased Premises in a safe condition, (vi) any loss or theft whatsoever of any property or anything placed or stored by Lessee on or about the Leased Premises and/or adjacent areas, (vii) any breach by Lessee of its obligations under this Agreement, and (viii) any enforcement by Lessor of any provision of this Agreement and any cost of removing Lessee from the Leased Premises or restoring the same as provided herein. The foregoing indemnity shall not apply to the extent any such Claim is ultimately established by a court of competent jurisdiction to have been caused solely by the grossly negligent or willful misconduct of the Indemnitees. The terms and conditions of this provision shall remain effective, notwithstanding the expiration or termination of this Agreement, so long as the event for which the indemnification is needed occurred prior to such expiration or termination.

Insurance. The Lessee shall provide a Certificate of Insurance evidencing insurance coverage in conformance with the following:

- a. General Liability insurance written on an occurrence basis with limits no less than One Million Dollars (\$1,000,000.00) combined single limit per occurrence and Three Million Dollars (\$3,000,000.00) aggregate for personal injury, bodily injury, and property damage.

- b. Lessee shall increase the limits of such insurance to at least the amount of the Limitation of Judgments described in Section 63-30d-604 of the Immunity Act, as calculated by the state risk manager every two years and stated in Utah Admin. Code R37-4-3.
- c. Workers Compensation as required by the State of Utah with employer's liability insurance limits written as follows:
 - i. Bodily Injury by Accident \$500,000.00 each accident;
 - ii. Bodily Injury by Disease \$500,000.00 each employee, \$500,000.00 policy limit. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the Service Agency for all work performed by Lessee, its employees, agents and subcontractors.
- d. The Service Agency shall be named as an additional insured on general liability and auto liability insurance policies, with respect to work performed by or on behalf of the Lessee and a copy of the endorsement naming the Service Agency as an additional insured shall be attached to the certificate of insurance. Should any of the above described policies be cancelled before the expiration date thereof, Lessee shall deliver notice to the Service Agency within thirty (30) days of cancellation. The Service Agency reserves the right to request certified copies of any required policies.
- e. The Lessee's insurance shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
- f. For any claims related to this Agreement, Lessee's insurance coverage shall be primary insurance coverage as respects to Service Agency elected officials, officers, employees, and volunteers. Any insurance or self-insurance maintained by Service Agency officials, employees, or volunteers shall be excess of Lessee's insurance and shall not be contributed with it.

Garbage Control and Disposal. The Lessee shall have an obligation to properly dispose of and keep the Lease Premises, and areas within 100' radius of the Lease Premises, as depicted on Exhibit B attached, free from refuse, including garbage, trash, debris, flammable materials, as defined in the International Fire Code, or any deleterious or unsightly material, objects, or structures. The Lessee shall provide and use suitable covered receptacles for all garbage and refuse generated in connection with their business. The Service Agency will supply garbage bags at the bottom of the garbage cans to be used by the Lessee when emptying the garbage. Only while the Lessee is actively open and operating, the Lessee will remove all garbage and refuse from the garbage cans at the top and bottom of the stairs adjacent to Lease Premises three times a day, beginning, middle, and end of the business day.

Alcoholic Beverages. No alcoholic beverages may be brought in or permitted on the Lease Premises or other Service Agency Lease Premises.

Access to Restrooms. The Service Agency shall provide access to restrooms for Lessee during normal business hours of Service Agency at the Pool, Club House, and Golf Course.

Rent. Rent due and owing for the use and occupancy of the Lease Premises ("Rent") shall be payable by Lessee directly to the Service Agency, without right of offset or demand, in the following minimum amounts:

Ice Shack Pad: **\$900/month** (for 5 months, during the period Apr 15-Sep 15, but can operate outside of said dates at a rate of \$30 per day)

Shed: **\$60/month** (leased annually)

Utilities: **\$100/month** (for 5 months, during the period Apr 15-Sep 15)

The minimum, combined Rent, including collectively the Rent for the Ice Shack Pad, the Rent for the Shed and Rent for Utilities (the "**Combined Rent**"), shall increase by 5% annually on April 1st, as shown in the following "Combined Rent Adjustment Schedule:

COMBINED RENT ADJUSTMENT SCHEDULE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total	Annual Increase
2025	-	-	-	\$560.00	\$1,060.00	\$1,060.00	\$1,060.00	\$1,060.00	\$560.00	\$60.00	\$60.00	\$60.00	\$5,540.00	
2026	\$60.00	\$60.00	\$60.00	\$588.00	\$1,113.00	\$1,113.00	\$1,113.00	\$1,113.00	\$588.00	\$63.00	\$63.00	\$63.00	\$5,997.00	5%
2027	\$63.00	\$63.00	\$63.00	\$617.40	\$1,168.65	\$1,168.65	\$1,168.65	\$1,168.65	\$617.40	\$66.15	\$66.15	\$66.15	\$6,296.85	5%
2028	\$66.15	\$66.15	\$66.15	\$648.27	\$1,227.08	\$1,227.08	\$1,227.08	\$1,227.08	\$648.27	\$69.46	\$69.46	\$69.46	\$6,611.69	5%
2029	\$69.46	\$69.46	\$69.46	\$680.68	\$1,288.43	\$1,288.43	\$1,288.43	\$1,288.43	\$680.68	\$72.93	\$72.93	\$72.93	\$6,942.25	5%
2030	\$72.93	\$72.93	\$72.93	\$714.71	\$1,352.85	\$1,352.85	\$1,352.85	\$1,352.85	\$714.71	\$76.58	\$76.58	\$76.58	\$7,289.39	5%
2031	\$76.58	\$76.58	\$76.58	\$750.45	\$1,420.49	\$1,420.49	\$1,420.49	\$1,420.49	\$750.45	\$80.41	\$80.41	\$80.41	\$7,653.86	5%
2032	\$80.41	\$80.41	\$80.41	-	-	-	-	-	-	-	-	-	\$241.23	

The Combined Rent shall be due by the first of each month. If payment is not received by the 5th day of the month, a payment penalty of \$5/day will be assessed from the due date until the amount is paid in full. In this regard, all delinquent rental payments made shall be applied first toward delinquent balance due and the remaining toward current rental payments.

Fees. If all garbage and refuse within 100' radius of the Premise are not disposed of by the end of the Lessee's business day and/or garbage cans have not been emptied as per schedule in Garbage Control and Disposal, a clean-up fee calculated at an hourly rate of \$35/per hour for Stansbury Service Agency personnel will be assessed to clean up the area. The hourly rate will be increased by 5% at each renewal period. If Lessee elects to terminate the Agreement prior to the end of the Lease Term, the Lessee will pay a three-month penalty fee calculated at the then current rental rate for the Ice Shack Pad and Shed. This early termination penalty fee may be waived if the Service Agency and Lessee mutually agree in writing upon termination of the Agreement.

Sublet/Assignment: The Lessee may not transfer or assign this Agreement, or any right or interest hereunder, or sublet said leased Lease Premises or any part thereof.

Exclusivity: The Service Agency agrees that, with the exclusion of the Stansbury Service Agency, within the geographical boundaries as depicted on Exhibit C attached (650' radius from Lease Premises), no other vendor, business, or entity shall have the right to sell or offer shave ice, snow cones as more than 25% of their sales, nor shall any other vendor, business, or entity have the right to rent paddle boards, kayaks, or flotation devices. The Lessee shall have exclusive rights to sell shaved ice and rent paddle boards, kayaks, and flotation devices within this designated area for the duration of the lease term. The Service Agency further agrees not to grant permission to any other business or vendor to sell shaved ice, snow cones, or to rent paddle boards, kayaks, or flotation devices within the specified area during the lease period. This exclusivity shall remain in effect for the entire term of this lease, unless otherwise agreed upon in writing by both parties.

Termination, Default and Possession: If payment is not received within 15 days of the due date, it will be considered a breach of contract. The Service Agency may declare the Lease terminated and may immediately take possession of any Lessee's personal property, equipment, or fixtures left on the Lease Premises, which items may be held by the Service Agency as security for the Lessee's eventual payment and/or satisfaction of rental defaults or other defaults of Lessee under the Agreement. It is further agreed that if the Lessee is in default, the Service Agency shall be entitled to take any and all action to protect its interest in the personal property and equipment to prevent the unauthorized removal of said property or equipment which threatened action would be deemed to constitute irreparable harm and injury to the Service Agency in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Service Agency may expressly undertake all reasonable preparations and efforts to release the Lease Premises, not limited to, the removal of all inventory, equipment, or leasehold improvements of the Lessee's, at the Lessee's expense, without the need to first procure an order of any court to do so. However, it is obligated in the interim to undertake reasonable steps and procedures to

safeguard the value of the Lessee's property, including the storage of the same, under reasonable terms and conditions at Lessee's expense, and, in addition, it is understood that the Service Agency may sue the Lessee for any damages or past rents due and owing and may undertake all and additional legal remedies then available. If any legal action has to be instituted to enforce any terms or provisions under this Agreement, then the prevailing party in said action shall be entitled to recover a reasonable attorney's fee in addition to all costs of said action.

