



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

**BOARD MEETING MINUTES
April 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, Trustee; Judy Desmond, Trustee; Bryan Mansell, Trustee; Brett Palmer, District Manager; Brendan Thorpe, Ward Engineering Group; Cami Thorpe, Minutes.

**DERALD ANDERSON – REQUEST SPID APPROVAL TO SERVE WATER TO A 4 LOT
SUBDIVISION OFF OF PALMER ROAD IN ERDA:**

Mr. Clegg is the engineer of record on this project. There would be an 8" water line tie in at Palmer Road going west into the subdivision in West Erda Improvement District. One lot has an existing home and is already stubbed in with a meter that is not currently connected. A line will need to be extended into the development for the other three lots.

Mr. Palmer explained that there is an agreement with Tooele County to serve the development. The Board needs to decide if the property should annex into the District boundaries. The other WEID lots have not annexed into the District. The impact fees for the other lots were paid by Tooele County as part of the agreement. The three new lots would need to pay the impact fee. The impact fee for the WEID area is \$3,051.59 per ERU. The impact fee for Stansbury residents is around \$6,000. He is unsure which fee should be paid. An opinion from legal counsel may be needed.

Mr. Thorpe added that if the properties annexed into the District and the full impact fee is paid, they would not be required to pay the cost share of the WEID line. The conditions for connecting to the WEID line would make them subject to the fees to retire the debt on the 12-inch line. There is a \$105 monthly charge to WEID residents who are out of the District to help pay the debt service for the water line.

The WEID agreement included 53 lots. Only 21 have connected. As private wells fail, they connect to the SPID system. New connections pay the impact fee and the monthly rate is determined in the original agreement.

Mr. Thorpe suggested that the three residents not be annexed into the District.

Mr. Mansell asked if water rights would be needed. Mr. Palmer stated that the three new homes would likely need to bring in water rights. He is unsure if the existing house would need to transfer water rights.

Mrs. Desmond asked if there were any disadvantages to allowing the connection. Mr. Thorpe stated there is capacity in the line, and more users would help pay the debt down faster. The additional connections also help with water quality by reducing static retention time in the system.

MOTION: Mr. Mansell moved to approve the Derald Anderson request for SPID to serve water to a 4-lot subdivision off of Palmer Road in Erda. Mrs. Desmond seconded the motion. Mrs. Desmond and Mr. Mansell were in favor. Mr. Clegg recused himself. The motion passed.

DISCUSS POSSIBLE APPROVAL TO INSTALL AN ADDITIONAL STORM DRAIN BOX AND LINE IN THE CUL-DE-SAC OF 21-29 LAKEVIEW:

Mr. Palmer explained that when there are heavy rain storms, one house has flooding. The driveway slopes down into the garage. There were legal concerns about upgrading the storm drain. Legal counsel stated there should not be any concern to upgrade the storm drain. There is \$20,000 already allocated in the 2026 budget.

Upgrading the storm drain may help the situation but there is no guarantee that it would solve the issue.

Mr. Clegg asked if the placement of the drain would encroach in the neighbor's property. Mr. Palmer believes there should not be issues with Tooele County requirements or slope. Mr. Thorpe suggested redesigning the curb and gutter rather than installing the storm drain. In heavy storms, the gutter bridge may not work. Mr. Palmer would prefer the storm drain option. Mr. Mansell suggested that both options could be utilized.

Mr. Mansell asked if the gutter was SPID's responsibility or the homeowners. Mr. Palmer explained that the gutter is Tooele County's responsibility. Tooele County may participate in the project to help mitigate the problem but would likely not pay for the whole project. Mr. Mansell suggested that the homeowner could work with the county to fix gutter and SPID could pay for the catch basin.

Mr. Mansell had concern that this project would set a precedent that the District help other residents in similar situations. Mr. Thorpe added that there is not just past risk but also future risk as SPID does not control building permits or building elevations. Mr. Palmer added that legal counsel and the local government's trust suggested against a waiver of liability. There is no opinion on installing the storm drain.

Mr. Mansell suggested talking with the homeowner to make sure they know the parameters and additional mitigation options.

MOTION: Mrs. Desmond moved to approve installation of an additional storm drain box and line in the Cul-de-sac of 21-29 Lakeview. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell were in favor. The motion passed.

REVIEW OF 2025 WATER AUDIT AND USE TOTALS:

Mr. Palmer included information on the 2023 and 2024 audits. Leaks can occur for a long period of time before they surface. A ground mic leak detection was used several months ago to survey the Country Club and Lakeview areas, which identified one leak.

SPID MEETING MINUTES

APRIL 21, 2026

PAGE 3

Mr. Clegg asked if there was a reduction in the leakage amount after the leak in the line going to the Salt Lake Marina was discovered in 2025.

Mr. Mansell asked if the losses were occurring in residential versus commercial. Mr. Palmer is not aware of a way to determine the category a leak is located.

