STANSBURY SERVICE AGENCY BOARD OF DIRECTORS MEETING MINUTES

Date: Wednesday, May 27, 2026
Location: 1 Country Club Drive, STE 1, Stansbury Park, UT 84074
Time: 6:30 PM

Order of Business

I. Call to Order by Brett Palmer at 6:30 PM

II. Roll Call

   A. Board Members
      1. Brett Palmer – Present
      2. John Wright – Present
      3. Kyle Shields – Present
      4. Brock Petersen – Present
      5. Wayne Nielson – Present
      6. Kasey Nobles – Present

   B. Staff
      1. James Hanzelka – Present
      2. Ingrid Swenson – Present
      3. Rebeca Snodgrass, M.Ed. – Present
      4. Shawn Chidester – Present

   C. Members of Community

III. Pledge of Allegiance led by Brett Palmer.

IV. **Sheriff Update.** A deputy from the Tooele County Sheriff's Office presented the April 2026 report. The department responded to 244 total details, including 106 traffic stops, 43 citations, 123 warnings, 2 accidents, 17 misdemeanor arrests, and 8 felony arrests.

   A. **Questions and Discussion**. John Wright requested additional information about cars seen racing around in the Stansbury area. Additionally, teenagers have been seen riding around without using helmets. The deputy noted that whenever statutes are enforced, there is more pushback from parents than support.

V. Presentation by Stansbury Royalty of Yearly Accomplishments

   A. Miss Stansbury Royalty mentors Rachel Torzillo and Sieta Jacobsmeyer introduced the Miss Stansbury Royals, who then presented highlights from their community service projects and shared experiences from serving throughout the year. The royalty members reflected on events that strengthened community connections, supported local causes, and helped them grow in leadership and confidence:
      1. **Milana Bergantz** spoke about the annual *Kicking Cancer* event, which has been especially meaningful to her because of a personal family loss to cancer. She highlighted the opportunity for royalty members to work with children through face painting, connect with neighboring communities such as Tooele, and support a cause that brings the community together despite inclement weather.
      2. **Brilia Arnell** shared that her favorite experience was helping at a Halloween party hosted at the clubhouse/library. She enjoyed assisting children with crafts and running a bingo game. Although managing many children at once was initially overwhelming, she adapted quickly and gained confidence through the experience.

3. **Riley Romney** reflected on the *Polar Ice Plunge*, an event that began as a fun challenge and became a community-building activity. She emphasized how the event encouraged people of all ages to step outside their comfort zones and have fun together. Riley also shared that serving in the royalty program helped her grow in self-confidence and authenticity.
4. **Abigail Arnell** discussed working with local schools and younger children through events such as the *Youth Entrepreneur Fair*, *Excelsior Book Fair*, and *Old Mill Literacy Night*. She was inspired by the children's creativity and confidence and said the experiences strengthened her leadership skills and her passion for encouraging youth to share their talents.

B. The Miss Stansbury Royalty mentors concluded the presentations by announcing that the participants had collectively completed more than 200 hours of community service during the year. They also shared that the new Miss Stansbury for 2026 would be crowned at an upcoming event. The royalty members received a well-earned round of applause in recognition of their service and contributions to the community.

Note: Some community members left after the Stansbury Royalty Presentation.

VI. **Report FY2025 Financial Audit by John Haderlie**.

A. A presentation was provided giving an overview of the Stansbury Service Agency of Tooele County Financial Statements and Independent Auditor's Report for the year ended December 31, 2025.

1. The presentation explained the purpose and process of the financial audit, including ensuring that internal controls are functioning properly and identifying items that could cause significant errors in the financial statements. Discussion also focused on maintaining compliance throughout the year and on implementing practices to help prevent future noncompliance.
2. It was noted that the library is listed in the report; however, it is not part of the agency's charter.

VII. **Public Comments**:

A. **Richard Davis** commented that he appreciates being informed about government activities during public meetings and requested an ADA-compliant accommodation to assist with hearing and accessibility during meetings. Richard Davis discussed concerns regarding motorcycles speeding up and down the roadway. Mr. Davis expressed concern that speeding could eventually result in injury and emphasized the need to take action to address the issue. He stated that the community and the local government share responsibility for finding a solution and that the issue should not be ignored.

B. **Jenny Woolson** commented that existing state laws address concerns related to property destruction and vandalism. Ms. Woolson stated that the best method for addressing these issues is through increased patrolling, enforcement, and prosecution.

C. Brett Palmer thanked community members for their public comments and asked whether board members were okay with moving the discussion item on the agenda so the presenter wouldn't have to wait until after the GM updates.

