STANSBURY PARK IMPROVEMENT DISTRICT
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BOARD MEETING MINUTES
February 17, 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 4:09 p.m.

ATTENDANCE:

Jacob Clegg, Trustee; Judy Desmond, Trustee; Bryan Mansell, Trustee; Brett Palmer, District Manager; Brendan Thorpe, Ward Engineering Group; Christine Rouska, SPID Office Staff; Cami Thorpe, Minutes.

AUSTIN HORROCKS, RESIDENT – REASONABLE GRACE PERIOD AND LATE FEE STRUCTURE DISCUSSION:

Not in attendance.

UTAH RETIREMENT SYSTEM FULL-SERVICE AGREEMENT, DESIGNATED ROTH AGREEMENT, AND NEW URS WEBSITE UPDATE DISCUSSION AND APPROVAL:

Ms. Rouska explained that URS will be moving to a new website. An option for Roth 457B or Roth 401K will now be available at no cost to the District. This provides more options for employees to invest.

The District invests in the URS pension plan 15.97 percent for tier one employees and 14.19 percent for tier two employees. There is not an employer match contribution with the 401K. Mrs. Desmond would like to know how much it would cost the District to provide an employee match.

Mr. Mansell and Mrs. Desmond would like to explore matching retirement contributions.

MOTION: Mr. Mansell moved to approve the URS full-service agreement, designated Roth 401K and 457B agreement for employee contribution. Mrs. Desmond seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The motion passed.

DISCUSS AND POSSIBLE APPROVAL OF STANSBURY JR. HIGH SCHOOL WATER RIGHT REQUIREMENT, SEEKING TO SEE IF THE JR. HIGH QUALIFIES FOR WATER RIGHT CREDITS UNDER 2020-1 RESOLUTION ESTABLISHING A POLICY FOR THE UTILIZATION OF AVAILABLE DISTRICT WATER RIGHT CREDITS:

Mr. Palmer explained that around 2019 Tooele County School District annexed the jr. high property into the District boundaries and transferred 25 acre-feet of water rights, which 12.94 acre-feet were used to construct Old Mill Elementary. Mr. Palmer recently discovered the school district is 30 acre-feet short for the jr. high. The project manager for the school district and the real estate agent are not able to find additional water rights. The school district does not have excess water to transfer. They have asked to use water right credits established in resolution 2020-1. To qualify, certain requirements need to be met. The credits cannot be sold in bulk to one entity or developer.

Mr. Palmer believes the school district qualifies under section three of the resolution, which gives the Board flexibility. Legal counsel is reviewing the policy.

Mr. Mansell asked what the ramifications would be for the school district if SPID does not provide the water right credit. Mr. Palmer explained they would need to find them in the open market.

Funds from the sale would help pay for the sewer treatment upgrade.

The Board does not have concern and would like to explore further.

Mr. Thorpe added that the water rights will need to be acquired by the school district regardless, and the Board can decide if the District wants to benefit from the sale.

REVIEW DRAFT SEWER TREATMENT SYSTEM IMPACT FEE AND WHOLESALE TREATMENT PLAN:

Mr. Thorpe explained the three components to the plan include a wholesale treatment plan to serve Oquirrh Point, an impact fee facility plan, and a plan that existing user will need to pay for a portion of the upgrade which is not driven by growth.

The discharge permit requires phosphorus and ammonia removal, which is a substantial cost to the upgrade and existing user would need to pay.

Mr. Thorpe outlined the current core SPID service area. Lake Point is interested in regionalization with SPID. The report includes data to provide service. However, the Board can decide not to serve Lake Point.

Impact fees for water and sewer collection have been approved.

There are three cells that comprise the existing treatment lagoons. The primary cell has an aeration system. The other two do not.

A Parkson aeration system currently exists which has room for expansion but cannot remove ammonia and phosphorus sufficiently. The new Lemna system can deliver a higher volume of air in two stages.

A concrete basin called a Lemna polishing reactor will have media modules with bug growth to treat the wastewater ammonia. There is an insulated cover over the cell to keep heat in to help the biological bugs continue to work in the colder months. The current system will continue to be utilized but the Lemna system would be added.