Time of the Essence. Time is of the essence for purposes of this Agreement.

Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter of this Agreement, and supersedes all other prior agreements, understandings, statements, representations and warranties, oral or written, express or implied, by and among the Parties and their respective affiliates, representatives and agents in respect of the subject matter hereof.

Amendment. This Agreement cannot be altered or amended except pursuant to an instrument in writing executed by the Parties.

Incorporation of Exhibits. All exhibits attached hereto are incorporated into and made a part of this Agreement.

I, Lessee, have read and understand the terms of the foregoing Agreement and have had the opportunity to be advised by legal counsel concerning this Agreement, and accordingly hereby confirm that I agree to abide by all of the terms, covenants, and conditions stated herein.

Signature: _____ Date: _____
Lessee

Signature: _____ Date: _____
Stansbury Service Agency (Service Agency)

EXHIBIT A



EXHIBIT B

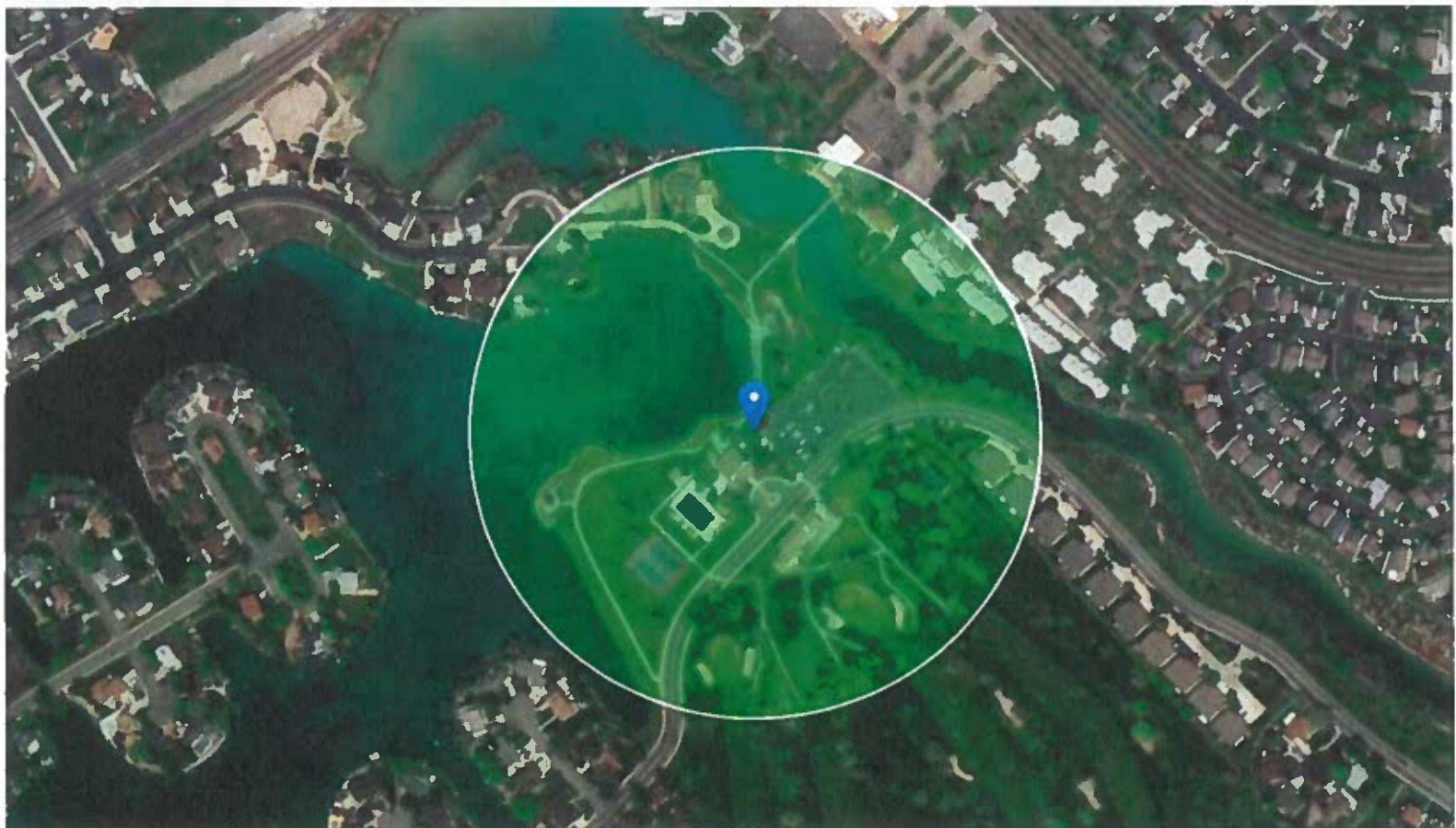
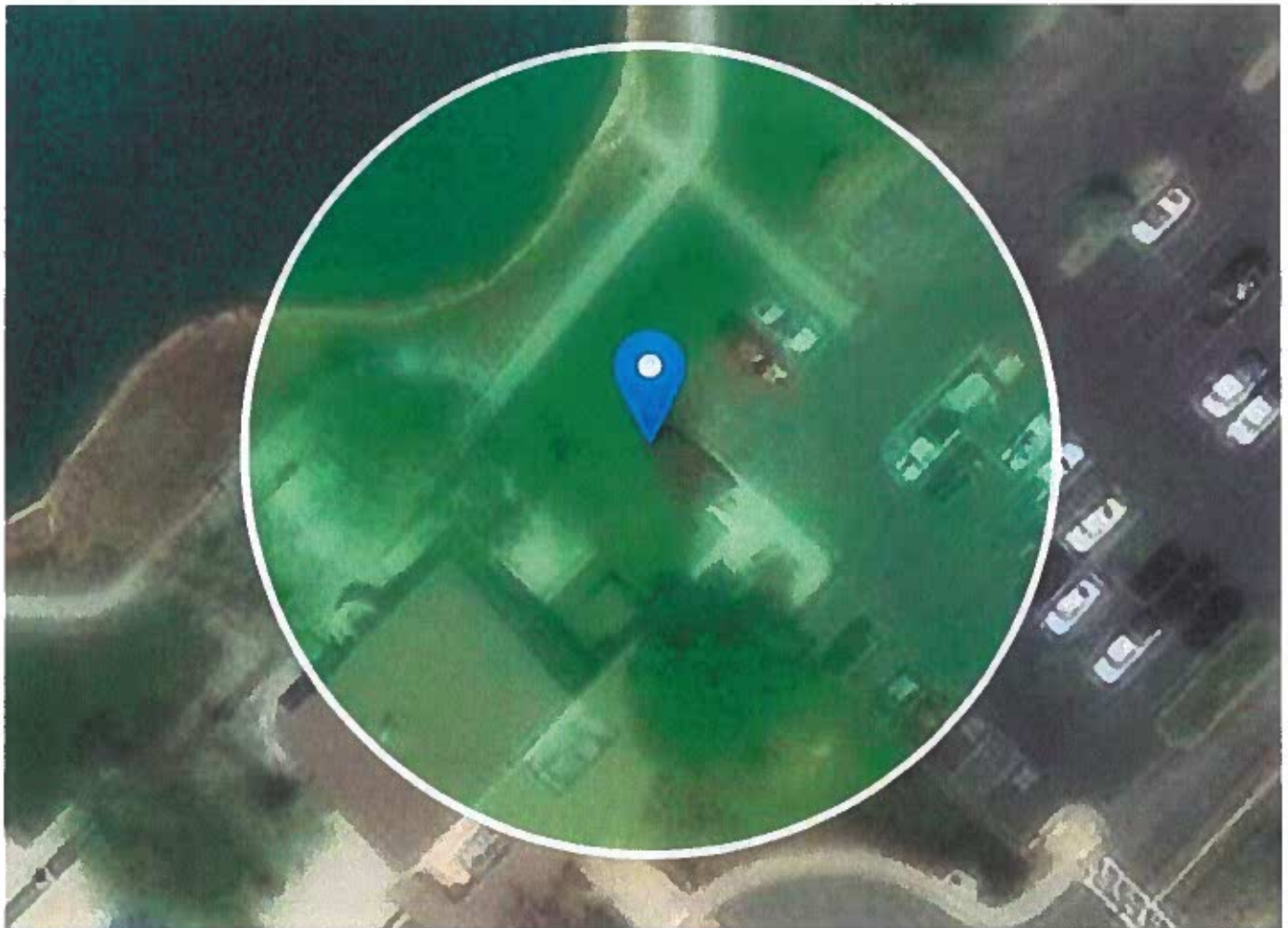
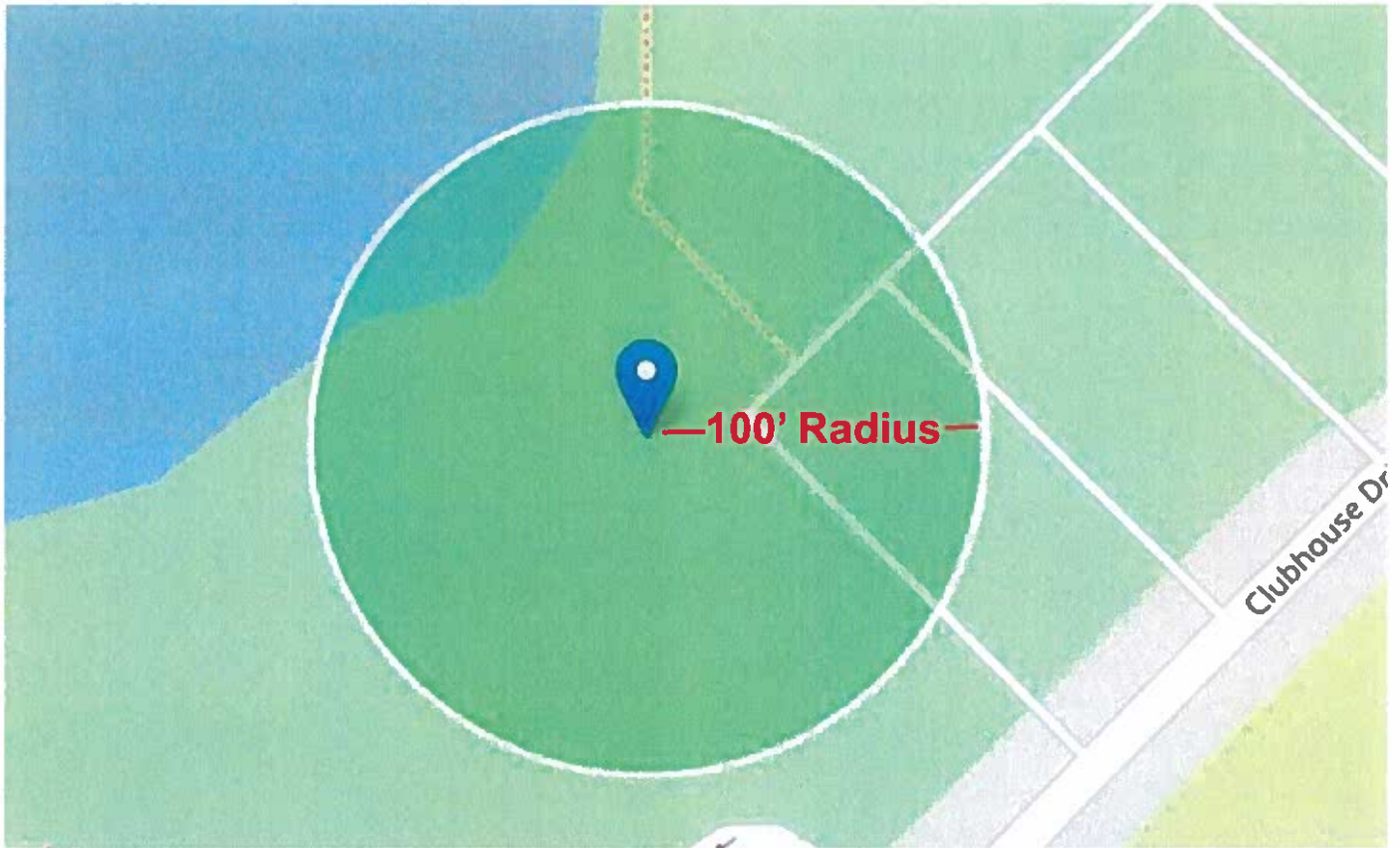