VIII. Discussion with Neil Smart. Possible land swap with the Service Agency, Tooele School District, and a private property owner**.**

A. Neil Smart introduced himself and provided background information regarding the Jake Clegg property, a parcel that recently became available for sale east of the high school and north of the junior high school on Bates Canyon Road. He distributed packets to Board members for review. Mr. Smart explained that four entities would all need to agree on the proposal, including the Stansbury Service Agency, Tooele County, the Tooele County School District, and Jake Clegg, the private property owner.

B. Discussion was held regarding the proposed property swap.

C. Board members asked questions and discussed the proposal, including concerns related to long-term property protection, future public use of the property, and potential financial impacts to the SSA.

D. Brett Palmer commented that if the property, already owned by the Agency, was annexed into the SSA boundary, it could potentially generate future tax revenue if business were to develop on the land east of the Reserve's Subdivision.

IX. **Public Comments from Last Meeting.** A resident expressed strong concerns regarding public safety, stating that the Agency continues to build amenities without adequately protecting or maintaining them. The resident suggested hiring security guards and installing physical barriers near the Pelican Point entrance.

A. Jim Hanzelka responded that full-time security would be cost-prohibitive and outside the Agency's charter, noting that law enforcement responsibilities fall under the Sheriff's Office.

B. Proposed barriers would not resolve all concerns.

C. Discretionary funds over the past three years have primarily been used for repairs and safety upgrades, while new construction projects are funded through restricted impact fees and grants.

X. **General Manager Updates**:

A. Operations Updates

1. Three major incidents in the last couple of weeks that involved Sheriff action included medical treatment, assault, and a fall from the clubhouse roof.
2. Irrigation restored in Millpond east of parking lot – last area to connect to water on battery timer, currently on timers.
3. **Sprinkler Repair.** Golf course completed Sprinkler repair on holes 4,5, and 6. Working on the back 9.
4. **Bathrooms**. Porter Way bathroom back open.
5. Meeting with DWR on the lake enforcement next week.
6. **Pool Update:** Old boiler from 2010, Jim Hanzelka provided board members with pictures on PowerPoint. AquaTech recommended a three-boiler system. Part of the decision was that the state would no longer allow old-style boilers.
    a. The new system operated for approximately 1.5 years without issues. Beginning in 2025, scaling issues started to emerge. Aquatech believes the issue is related to water flow caused by the intake piping. Aquatech will provide a loaner unit while the three units undergo a complete cleaning
    b. **Swim Instructors.** Delayed due to a death in a swim instructor's family, which had a significant impact on the pool lesson schedule. Scheduled for this week.

7. **Memorial Day Car Show**. The car show was successful, with strong participation and over 160 cars on display. Food trucks had good sales and will look into Memorial Day weekend as a kick-off for the food truck schedule.
8. **Grants**
   a. 2026 Grants
      - $200K UORG for Millpond Trail (40/60)
      - $30K for Sagers Baseball Field
      - $4K for Library Summer Reading
      - $125K for Oscarson Planning (Pending)
      - $15K for Golf Course Tourism (50/50) (Pending)

   b. Previous Grants
      - Soundwall Trail UDOT (20/80) - $609K
      - UORG for Millpond Bridge (40/60) - $250K
      - UORG Mini Grant (40/60) - $5K
      - EMOD Grant - $20K (Auto Renewing)

B. **Projects.**

1. **Funds and Balances**. A discussion was held regarding capital project funding allocations for the current year. It was noted that allocated funds include anticipated grant expenditures and that any unused funds at year-end are returned to either the General Fund or the Impact Fee Fund. Jim Hanzelka noted that projects funded through these allocations may change throughout the year based on priorities.

2. Current fund allocations and remaining balances were reported as follows:
   a. Impact Fee Fund (Restricted Fund) Allocated – $1,419,096; Remaining – $1,253,915
   b. Capital Projects Fund (Assigned Fund): Allocated – $838,000; Remaining – $647,568
   c. Capital Maintenance – General Fund: Allocated – $250,359; Remaining – $214,654

C. **Finances**. Jim Hanzelka went over the financial summary, discussing that there had been only a decrease in Parks and Recreation due to fewer sports teams participating.

XI. Discussion Items

A. Discussion of Approval of Vacating and Amending Lot 27 of Captain's Island Subdivision #2, the Molina One Lot Subdivision. The Board raised the following questions throughout their discussion, should Molina be responsible for resurveying or should The Board. Was this land apart from bankruptcy? If the land should not have been sold, can the Service Agency take the land back and lastly an attorney needs to investigate the sale.

