

30 PLAZA, STANSBURY PARK, UTAH 84074
435-882-7922 • FAX 435-882-4943

BOARD MEETING MINUTES
August 18, 2026

CALL TO ORDER:

The Stansbury Park Improvement District Board of Trustees meeting was held at the Oquirrh Mill building, 30 Plaza, on the above date. Mr. Clegg called the meeting to order at 4:04 p.m.

ATTENDANCE:

Jacob Clegg, Board Chair; Judy Desmond, Trustee; Bryan Mansell, Trustee; Brett Palmer, District Manager; Brendan Thorpe, Ward Engineering Group; Christine Rouska, SPID Office Staff; Ingrid Swenson, Stansbury Service Agency; Cami Thorpe, Minutes.

APPROVE CHANGE ORDER FOR VILLAGE BLVD. PHASE 1 SEWER IN THE AMOUNT OF \$110,484.48. AND DISCUSS SILVER SPUR COST FOR SEAL COAT OF VILLAGE BLVD. PHASE 1 TO SEE IF SPID WILL HELP SHARE IN THIS COST.

Mr. Palmer explained that a pre-construction meeting with Silver Spur Construction and Tooele County was held. Silver Spur was told that if damage occurred outside of the work zone, a micro seal overlay on the full width and length of the project would be required. Mr. Palmer believes that Silver Spur was more careless in the last sections of the project, which caused some damage outside the work zone. He does not believe SPID should pay the full cost of the overlay.

Mr. Thorpe added that the contractor was aware of the trench width and saw cut requirements. They were not given carte blanche on change orders for over runs. If a wider trench was needed, it should have been accounted for in the bid. He also believes that the contractor was aware of the tight corridor and contract requirements, and the District should not pay the full cost of the overlay.

Mr. Palmer explained that the change orders totaling \$110,484.48 were justified. The cost for the slurry seal could be shared. The intersection at Mast Lane and Village Blvd was difficult to stay within the space constraints. Mitigating efforts could have been made. The Board will need to decide if the cost should be shared and how much. The cost to slurry seal would be \$45,000 in additional work.

Mr. Thorpe explained that there were underruns that will counter balance the cost of the \$110,448 in change orders.

Mrs. Desmond asked for clarification that there was negligence from the contractor, which created the need to slurry seal the road. Mr. Palmer confirmed.

Mr. Clegg has concern that the contractor will also complete phase two. If the contractor pays the full cost of the slurry seal, they may be less likely to be fair with the District when completing phase two. He would be interested in maintaining a good relationship, and to participate in the cost to slurry seal.

SPID MEETING MINUTES
AUGUST 18, 2026
PAGE 2

Mr. Palmer recommended participating 30 to 40 percent but not more than 50 percent, and to not pay for any slurry seal in phase two. The contractor committed to additional mitigating efforts for phase two.

Mr. Clegg recommended participating 10 to 20 percent. Mr. Mansell is in agreement.

Mrs. Desmond recommended 20 to 30 percent participation.

Mr. Thorpe recommends participating at a higher rate to show goodwill in the middle of a large, difficult project.

Mrs. Desmond asked how paying the extra cost would affect the original budget. Mr. Palmer explained that there are credits that will offset the change order costs. The project would stay within budget.

Mr. Clegg believes not challenging the \$110,000 change order is being gracious, and to participate in the overlay cost at a lesser rate is fair.

Mr. Mansell added that change order pricing can be different than regular pricing. Mr. Thorpe explained that the prices quoted for the change order were unit prices and not unreasonable.

MOTION: Mr. Mansell moved to approve the change orders for Village Blvd phase one in the amount of \$110,484.48, and to contribute \$15,000 for the slurry seal coating. Mrs. Desmond seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell were in favor. The motion passed.

DISCUSS POSSIBLE APPROVAL OF POTENTIALLY REMOVING THE STANSBURY SERVICE AGENCY MINIMUM BILLING ON IRRIGATION METERS DURING WINTER MONTHS WHEN IRRIGATION SYSTEMS ARE OFF:

The Stansbury Service Agency asked the District to look into removing the minimum fee when not irrigating during the winter months. There was a resolution in 2016 that raised the rates for SSA and to not be charged the minimum rate. LRB used the SSA meters to determine the new rate increase in 2025. It is difficult for the office staff to manually adjust 76 accounts every month during the off months. The fees are \$1,600 per month for roughly six months.

Mrs. Swenson explained the SSA budget was hit hard with the rate increase and reassessing the minimum rate. In 1984, there was an agreement that the SSA and SPID would negotiate any rate increases. In 2008, around 700 water rights were given to SPID for the parks. It is also time consuming for the SSA to pay 76 invoices. SSA has considered freezing the accounts during the off months. SSA would like to continue with the 2016 resolution that waived the minimum billing.

Mr. Palmer explained that the original agreement in 1984 stated that SPID and SSA would meet annually to determine rates. This rarely takes place. The first rate increase on SSA was in 2016.

Mrs. Rouska added that operating costs in 2016 were .92 cents. SSA was paying .45 cents per 1,000 gallons. The loss to SPID in 2024 was \$37,000, in 2025 it was \$63,000, and over the last 10 years it has been \$505,000.

SPID MEETING MINUTES
AUGUST 18, 2026
PAGE 3

Mr. Palmer explained that prior to 2008 there was an agreement that SPID would shepherd the water rights for SSA. SSA still owns the water rights. SPID just manages the rights on behalf of SSA.