EXHIBIT C





Stansbury Service Agency Board of Directors Meeting

MARCH 12, 2025

Agenda

Order of Business

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Fire Chief Update
5. Sheriff Update
6. Lake Dye presentation
7. Public Comments
8. GM Updates
 - a. Operations
 - b. Projects
 - c. Financial Overview

Discussion Items:

1. Clubhouse Cameras Install – Shawn Chidester/Kasey Nobles
2. Presentation of Playground equipment status and plans moving forward– Shawn Chidester
3. Presentation of initial cost estimate for installation of sound wall running south of Water Feature

Action Items:

1. 2025.03.01 A
 - a. Board Review and possible approval of February 12th, 2025, Meeting Minutes
 2. 2025.03.02 A
 - a. Board Review and possible approval of February 19th, 2025, Meeting Minutes
 3. 2025.03.03 A
 - a. Board Review and possible approval of Tooele County IT Agreement
-
1. 2025.03.04 A
 - a. Board Review and possible approval of Miss Stansbury Scholarship Pageant 2025
 2. 2025.03.05 A
 - a. Board Review and possible approval of Ice Shack Lease Agreement

Board Member Reports and Discussion Items

1. Open comment session for individual Board Members to present final thoughts on any subject covered in the meeting, updates on individual projects not covered by the GM, concerns from residents, and requests for future board actions.

Motion to Adjourn

Public Comment

GM Update

GM Updates – Operations

12 March 2024

Weed Harvester Boat

- Waiting on Replacement Cutter Bearing Block
- Cutting Blade Replacement
 - Saved 50% by using different vendor

Lake Level Low

- Weir at Delgada
- Leakage from Lines Near Hole 8 – Gordon Well #1

Line Clearing South of Hole 3

- Vendor schedule – Crew Availability
- 75-80% Done

Porter Way Park Ballfield

Issue with Use of Reserved Fields by not Authorized Sports Teams

GM Updates-Operation

Personnel

Hired Second Full Time Irrigation Tech

- Leaves 2 full time positions available
- Training plan to increase capability

Job Fair 14th March

Looking to hire:

- 2/3 Grounds keepers and 1 irrigation for golf course
- Boat Operator, 7 Mow Crew, 2 Irrigation, 1 Gardener Helper, 2 Housekeepers for Operations
- Collect applications for lifeguards and cashiers at pool.

Start date: 7 April

Visit with County Manager

24 Feb 2025

County Clean up Days – 10th and 17th May

- Requested that the County ensure that Stansbury is included in the free dumping for those days
- May require changing our planned lake cleanup day to match.

County will Provide Limited Support for Grants

- Mainly limited to finding applicable grants.
- Their grant writers were primarily selected for Federal level contacts
- County has seen limited success with grants for playgrounds
 - Better luck with parking lots to support recreation facilities
 - Might want to look at manufacturer's grants (in the fall)

County is Developing New Trails Master Plan

- Stansbury will participate
- First step is identifying current and planned trails.

Impact Fees

Help with transition to .gov

Visit with County Roads

26 February 2025

Met with Jed Bell – Manager; Adam Graft – Operations Manager

Both felt they had agreements for bridge maintenance and interlocal for operations with SSA.– They do not.

- May want to consider one similar to the one SPID has with them.

Stansbury Days Road Closure

- Permit needed – in process
- Suggested using a barrier company

Parking Control

- Redlining of curbs not done by them – ineffective
- Designating no parking zones – mark up map and sent to them