B. Discussion of Amending Park Rules to not Allow Motorized Vehicles in the Parks.

   i. Board members discussed challenges and possible solutions to slow down traffic, such as redlining the curbing for no parking and adding signs.

C. Discussion About Adding Paid Parking to the Clubhouse Parking Lot. The Board discussed the opportunity to add meters to the parking lot to help and try to divert the amount of lake traffic. When doing this they want to ensure golfers and residents continue to get free parking and lake goers are the ones that pay. The biggest concern is it will push more curbside parking. James Hanzelka was asking to gather more information and come back to The Board with the best solution.

D. Planning Committee Update was presented. A survey was put out on email, social and door to door about preferences on what to build at Oscarson Park. A report will be put together on cost of different amenities that could potentially be chosen. UDOT and The Service Agency are close to finalizing the plans for the Soundwall Trail.

XII. Action Items:

A. 2026.05.04 A

1. Board Review and possible approval of May 13, 2026, Board Meeting Minutes.
   MOTION – Kyle Shields made a motion to approve the May 13, 2026, Board Meeting Minutes. Seconded by Wayne Nielson.
   Vote as Follows:
   Wayne Nielson – Aye; John Wright – Aye; Kyle Shields – Aye; Kasey Nobles – Abstain; Brett Palmer – Aye; Brock Petersen – Abstain. **Motion Passed.**

B. 2026.05.05 A

1. Board Review and possible approval of April 16, 2026, Work Planning Committee Meeting Minutes.
2. **MOTION** – Kasey Nobles made a motion to approve the April 16, 2026, Work Planning Committee Meeting Minutes. Seconded by Wayne Nielson.
   Vote as Follows:
   Wayne Nielson – Aye; John Wright – Aye; Kyle Shields – Aye; Kasey Nobles – Abstain; Brett Palmer – Aye; Brock Petersen – Abstain. **Motion Passed.**

C. 2026.05.06 A

1. Board Review and possible approval of April Financial Statements, Purchases, and Journal Entries.
2. Questions. John Wright inquired about purchasing Sprinkler Supply. Ingrid Swenson, Business Manager, clarified that this purchase was from the golf superintendent.
3. **MOTION-** Brock Petersen made a motion to approve April Financial Statements, Purchases, and Journal Entries in the amount of $226,285.60. Seconded by Kasey Nobles.
   Vote as Follows:
   Wayne Nielson – Aye; John Wright – Aye; Kyle Shields – Aye; Kasey Nobles – Aye; Brett Palmer – Aye; Brock Petersen – Aye. **Motion Passed.**

D. 2026.05.07 A

1. Approval of the Vacating and Amending Lot 27 of Captain's Island Subdivision #2, the Molina One Lot Subdivision Plat.
2. **MOTION**- Kyle Shields made a motion to table the approval of the Vacating and Amending Lot 27 of Captain's Island Subdivision #2, as we are going to go and get legal counsel to give us an opinion on signing the plat and ownership and whatever else is needed to make a decision and that we will ask for the property owner to pay for the updated legal description Seconded by Wayne Nielson

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

E. 2026.05.08 A

1. Board Review and possible approval of canceling the June 10th Board Meeting.
2. **MOTION**- Brock Petersen made a motion to cancel the June 10th Board Meeting. Seconded Wayne Nielson
   Vote as Follows:
   Wayne Nielson – Aye; John Wright – Aye; Kyle Shields – Aye; Kasey Nobles – Aye; Brett Palmer – Aye; Brock Petersen – Aye. **Motion Passed.**

XIII. 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 had no comment.
B. John Wright commented on the question about what the status on the BFD at Gordon Well, James Hanzelka responded that Mac is currently working on that. John Wright asked about the golf course maintenance building and which side of the building will be completed next in terms of residing.
C. Kyle Shields noted that if there were any questions regarding water consumption or maintenance, to let him know.
D. Brock Petersen had no comment.
E. Kasey Nobles stated that a homeowner at the South end of the Reserve Subdivision has extended a temporary fence on Service Agency property. He would also like to make sure that banners are placed to maintain a clear line of sight for vehicle traffic, particularly on Stansbury Parkway. Additionally, he discussed baseball league etiquette concerns due to coaches and parents using inappropriate language during field use. It is a Stansbury Service Agency public space, and children using it and hearing their parents and other adults use foul language should not be tolerated. He wants this issue addressed. John Wright said he would speak to the baseball league officials about the concern.

XIV. Motion to Adjourn

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

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 10:13 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 17th day of June 2026.

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Brett Palmer, Stansbury Service Agency Board Chair