Mr. Mansell asked if the District has had a limit for ammonia previously. Mr. Palmer explained that there was not a limit when the Parkson was installed.

The headworks station will receive one blower to service the biological zone. Two additional blowers will be needed for the polishing reactor. A tank for the alum injector to address the phosphorus in the flocculant zone will need to be constructed. Additional capacity for the hypo-chloride disinfection system needs to be upgraded from 1.5 MGD to 2.7 MGD with an additional contact chamber. There is limitation on existing pumps. Motors and accessory parts will be replaced. The force main line needs to be upsized.

The plan will create the sewer collection impact fee, the sewer treatment impact fee, and the user rate for sewer.

Lake Point does not have phosphorus or ammonia limit requirements because their flow is low.

Regionalization with other cities within Tooele County has not been successful. Each entity wants to have control over their own future.

A public finance consultant will use the draft to create the impact fee analysis and wholesale sewer agreement.

The last 10 years have shown a 4.2 percent growth. Tooele County shows 3.2 percent growth over the last ten years. OPID will have a take-down agreement to pay the District for the ERUs reserved.

To serve LPID, SPID, and OPID, capacity of 2.7 MGD would be reached in 2033. The Lemna system could have components added to increase service to 3.5 MGD.

Mr. Mansell asked if the agreement with OPID has been completed and what happens if the growth rate does not keep up with actual growth. Mr. Palmer stated that the wholesale agreement is still in negotiations. The agreed upon block of connections would be a yearly lump sum amount to reserve capacity whether there is growth or not. There would also be a meter. The impact fees are more of a risk to the District. If there is not growth and impact fees are not collected, the existing users would need to cover the cost. If OPID were annexed into the District, the District would assume the risk of not having the growth. The wholesale agreement lessens the risk to the District.

The total cost is expected to be $14 million. Existing users would pay $7 million due to the ammonia and phosphorus limits. The component for future growth is $7 million covered in the wholesale agreement and impact fees. The cost difference to upgrade from 2.7 MGD to 3.5 MGD is $258,702.

Impact fee law prohibits calculating inflation in to the fee.

DISCUSS AND REVIEW BIDS AND ADDENDUMS FOR VILLAGE BLVD SEWER IMPACT FEE PROJECT AND AUTHORIZE DISTRICT MANAGER TO SIGN CONTRACT AND AWARD BID TO THE SUCCESSFUL BIDDER AFTER COMPLETING DUE DILIGENCE:

The project is funded by impact fees collected since 2018. The bids showed Silver Spur at $810,000, Newman Construction at $945,000, Broken Arrow at $1,175,466.07, and Hughes General Contractors at $1,348,116.25. They all acknowledged the addendum and turned in the required documents.

Mr. Clegg has concern with using Silver Spur. He has had better luck with Newman Construction.

Mr. Thorpe explained the limits in the contract that should mitigate change orders.

Mr. Palmer stated that the Board does not have to choose the low bidder. The anticipated start date is in about 30 days.

MOTION: Mr. Mansell moved to award the contract to the lowest bidder, Silver Spur, pending review of references, to allow the contract be awarded to Newman Construction if reference checks were not satisfied, and to approve Mr. Palmer to sign the contract. Mrs. Desmond seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The motion passed.

MANAGER'S OPERATION REPORT:

No questions.

APPROVE MEETING MINUTES OF JANUARY 20, 2026:

MOTION: Mrs. Desmond moved to approve meeting minutes of January 20, 2026. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell voted in favor. The motion passed.

APPROVE FINANCIALS & WARRANTS:

MOTION: Mrs. Desmond moved to approve the financials and warrants dated January 20, 2026, in the amount of $51,129.41. Mr. Clegg seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The motion passed.

PETITIONS, COMMUNICATIONS, PUBLIC COMMENT:

None.

MOTION FOR ADJOURNMENT:

MOTION: Mr. Mansell moved to adjourn. Mrs. Desmond seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The meeting adjourned at 5:55 p.m.

APPROVAL:

J. M. Clegg

Jacob Clegg, Chairman