Golf Cart Crossing Signs

Tree height standards

- 7 1/2 feet over walkways
- 13.5 feet over asphalt



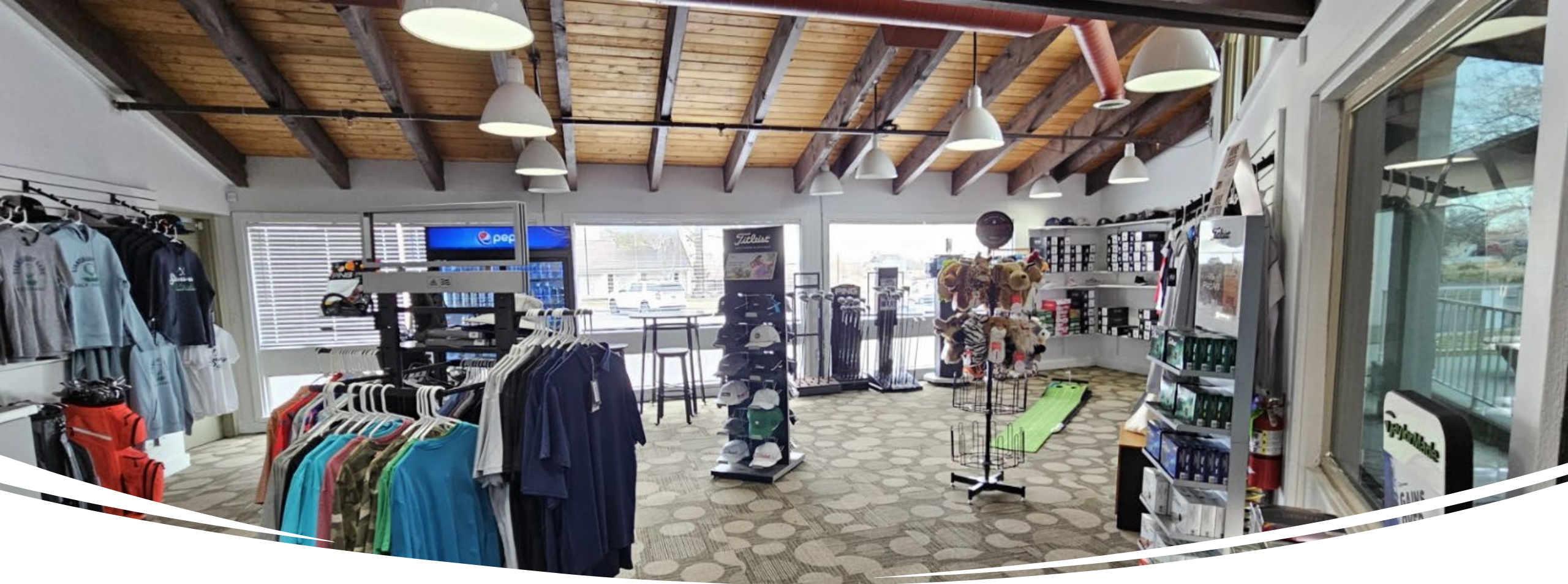
Signage Boards for Parks

Allow us to put information about things like rental of parks, information and events

Six Signs

- 2 for Porter Way
- 2 for Village
- 1 for Sandhill
- 1 for Parkview

Total cost - \$6K



Pro Shop Remodel

Improved Sales Area and Feel

Done with 2024 Year End Maintenance Funds

\$6,000



Conference Room Upgrade

Made the area more professional.

Hope to increase rental opportunities

Total Cost - \$135

- Done with items purchased from a business selling off old furniture
- New would have cost roughly \$5K

GM Updates – Major Projects

12 March 2025

Millpond Park – Impact Fees

- Blu Line Final Design

Sound Wall Trail – UDOT/Impact Fees

- Meeting with Ensign for Final Design Phase

Shoreline Improvements – UORG Grant/Impact Fees

- Vendor Preparing Final Design Package

Capital Projects

As of 7 March 2025

	Budget	Spent	Est
Clubhouse Improvements	\$119,000		
Replace Fire Supression Al.	\$6,000	\$4,856.00	
Correct Post Insp Findings			\$9,000.00
Replace Master Breaker	\$15,000		\$14,994.00
Replace Overhead Window	\$10,000		
Repair Header over Window	\$20,000		
Install Security Cameras	\$3,000	\$1,675.55	\$900.00
Add Entry System to Doors	\$10,000	\$14,196.98	\$3,350.00
Repair Main Entry Way	\$10,000		
Repair Building North Wall	\$45,000		
	\$119,000	\$20,728.53	\$28,244.00
Clubhouse Equipment	\$0		
AED	\$0	\$1,325	
Pool Equipment	\$15,000		
2 Diving Boards	\$15,000		

	Budget	Spent	Est
Park Improvements	\$84,612		
Playground Improvements			
Add Woodchips	\$40,000		\$12,900
Repair/Remoe Equip	\$0		
Replace Gazebo Railing	\$15,256		\$16,731
Replace/Repair Railings	\$4,356		\$3,268
Replace Maint Bldg Roof	\$25,000		
	\$84,612		\$32,899
Parks Equipment	\$255,000		
Truck	\$50,000		
3 Utility Veh	\$45,000		
Grinder	\$7,000		
Lake Mower	\$153,000	\$3,055	\$16,945
	\$255,000	\$3,055	\$82,743

	Budget	Spent	Est
Golf Course Improvement	\$35,000		
Golf Course Irrigation	\$35,000		
Golf Course Equipment	\$54,000		
Thatching Reels	\$9,000	\$11,150	
Utility Vehicles	\$45,000		
	\$54,000	\$11,150	
Pro Shop Improvements	\$7,050		
Fire Supression Alarm	\$4,700	\$4,796	
AED	\$2,350	\$1,325	
Door Access	\$0	\$4,139	
Correct Post Insp Findings	\$0		\$9,010
(Overhead Window Leakage)			
(Utility Roof Leakage)			
	\$7,050	\$10,260	\$9,010
Pro Shop Equipment	\$7,000		
Ice Machine	\$7,000		

Budgeted Total: \$576,662; Spent: \$46,519 ; Estimated: \$94,197

Grants

Build (Raise) Grant (100%)– Submitted Jan 23 (\$3,807,315)

OREC Grants (60/40)- First Drafts Submitted 28 Feb

- Recreation Restoration Infrastructure Grant – Millpond Bridge
 - Funding \$450,000 (UORG - \$250,000; SSA \$200,000)
- Outdoor Recreation Infrastructure (Tier 1) – Millpond Parking Lot
 - Funding \$525,000 (UORG \$315,000; SSA \$210,000 (I))
- Community Parks and Recreation Grant – Woodland Park
 - Funding \$145,000 (UORG \$87,000; SSA \$58,000)

Tooele County Tourism Grant (50/50)- 28 Feb –

- \$20,000 (County - \$10,000, SSA -\$10,000)

2025 Tooele Recreation Grant (100%)– Mar 30

- Shoreline Improvement
- Porter Way Baseball Field

Utah Water-Wise Landscaping Grant - \$50,000

Sound Wall Trail (80/20) - Existing

- \$725K (UDOT – \$580,000; SSA - \$145,000)

Cash Balance Report

As of 28 Feb 2025 vs Start of Year

	As of 1 January	As of 28 February	
Zions (Checking)	\$72,791	\$88,068	
CFCU Checking	\$1,592	\$1,592	
General Savings (PTIF)	\$2,714,434	\$3,354,844	
Total General Fund	\$2,788,817	\$3,444,504	
Impact Fund (PTIF)*	\$1,201,245	\$1,344,619	
Total Funds	\$3,990,062	\$4,789,123	
*Restricted Funds. Can only be used on Impact Fee Designated Projects			

Funds balance increase due to sale of water rights to Ivory Homes
Funds allocated to a reserve line in savings account (PTIF)

Revenue Report

2025 vs 2024 as of 28 Feb 2025

	Clubhouse/ Conf Room	Golf Course	Cemetery	Interest	Total Revenue
Cum 1 Jan-28 Feb 2025	\$9,694	\$46,735	\$2,400	\$27,777	\$741,678
Cum 1 Jan - 29 Feb 2024	\$6,657	\$69,961	\$14,175	\$14,762	\$117,760
Variance	\$3,037	-\$23,226	-\$11,775	\$13,015	\$623,918

Revenue increase in clubhouse rentals over last year believed to be due to lowered deposit requirements

Lower Golf Course revenue due to lower season pass sales in February – have seen an increase in sales in March

Lower Cemetery revenue due to lower plot sales in Jan-Feb.

Higher revenue due to higher balance in savings account from increased tax revenue.

Funds Report

As of 28 Feb

Fund	Fund Title	Budget	Spent	Remaining
10	General Government	\$798,508	\$69,929	\$728,579
	Parks, Recreation			
10	and Public Property	\$3,062,160	\$86,129	\$2,976,031
41	Capital Projects	\$561,662	\$41,069	\$520,593
44	Impact	\$1,148,230	\$685	\$1,147,545