Mr. Thorpe asked if any of the loss was due to meters over registering at the wells. Mr. Palmer is unsure how to check the meters. As meters age, they under register. Residential meters are being replaced around every 10-15 years.

Mr. Clegg asked what the allowable loss is. Mr. Palmer stated the total loss in 10 - 20 % loss is within the allowable tolerance range. Mr. Clegg asked what else could be done to not waste water. Mr. Palmer is unsure.

Mr. Mansell stated that 2025 seems exceptional compared to other years. Mr. Palmer does not know of a line break that could cause the extreme leakage.

Mr. Thorpe stated that 15 percent is about average but 25-30 percent was not out of the realm of averages.

Mr. Mansell asked if the revenue lost could be calculated. Mr. Palmer has not calculated the cost.

Mr. Palmer will look into calibrating the well meters for accuracy.

Mr. Clegg asked if it would be difficult to look at meter readings from January to today to see if the same trajectory is occurring for 2026. He believes there may have been bigger leaks that have now been fixed that would have caused the increase in water loss.

The report shows a 27 percent loss.

UPDATE ON SEWER TREATMENT UPGRADE:

Mr. Palmer talked with sovereign lands who own the land between the railroad tracks and I-80. He met with the Great Salt Lake (GSL) Water Commission office who is in favor of the project of piping the District's treated effluent water directly to the GSL. A meeting is being scheduled with DEQ, sovereign lands, and the Great Salt Lake Water Commission to find out more info. The commission would like the water to be guaranteed but would take the water if it is not.

Mr. Palmer, Mr. Thorpe, and Mr. Clegg do not want to guarantee the water just in case the District needs to reuse the water in future years. A percentage could be guaranteed.

Mr. Mansell suggested setting a lower guarantee that is about half the flow. It is possible the water would not even make it to the Great Salt Lake.

Zimmerman Well Service has finished the three ground water test wells. Analytics will be sent. The impact fee facility plan is moving forward with the Lemna system plan. If approval from the state is given for the pipeline to the Great Salt Lake, the impact fee plan can be readjusted.

SPID MEETING MINUTES

APRIL 21, 2026

PAGE 4

Mr. Mansell agrees with the approach. He would like a preliminary cost estimate for the pipe line option. Mr. Thorpe stated that if the state approves the pipe line plan, the cost estimate would be completed along with updating the impact fee facilities plan. Mr. Mansell believes the preliminary cost estimate would show if there would be a cost saving aspect over the Lemna system. Mr. Thorpe added that there is a deadline on the discharge permit for phosphorus and ammonia that needs to be met. A request to amend or rescind the permit would need to be filed in order to move forward with the Great Salt Lake pipe line option.

Mr. Mansell added that the pipe line may need to be extended if the lake continues to recede. Mr. Palmer has a list of questions for the upcoming meeting. Mr. Thorpe added that the discharge needs to take into consideration flooding levels as well drought levels.

Mr. Clegg added that there is no data from the 1920's and 1930's. The lake receded in the 1920's but came back to flood in the 1980's. The point of discharge needs to be determined to account for varying lake levels.

UPDATE ON PURCHASE OF POTENTIAL OFFICE PROPERTY AND APPROVE NEW APPRAISAL:

Mr. Palmer explained the last appraisal was in 2019. The previous board was planning to buy a piece of property for future office and shop space. The agreement was to pay \$150,000 and trade the remaining balance in water rights. Water rights have tripled. The current board needs to decide if the agreement should remain or if a new appraisal needs to be completed. An appraisal costs about \$3,500, which would be split between the property owner and SPID.

Mr. Mansell asked how the location of the property was decided. Mr. Clegg stated that it is within the District boundaries, right below the water tanks, and has good access. The current office building could be sold and repurposed back to a restaurant.

The board would like to conduct a new appraisal.

MANAGER'S OPERATION REPORT:

Mr. Clegg suggested that a flyer or email about conserving water be sent to users in order to avoid the need for water restrictions. Mr. Palmer will add something to the next billing cycle.

APPROVE MEETING MINUTES OF MARCH 17, 2026:

MOTION: Mrs. Desmond moved to approve meeting minutes of March 17, 2026. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell voted in favor. The motion passed.

APPROVE FINANCIALS & WARRANTS:

There was a typo on the date for the Rocky Mountain Power bill, which has been fixed.

MOTION: Mrs. Desmond moved to approve the financials and warrants dated April 21, 2026, in the amount of \$89,363.00. Mr. Clegg seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The motion passed.

PETITIONS, COMMUNICATIONS, PUBLIC COMMENT:

Mr. Palmer received a notice changing the Well #5 monitoring of volatile organic compounds from quarterly to every nine years, and pesticides to every three years.

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 5:17 p.m.

APPROVAL:



Jacob Clegg, Chairman