
STANSBURY SERVICE AGENCY BOARD OF DIRECTORS MEETING MINUTES

Date: Wednesday, February 11, 2026

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

Time: 7:00 PM

Order of Business

- I. Call to Order by Brett Palmer at 7:03 pm
- II. Roll Call
 - A. Board Members
 1. Brett Palmer – Present
 2. John Wright – Present
 3. Kyle Shields – Present
 4. Brock Petersen – Present, arrived at 7:10 pm
 5. Wayne Nielson – Present
 6. Kasey Nobles – Present
 - B. Staff
 1. James Hanzelka, via video conference
 2. Ingrid Swenson
 3. Rebeca Snodgrass, M.Ed.
 4. Shawn Chidester
- III. Pledge of Allegiance led by Kasey Nobles.
- IV. Public Comments – None
- V. Review of Public Comments from the last meeting – None to review
- VI. General Manager Updates led by James Hanzelka, GM:
 - A. Operations
 1. **Sidewalks.** The County contacted the agency regarding sidewalk damage near Stansbury Elementary School. After discussion, it was determined that the issue does not fall under our responsibility. A similar concern was identified at Parkview. We will need to develop a remediation plan. In the future, John Wright suggests we stipulate that no trees be placed within 5 feet of a sidewalk and that no trees be placed in the park strip.
 2. **North Side Village.** The Board discussed the north side of Village Boulevard, noting that the park strips in that area are owned by the adjacent homeowners, although Stansbury Service Agency has historically maintained them. Board members noted visible damage in the area and raised the question of who is responsible for the ditch. There was uncertainty about whether the area belongs to an HOA, and Jim Hanzelka stated that property lines will need to be reviewed to confirm ownership. Board members agreed that this issue should be reviewed further at a future meeting.
 3. **Pool Backflush Effluent Rerouting.** Depth measurements were taken along the existing effluent flow pipe. Jim Hanzelka noted the need to provide Ensign with the necessary design criteria. The current plan is to replace the existing 6-inch piping with 4-inch piping and reroute the line to the sewer manhole.

4. **Golf Maintenance Shop.** Board members were presented with a visual of the proposed CMG ultra-corrugated panel for the south wall of the Golf Maintenance Shop. The cost of materials is estimated at \$3,000, with installation completed in-house and the panels painted in neutral colors. Staff is to provide actual samples for the board to see before moving forward.
5. **Ongoing Activities.** Jim Hanzelka noted that all summer equipment has been serviced and that two new hydraulic motors were installed on the weed-harvesting boat. Work is underway on a new plan for the green space leading to the clubhouse, and the clubhouse flooring is currently being reinstalled because the floor leveling compound used a few months ago was not fully cured prior to placing the floor covering.
6. **Grants.** Jim Hanzelka reported that it was decided not to submit a BUILD grant application this year and that the project may be moved forward by engaging a contractor. Jim Hanzelka discussed evaluating the potential to pursue two UORG grants—one for the amphitheater trail and another for lake access at the new offloading area, which may qualify. The Tooele County Tourism Grant was discussed in relation to the golf course and Target River, which is a full-service marketing agency. The Tooele County Recreation Grant, which opens later in March, may support improvements at the Porter Way Ball Field. The Library Summer Reading Grant is expected to be pursued as in prior years. Jim Hanzelka also noted that Utah Clean Air Act Partnership (UCAIR) opens later in March, and golf course operations are reviewing that opportunity.

Note: Brett Palmer acknowledged that Brock Peterson arrived at 7:10 pm.

VII. Discussion Items

1. **Greenbelt and Recreation Service Area Taxing District – Led by Brocker Petersen.** The Board reviewed County data on private land ownership and presented a visual showing counties with a majority of federally owned land.
 - a. Tooele County was highlighted, with totals indicating 78.6% federal ownership, including 41.3% managed by the BLM and 3.5% by the U.S. Forest Service.
 - b. Board members noted inconsistencies among the available maps, and it was reported that some homes may be taxed incorrectly.
 - c. While some residents are paying a substantial amount, there are some residents who are not paying taxes but are using Stansbury Service Agency facilities. Board Members discussed further the challenges of taxation and possible solutions.
2. **HB 161 – Property Tax Modifications.** The Board discussed that if bill HB 161 passes, the agency could experience an estimated 27% reduction in property tax revenue. Board members discussed the potential implications of this loss and the impacts it would have.
3. **Define the Stansbury Service Agency Boundaries.** A PowerPoint map of the Stansbury area was presented to the Board to illustrate current boundary lines. The color-coded map identified areas that are not paying taxes.
 - a. Board members discussed related issues, including the impact of boundary lines on pageant eligibility, noting that some applicants may fall outside the service area.
 - b. Ingrid Swenson, Business Manager, commented on the value of making the boundary map available online, highlighting amenities available for residents

within the service area, such as the pool, golf course, clubhouse rentals, and pageant eligibility.

VIII. Action Items

A. 2026.01.04 A

1. Board Review and possible approval of January 21, 2026, Board Meeting Minutes
MOTION - John Wright made a motion to approve the January 21, 2026, Board Meeting Minutes. Seconded by Kyle Shields.

Vote as Follows:

Wayne Nielson – Aye; John Wright – Aye; Kyle Shields – Aye; Kasey Nobles – Aye; Brett Palmer – Aye; Brock Petersen – Aye. **Motion Passed Unanimously.**

IX. Board member reports and requests.

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.

- A. Wayne Nielson – No comments
- B. John Wright briefly discussed the progress of the interlocal agreement between the Greenbelt, Recreation, and the Service Agency. John Wright reported on speaking with Comcast regarding the installation of infrastructure lines currently being placed throughout the area. Comcast indicated it is willing to adjust line placement if the homeowner has concerns about the proposed locations. It was noted that the company is using the utility easement areas, including those located at both the front and rear of certain properties.
- C. Brett Palmer noted the need for irrigation repairs and new sod at Millpond Park, as well as other areas requiring similar improvements
- D. Brock Petersen – No comments
- E. Kasey Nobles reported that a meeting was held with a cybersecurity service provider offering to support Stansbury Service Agency at no cost. Jim Hanzelka noted that utilizing the service would be beneficial given the increase in cyber-attacks targeting government agencies.
- F. Kyle Shields expressed appreciation to members for providing data reports, noting that the information has helped him better understand key issues and broaden his perspective.

X. Motion to Adjourn

Kyle Shields made a motion to adjourn the Stansbury Service Agency Board of Directors Meeting. Seconded by John Wright.

Vote as Follows:

Wayne Nielson – Aye; John Wright – Aye; Kyle Shields – Aye; Brett Palmer – Aye; Brock Petersen – Aye; Kasey Nobles – Aye. **Motion Passed: Unanimously**

Meeting Adjourned at 9:00 pm.

The content of these minutes is neither intended nor presented as a verbatim transcript of the meeting. Rather, they serve as a concise summary of the key discussions and actions that took place.

Approved this 25th day of February 2026.

Brett Palmer, Stansbury Service Agency Board Chair