No issues with spending in any of the funding lines

Discussion Items

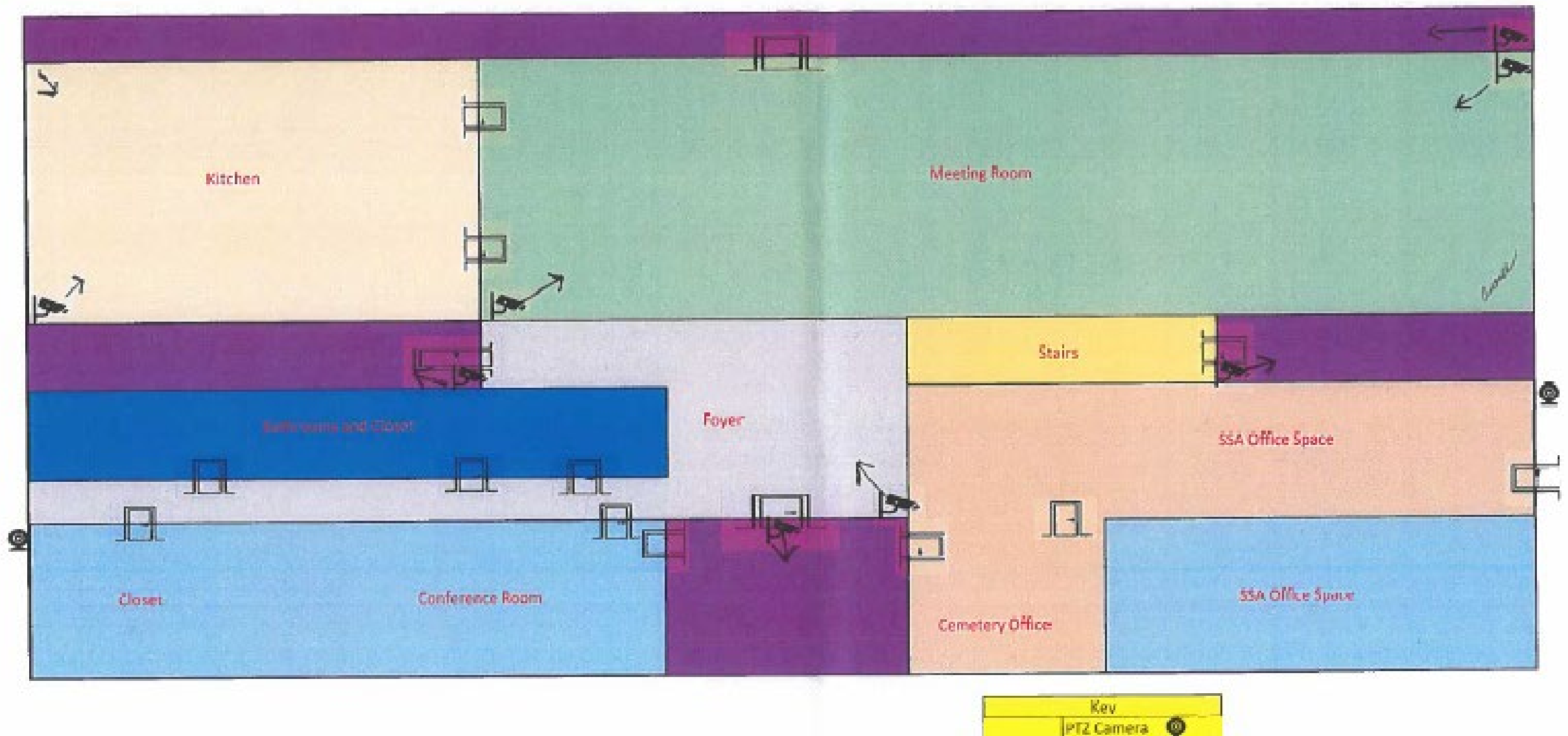
Security Camera Install at Clubhouse

Uses some of the remaining 48 cameras ordered previously

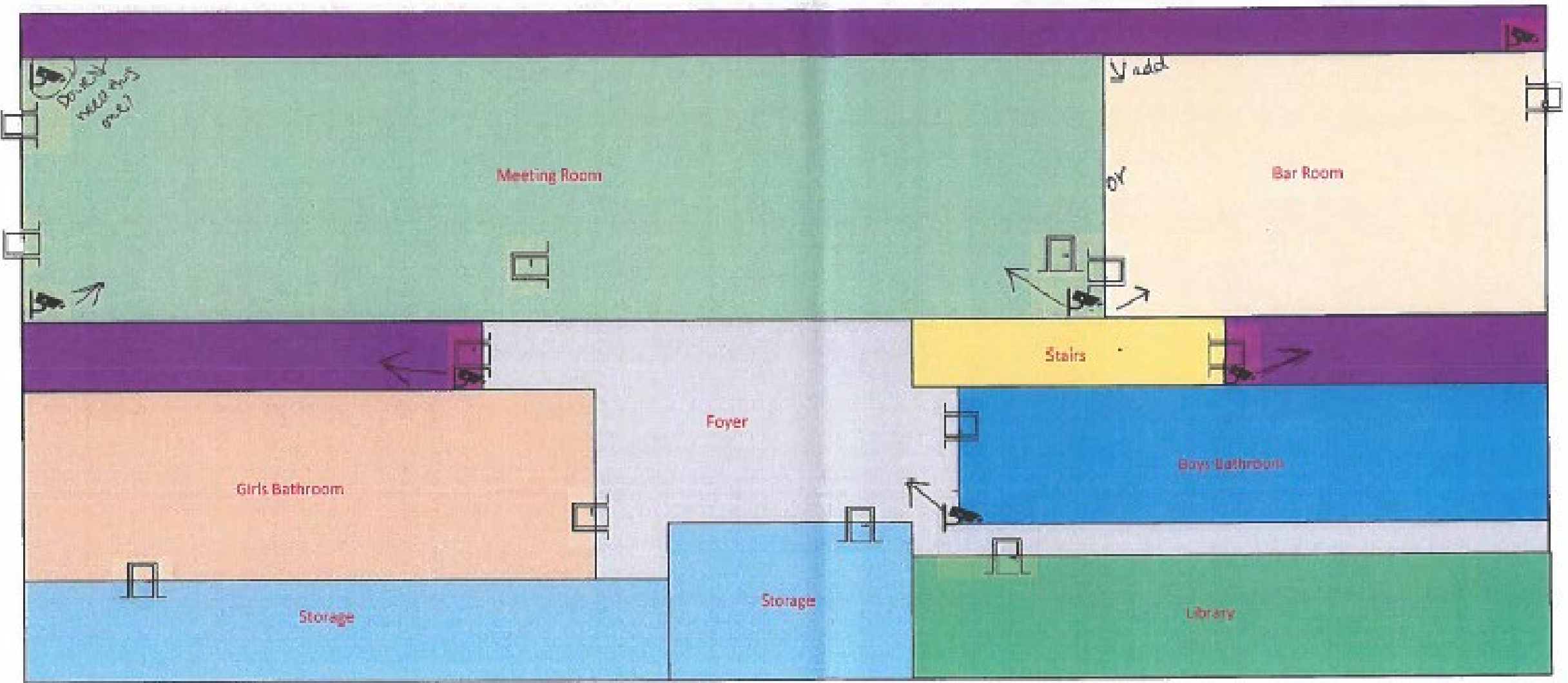
Upgraded some of the storage systems

Cameras are programmed – Ready for install

Layout plan for upstairs and downstairs



Security Camera Install Placement Upstairs



Security Camera Install Placement Downstairs

Fixing the Playgrounds

THERE ARE 12 PLAY
AREAS AT DIFFERENT
LEVELS OF
DISREPAIR.

THESE CAN BE
DISCUSSED & MOVED
AROUND DEPENDING
ON EVERYONE'S
PRIORITIES.

WOODCHIPS

- All playgrounds need woodchips
- Using what is already there, we need approximately 650 cubic yards (approximately \$18,500)
- The fluctuating price of woodchips is about \$4,300 for 150 cubic yards
- Have already ordered 450 cubic yards
- Porter Way, Gateway, Sagers & Parkview have been filled
- We can remove defective equipment in-house while pouring woodchips, if board approves



High Safety Risk / High Priority

Village: *Manufacturer out of business* Remove and replace entirely (approx. \$100,000-\$110,000)

Woodland: Remove & replace entirely (approx. \$150,000)

Parkview: Slide / Tunnel / Loose Climber / Structural Uprights / Hardware replacing
Equipment has good bones (cost to replace/install necessary defects approx. \$11,000)

Garrett: Remove protrusion hazard, replace/remove merry-go-round,
replace/remove yellow climber, replace/remove spring rocker, replace swings.
Jungle gym has good bones (cost to replace/install approx. \$30,000, depends on replacements)

Middle Safety Risk / Mid Priority

Galley: *Manufacturer is out of business* Support structures are cracking and will deteriorate more and more, missing step platform, clatter bridge is hazardous, finding replacement parts isn't practical, benches (4) should be replaced & picnic table. (total replace/install approx. \$90,000-\$100,000)

Captains Island: Borders are broken and hazardous (replacing approx. \$2,000), and the use zones are out of compliance for space between equipment and play borders. Play equipment is in decent condition but is getting older and should be put in rotation for replacement. (total replace/install approx. \$110,000-\$120,000)

Gateway: Platforms / Slide / Ladder / Climber / Hardware / Equipment is too close to the edge of the play area (cheaper to move concrete than structure), *equipment has good bones*. (cost of replace/install necessary defects approx. \$13,000)

Sagers: Slide / Tunnel / Platforms / Zipline / Hardware / Borders are old/cracked (replacing borders approx. \$2,000), (replace/install necessary defects approx. \$14,000)(replacing entirely approx. \$110,000-\$120,000)

Low Safety Risk / Easier Fixes

Porter Way (spring rocker replace/install approx. \$2,500)

Fairway (spring rocker replace/install approx. \$2,500)

Angell (equipment is in good condition)

Ponderosa (missing hardware replace/install approx. \$2,500)