Mr. Mansell asked for clarification that the golf course is not watered with potable water. Mr. Palmer explained that the golf course is on Gordon Well #2, which is not culinary water. The golf course could be excluded from being charged the minimum bill, which is \$236 per month.

Mrs. Swenson suggested that SSA would suspend the accounts for the six months during the months with no watering. Mrs. Rouska explained that suspending an account for a period of time is not an option for any SPID customer. The minimum bill would still need to be paid.

Mr. Palmer explained that the cost to produce water in 2025 was \$1.45 per 1,000 gallons. SSA was paying .45 cents per 1,000 gallons with no monthly base rate. The rate was raised to .50 cents per 1,000 with the monthly base rate being charged.

Mr. Mansell believes that tax payers are paying the money regardless of which agency it comes from. He has had residents express concern that residents who do not golf subsidize the golf course through the low water rates. It may not be the District's responsibility to subsidize SSA. He is not in favor of removing the minimum billing.

Mrs. Desmond asked for clarification that if the minimum billing were removed for SSA, rates for residents may need to be increased to make up the difference. Mr. Palmer explained that SSA paying the minimum billing was included in LRB's financial analysis for the rate increase. Mrs. Desmond is not in favor of removing the minimum billing if the rates on residents would need to increase.

Mr. Clegg explained that the residents are not necessarily subsidizing the golf course. The Gordon Well #2 for irrigation is a stand-alone well that provides water for the golf course, and the \$236 should be removed. The meter is still read and SSA is charged for usage. SSA pays the power bill. The income is \$50,000, which would not be waived.

Mr. Clegg suggested that the meter could be read once a year to report to the state. Mr. Thorpe added that there is value to reading the meter monthly.

Gordon Well #1 fills the lakes. In 1984, when the agreement was made between SSA and SPID, water from the lake was used to water the golf course. The lake water was too saline and ruined the grass and trees. It was decided to put the golf course on the culinary system. In 2009, the golf course was taking capacity from residence growth and the ability to add more connections to the system. SPID paid \$1 million to drill and equip Gordon Well #2 that supplies water to the golf course and allowed another 10 years of growth without constructing a new water tank. Revenue to SPID from the golf course is roughly \$50,000 per year. Mr. Palmer has suggested in conversation when the SSA complains about SPID charging for watering the golf course that SSA could purchase the well from SPID to operate, maintain, and not have to pay monthly user fees to SPID.

The SSA rate structure will remain the same until 2029.

Mr. Palmer is in favor of subsidizing the SSA for parks and greenbelts. SSA has limited funds and does not have the ability to make money other than by raising taxes.

SPID MEETING MINUTES
AUGUST 18, 2026
PAGE 4

Mr. Clegg believes that SSA has been getting a good subsidy at .50 cents per 1,000 gallons, and the rates need to be reevaluated to bring the rate structure closer to what residents are paying.

MOTION: Mrs. Desmond moved to approve removing the minimum monthly billing charge of \$236 for the Gordon Well #2, 12-inch well for the months when watering is not taking place, and to keep the water rates at the approved rate from the 2025 resolution. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell were in favor. The motion passed.

MANAGER'S OPERATION REPORT:

Mr. Mansell asked for clarification about maintaining trees along the north side of Village Blvd. Mr. Palmer explained that it is the homeowner's responsibility. However, homeowners do not keep up on the maintenance. Jason's Tree Service provided a bid for \$2,900. SSA will trim the trees on the south side of Village Blvd. so the trees do not cause damage to vehicles during the lane shifts during the Village Blvd. Sewer Project.

Mr. Mansell asked for clarification on item six. Mr. Palmer explained that on the golf course irrigation system, there is a series of pumps mounted on a skid that draws water from a wet well that provides pressure to the golf course. The five pumps work together to maintain pressure based on demand. One of the smaller pressure maintenance pumps failed. It has been turned off and needs to be replaced.

Design has been completed for reconstructing and raising Well #3.

JULY WATER LOSS AUDIT REPORT:

Mr. Palmer explained that during July, water loss stayed at 18 percent. He is still unsure why January, February, and March were so high.

APPROVE MEETING MINUTES OF JULY 21, 2026:

A typo needs to be fixed under the waste load analysis section.

MOTION: Mrs. Desmond moved to approve meeting minutes for July 21, 2026 with corrections on page two. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell voted in favor. The motion passed.

APPROVE FINANCIALS & WARRANTS:

The invoice to pay Jason's Tree Service needs to be removed.

MOTION: Mrs. Desmond moved to approve the financials and warrants dated August 18, 2026, in the amount of \$273,787.72, and to remove the invoice for \$2,900 for Jason's Tree Service until the service has been completed. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The motion passed.

PETITIONS, COMMUNICATIONS, PUBLIC COMMENT:

Mr. Palmer will be out of town at the rural water conference on September 15. Mr. Clegg will also be out of town. The board meeting will be moved to September 22.

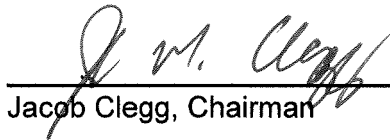
Mrs. Desmond received an email about attending the special service district meeting in November. Mr. Palmer explained the meeting covers training needs and they also provide legislative updates. Mr. Mansell and Mrs. Desmond will not attend.

There was no public comment.

MOTION FOR ADJOURNMENT:

MOTION: Mrs. Desmond moved to adjourn. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The meeting adjourned at 5:47 p.m.

APPROVAL:



Jacob Clegg, Chairman