STANSBURY PARK IMPROVEMENT DISTRICT
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BOARD MEETING MINUTES
July 21, 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 4:02 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; Brent Rose, Clyde Snow; Cami Thorpe, Minutes.

SPID OFFICE SECURITY DOORS AND SAFETY WINDOW DISCUSSION AND APPROVAL

Mr. Palmer explained the safety concerns from office staff. They would like to install a 36" window in the entryway between the two front doors, and keep the second doors locked. Anyone wanting to enter the office would need to be buzzed in. The project was not included in the budget. There are funds available in the budget.

Mr. Clegg suggested checking ADA requirements. Both doors open to the outside. There may not be enough space in the entryway with the second door open to be ADA compliant.

The total cost is about $10,000; $2,000 for installation of the window, the bullet resistant window is $3,125 plus freight, and around $4,800 for the security doors reconfiguration. A non-bullet proof window saves around $1,000.

The Board agrees with the purchase as long as the office remains ADA compliant.

MOTION: Mr. Mansell moved to approve the office security doors and a safety-window with bullet proof glass, level one, pending ADA compliance requirements are met. Mrs. Desmond seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell were in favor. The motion passed.

MANAGER'S OPERATION REPORT:

Mr. Palmer explained that the Well #2 pump motor went down and with repairs also needed on the variable frequency drive. A spare 250 HP motor that was stored in the shop was installed. The broken motor is being rebuilt. Water service ran normally with only the three wells operating. Wells #1, 4, 5 have generators. Mr. Palmer would like to install a generator on Well #2 next year. Well #3 needs to be reconstructed. Well #3 produces 800 gallons per minute. The other wells produce around 1,500 to 2,500 gallons per minute.

Mr. Mansell asked what brand of VFDs are used on the three wells. Mr. Palmer stated one site has a Mitsubishi drive and three other sites have US Drives. He is unsure of the other drive at Well 4. Mr. Mansell asked if there is a spare VFD. Mr. Palmer said no. Components can be replaced without replacing the whole VFD.

Gordon Well #2 skid provides water pressure via pumps to the golf course and has had problems shutting down during scheduled watering times. Mr. Palmer is working on getting a cost proposal for repair.

A waste load analysis was submitted to the DEQ for consideration to discharge into the Great Salt Lake. Mr. Palmer spoke to permit writer at the state a couple of weeks ago to see if they would likely move forward. He received an email stating that the phosphorus limit does not allow variances to be granted. The current phosphorus loading limit of SPID is 8,900 pounds per. The new permit at 3.5 MGD would exceed the loading limit. If there is higher discharge, the phosphorus rule would apply. Mr. Palmer spoke with Mr. Hobson at JUB Engineering for input in working around the obstacles. Mr. Thorpe added that the option to treat for phosphorus and discharge to the Great Salt Lake may still be cheaper. Mr. Mansell asked about chemical phosphorus treatment. Mr. Thorpe answered that cell two could be used to chemically feed for phosphorus treatment.

PROGRESS REPORT ON SEWER TREATMENT UPGRADE:

A report with the steps taken over the last year was submitted to DEQ. Three monitoring wells have been drilled to monitor the ground water. Ground water samples will be sent to DEQ. A report has been submitted to LRB Finance to consider looking at Impact Fees and rate studies based on the LEMNA treatment system. LRB Finance is waiting for further instructions.

Mr. Palmer reported to DEQ that he has met with the GSL Commissioner, sovereign lands, and DEQ.

Mr. Mansell asked if the justification for the leaving the phosphorus limit in place for discharging to the Great Salt Lake was known. Mr. Palmer explained they are not allowing any new variances after a new statute was enacted. Variances were allowed prior to the new statute. Mr. Palmer believes the location of discharge would not affect the GSL and the area would benefit from the phosphorus.

JUNE WATER LOSS AUDIT REPORT:

Mr. Palmer explained that June showed a loss of 19 percent, which is up from 18.5 percent from May. Well #1 is shut down, and Well #2 is up and running. Well #1 is set to turn on only when water in the tank reaches 17 feet. If Well 1 meter is registering high then we should see a decrease in the percent of water loss. The meter has not been checked out yet for accuracy. If there is a disparity with Well #1 shut down, he will look into the meter.

Mr. Mansell asked if there were any other options to look into the meter in the meantime. Mr. Palmer could call someone out to do testing. He wanted to wait to see first if not running Well 1 showed a reduced water loss first rather than paying someone to check out the meter. Mr. Mansell would like to see if the meter can be checked for accuracy. Mr. Palmer will call for a calibration check on the meter.

APPROVE MEETING MINUTES OF JUNE 16, 2026:

MOTION: Mrs. Desmond moved to approve meeting minutes of June 16, 2026. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell voted in favor. The motion passed.

APPROVE FINANCIALS & WARRANTS:

Change orders for the Village Blvd. projects will be added to future invoices. The change orders are at 14 percent over run. Extra fill material was needed because existing utility trenching caved off into the sewer trench resulting in more backfill and asphalt material.

Mr. Mansell requested a one-page synopsis for larger capital projects showing the percent complete, percent spent, and any change orders. Mr. Palmer will email the pay requests.

MOTION: Mrs. Desmond moved to approve the financials and warrants dated July 21, 2026, in the amount of $577,393.48. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The motion passed.

PETITIONS, COMMUNICATIONS, PUBLIC COMMENT:

None.

MOTION TO CLOSE REGULAR MEETING AND ENTER INTO CLOSED SESSION TO DISCUSS WATER RIGHTS AS PERMITTED BY APPLICABLE STATE LAW:

MOTION: Mrs. Desmond moved to close the regular meeting and open the closed session. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The motion passed.

MOTION: Mr. Mansell moved to end the closed session and return to the regular meeting. Mrs. Desmond seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The motion passed.

The regular meeting reconvened at 6:14 pm

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 6:15 p.m.

APPROVAL:

J. M. Clegg

Jacob Clegg, Chairman