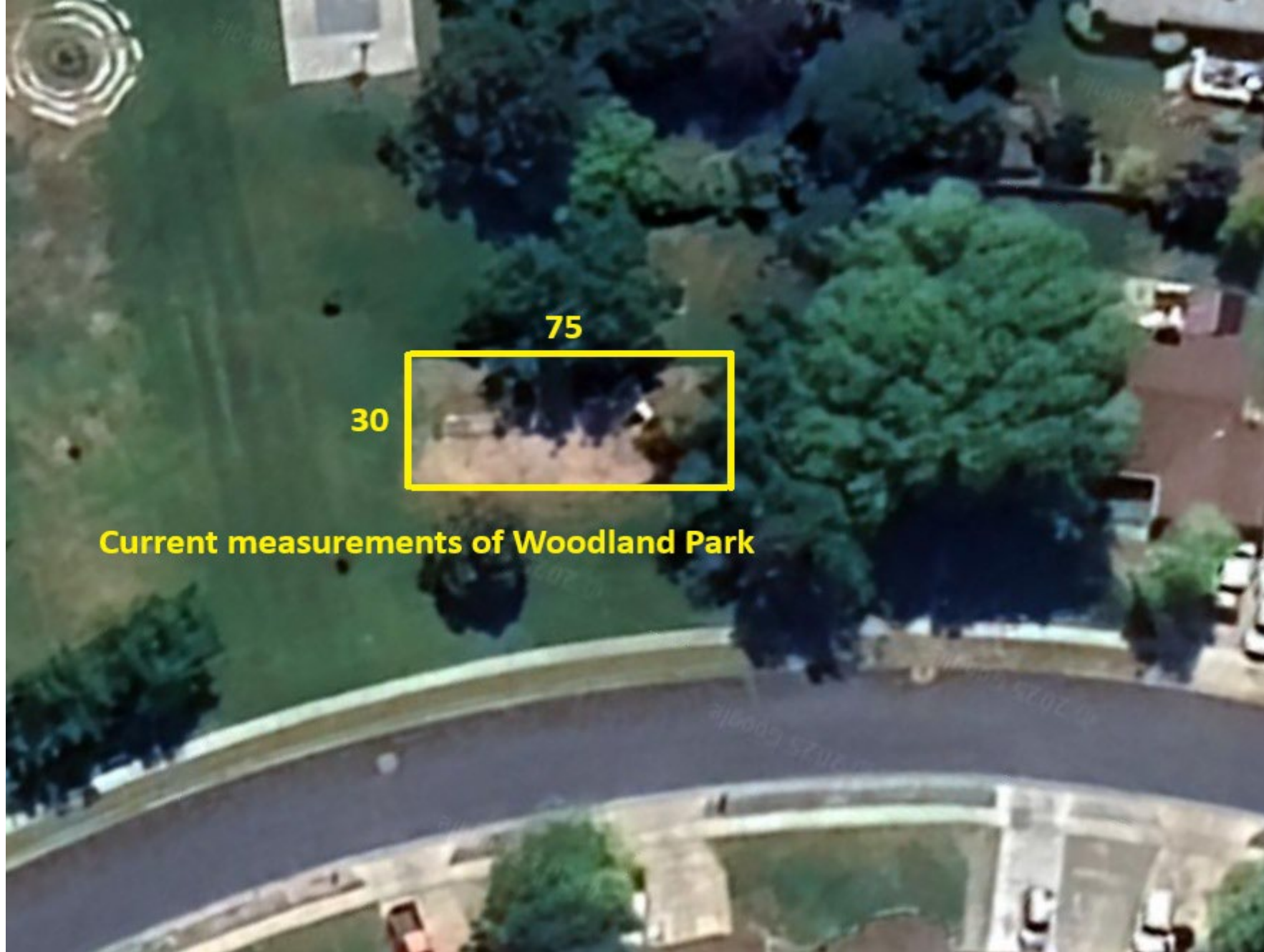
Woodland Park All Abilities Playground

UORG Grant is due March 17th for a 60/40 split for funds (60% State / 40% Agency)

Scope of work must be clear, planned and detailed.


Equipment has been sitting in the yard for 6 years

Grant application is ready for submission if this plan is agreed on





Needed measurements to fit new playground and swings



Entire play area expanded to 94 x 51.
New equipment requires 62 x 51.
Swings require 37x32.
Keep a full rectangle for maintenance ease after install. Split playground and swings in 2 sections, pour in place for playground, woodchips for swing area.

Wood chips / Swings
51x32

62X51
PIP /Playground

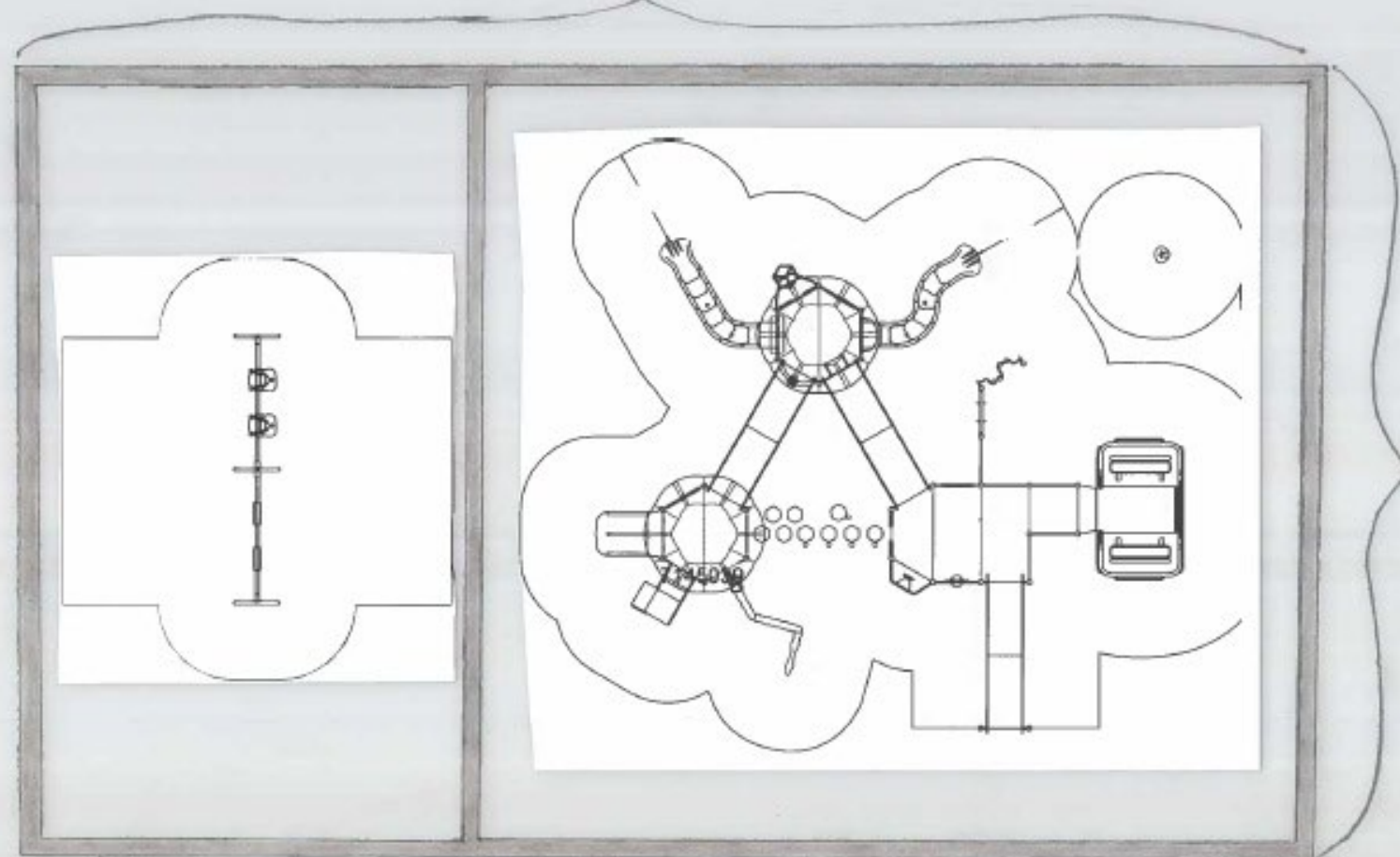
Remove 1 tree

Translate Playground area over 5 feet to avoid big tree roots.

ADA sidewalk access path from street

NOT
TO
SCALE

94 FT.



51 FT.

32 FT.

62 FT.

10 FT.

NEW
CONCRETE

EXISTING
SIDEWALK

COUNTRY CLUB DRIVE

10 FT.

PROCESS FOR WOODLAND PLAYGROUND

Site Prep / Expansion: \$20,000

Tree Removal: \$1,000

Concrete Curb around area: \$17,000

Curb & Gutter Removal / Path to playground : \$5,000

Pour in Place/Equipment Install: \$100,000

Woodchips/ Swing Install : \$2,000

			TOTAL: \$145,000	

Woodland:

- Gordon's crew would tear down current equipment & reroute irrigation (2 weeks)

- Tree removal \$1,000 (2 days during Gordons crew time)

- Now it's shovel-ready for installers:

- Excavation/Site prep/Cement border (1 week)

- Playground Assembly and placement (1 week)

- Pour in Place & woodchips (1 week)

- Cement path from street/gutter (1 week)

Full-turn time approx. 5-6 weeks

Noise Wall Install

Install Criteria from Harper Precast

Design and Specs to UDOT 2023 Standard

Grade to within 2 Tenths of a foot from base of Panel

25' of working area from centerline of panel

Cannot reuse cement pillars.

Harper Estimate Does not include:

- Removal of old Pillars
- Backfilling or grading
- Holes must stay open with caving, groundwater or cobbles greater than 8"
- Porta Potties
- Concrete washout area
- Must provide ingress and egress points
- Daylight/non-winter conditions work
- Does not include traffic control.
- Does not include Stain, paint, sealer, fabric, or drainage material.
- Does not include traffic control

Scheduled to start on new sound wall week of 24 March

Cost Estimate (so far)

6 March 2025

	Resp Pty	Duration	Cost
Survey of Site	Ensign	1w	\$4,800.00
Grading Plan	Ensign	2w	\$5,000.00
Obtain Building Permit from County	SSA	3w	\$1,000.00
Site survey by Blue Stakes	SSA		
Grading of Site	SSA	1w	\$3,000.00
Digging Holes for Posts	Harper	2d	
Placing Posts and Panels	Harper		\$38,050.00
Moving Panels	Harper		
			\$51,850.00

Action Items

Board Review and Possible Approval of February 2025 Minutes

Board Review and possible approval of Tooele County IT Agreement

IT Agreement with Tooele County

Basis of Agreement

Tooele County Will Provide:

- Exchange Online
- Microsoft Teams
- Sharepoint Online
- OneDrive for Business
- Other Applicable Office 365 Government Features

Stansbury Park will:

- Provide accurate user information
- Follow all applicable policies and regulation
- Make timely payments

Agreement starts on effective date and lasts one (1).
Renewed annually by written agreement.
Any license removal must be done at time of renewal.
Agreement may be terminated within 30 days by written notice

IT Agreement with Tooele County

Responsibilities

Tooele County Will:

- Maintain and manage Office 365 Government licensing
- Provide account setup
- Ensure compliance with licensing agreements

Stansbury Park will Pay:

- SSA will pay County \$3,662 Annually
- Payment is due within 30 days of invoice date
- Renewal Terms remain the same unless modified in writing
- Licensing costs are subject to change based on Microsoft subscription pricing increase

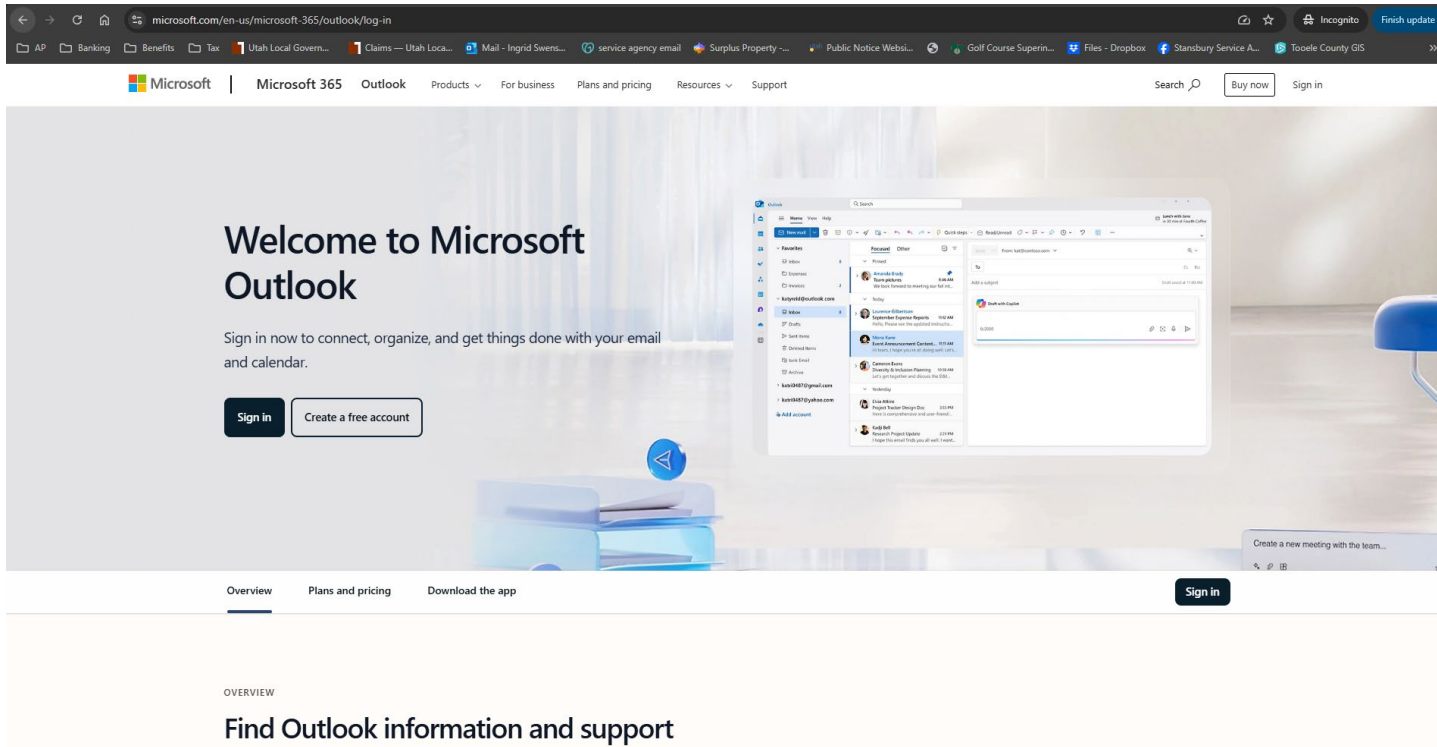
.gov Website Migration Update

- Website migration is completed. All issues have been resolved.

.gov Email Migration Update

- All emails have been migrated
- Tooele Co IT has forwarded all emails from .org email to .gov email as long as your GoDaddy subscription is still active
- Signature line has been created to notify the receiver of the email change

To sign on the .gov
email



Microsoft.com/en-us/Microsoft-365/outlook/log-in

OR

Search “outlook”

Click on Outlook Log In



outlook



All News Images Shopping Short videos Videos Forums More ▾

Tools ▾



Microsoft

<https://www.microsoft.com/en-us/microsoft-365/em...>

Microsoft Outlook (formerly Hotmail): Free email and calendar

Stay on top of multiple accounts with **email, calendars, and contacts in one place**. Available on desktop, mobile, and web. Sign in. Create free account.

[Outlook for Web](#) · [Outlook for Mac](#) · [Microsoft 365](#) · [Shareable Online Calendar App](#)

See results about



Microsoft Outlook
Software



Microsoft

<https://www.microsoft.com/en-us/outlook/log-in>

Outlook Log In | Microsoft 365

Welcome to Microsoft Outlook. **Sign in now** to connect, organize, and get things done with your email and calendar.

Email Address is: first initial . last name @ stansburypark.gov

Example: joe doe would be j.doe@stansburypark.gov

Keep your account secure

Phone

You can prove who you are by answering a call on your phone or receiving a code on your phone.

What phone number would you like to use?

United States (+1)

▼

Enter phone number

☒ Receive a code

☐ Call me

Message and data rates may apply. Choosing Next means that you agree to the [Terms of service](#) and [Privacy and cookies statement](#).

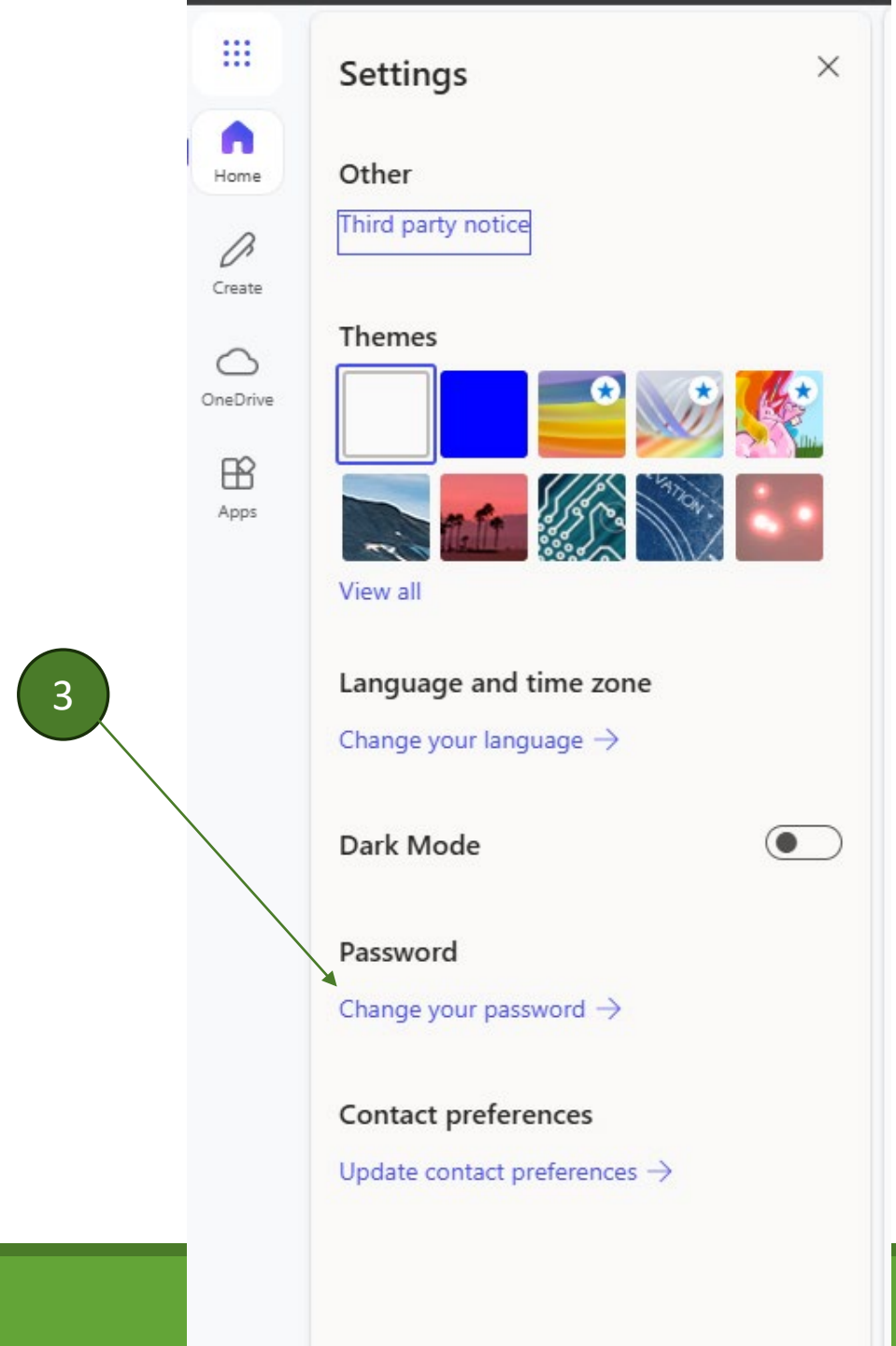
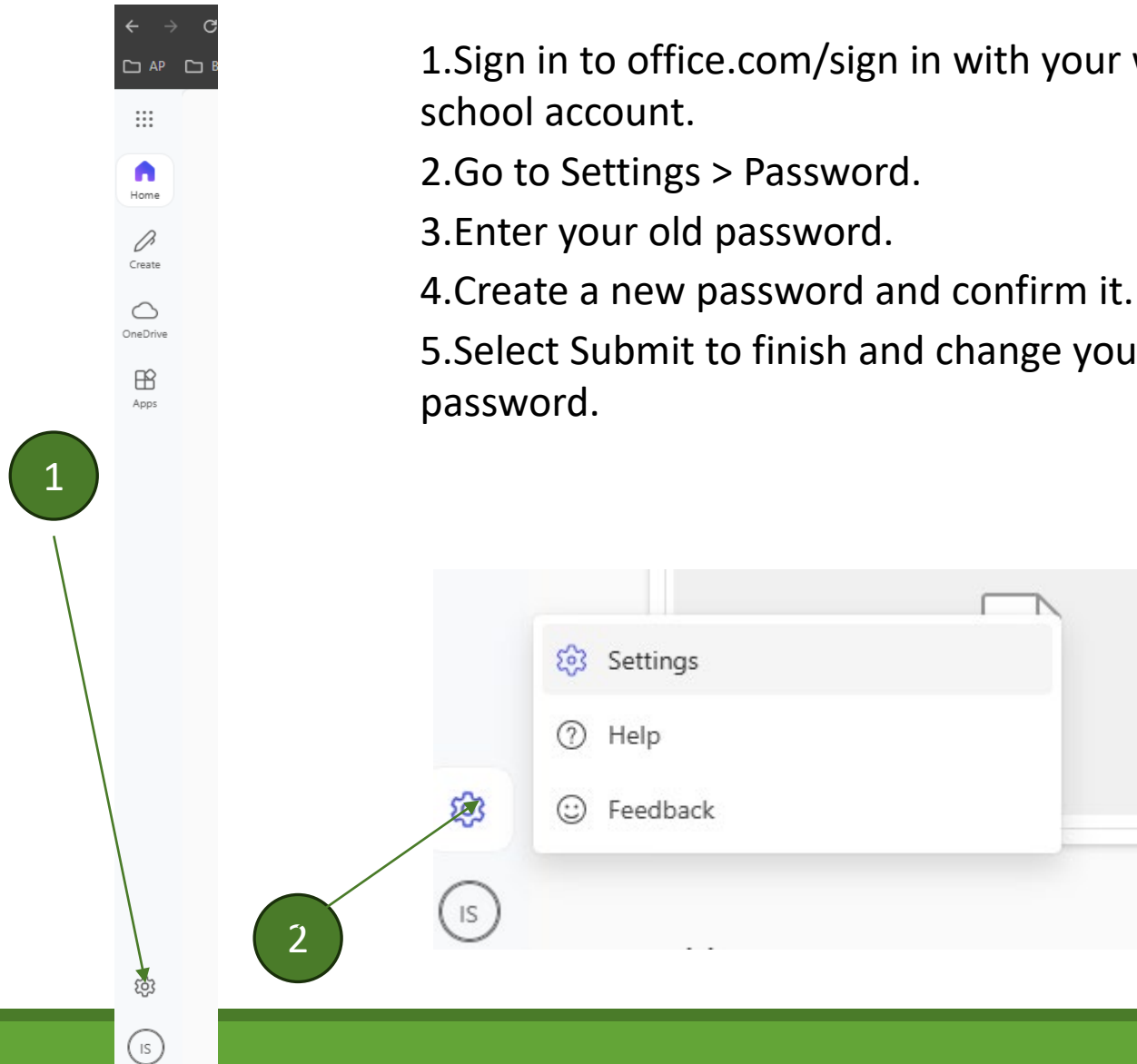
Next

[I want to set up a different method](#)

Skip setup

TO CHANGE PASSWORD

1. Sign in to office.com/sign in with your work or school account.
2. Go to Settings > Password.
3. Enter your old password.
4. Create a new password and confirm it.
5. Select Submit to finish and change your password.



TO ADD EMAIL TO YOUR PHONE

Recent changes to Office 365 tenants to be FedRAMP-compliant is causing problems for some users with personal and government email accounts in the Outlook apps for Android and iOS.

Microsoft made a change to the government cloud accounts (GCC) to make the FedRAMP compliant, and unfortunately, it caused problems for Outlook mobile users, removing their personal account from Outlook or preventing them from adding work email accounts.

Affected users with on-premise Exchange accounts need to install the updated Outlook app (their mailboxes are not FedRAMP compliant), while users with Office 365 mailboxes in the government cloud will need to use separate apps for personal email if their email administrator will not change the mobile restriction settings.

Board Review and possible approval of Miss Stansbury Scholarship Pageant 2025

Main Difference for 2026 Budget:

- 2025 Scholarship increased:
 - Miss Stansbury from \$1,000 to \$1,500
 - Attendant from \$600 to \$1,000
 - Attendant from \$300 to \$1,000
- Service Hours Increased from 25 hrs to 60 hrs for Miss Stansbury and 50 hrs for the attendants

Board Review and possible approval of Ice Shack Lease Agreement

Ice Shack Lease Agreement

Old Agreement:

- \$450/month base price
- Increased by 3% per year
- Rental Dates 15 Apr – 15 Sept
- Included \$50 per month for rental of shed annually
- 5 year lease, renewable

New Agreement

- \$900/month base price
- Includes \$100 per month for utilities and garbage
- Increases by 5% per year
- Rental Dates 15 Apr – 15 Sept
- Includes rental of shed at base price of \$60/month annually(increases at same rate as shack)
- 7-year lease
- Exclusion radius for non-agency businesses

(see p. 4 for payment schedule)

Board Member Reports and Discussion Items

Open comment session for individual Board Members to present final thoughts on any subject covered in the meeting, updates on individual projects not covered by the GM, concerns from residents, and requests for future board actions.

Adjourn
