STANSBURY PARK IMPROVEMENT DISTRICT
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BOARD MEETING MINUTES
June 16, 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 4:03 p.m.

ATTENDANCE:

Jacob Clegg, Board Chair; Judy Desmond, Trustee; Bryan Mansell, Trustee; Brett Palmer, District Manager; Brendan Thorpe, Ward Engineering Group; Jim Willis, Lake Point Planning and Zoning; Scott Cluff, Property Owner; Nate Davis, Haynie; Cami Thorpe, Minutes.

HAYNIE – PRESENTATION AND ACCEPTANCE OF SPID'S 2025 AUDIT & FINANCIAL REPORT INCLUDING FINANCIAL CERTIFICATION FORM FOR THE STATE:

Mr. Davis presented that the District had a clean audit. The statements are from 2025. The financial statements show a clean opinion in all material respects. The operating revenue increased $1 million due to a water user fee increase and new storm drain user fee.

The second opinion on internal controls and the third opinion on state compliance showed no findings.

Mr. Mansell asked about reconciling the differences between the two-fund balances. Mr. Palmer explained that one payment from Granite Construction was coded incorrectly and then corrected.

MOTION: Mrs. Desmond moved to accept the SPID's 2025 audit and financial report including financial certification form for the state. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell were in favor. The motion passed.

DISCUSSION REGARDING UPGRADING THE WATER LINE ON HWY. 36 TO SERVICE SCOTT CLUFF PROPERTY IN LAKE POINT:

Mr. Cluff would like SPID to provide water service to the property along the east side SR 36 in Lake Point.

Mr. Clegg explained that there is an existing 6-inch line that is undersized. Oquirrh Mountain Water Company who is developing property in Lake Point does not have capacity to provide service to other properties outside of their property. The Cluff property is 43 acres. There are two interconnect locations with Oquirrh Mountain Water and SPID near the property.

Mr. Mansell asked about the interconnect. Mr. Palmer explained the interconnect is used in an emergency. There is no charge for either system when using the emergency connection. Water is replenished to make each entity whole.

Mr. Clegg asked if the number of connections needed is known, and if water rights were already acquired. Mr. Willis believes there are 25 acre-feet of water rights. Mr. Cluff is planning on the property being used for commercial.

Mr. Thorpe cautioned that if service were approved the fire flow on the length of the 12-inch pipe would need to be met. SPID could make an exception to lower the requirement for fire flow in that area, which would restrict the size of a building that could be constructed. The applicant will need to provide a concept plan in order to annex into the District.

Mr. Clegg added that the Board needs to decide if there is any interest in serving the property. Once a decision is made on service, the property owner can move forward with a concept plan.

Mr. Willis believes that other property owners would also be interested in connecting to an upgraded line. Mr. Thorpe agrees and added that the Board would need to decide if the line should be restricted or be open for additional service. The Board would also need to make a decision if water service will be provided without sewer service. The property is already within a current sewer district.

Mr. Palmer stated that Lake Point City has asked about having the District provide water to Lake Point. He has concern about the requests to provide water but the city not participating in the financial aspect of service. He has suggested that Lake Point build the infrastructure and SPID will operate and maintain the system. The Board made a decision several years ago to not approve any new service on the current line because it is under sized. The Board can decide otherwise.

Mr. Mansell asked for clarification on what the current line is serving. Mr. Palmer answered the Trucking Company south of Moore's, Moore's Auto Wrecking, the Factory Flooring building, McDonalds, the Shell and Top Stop gas stations, and a few small customers near the point of the mountain in Lake Point along with the Great Salt Lake Marina and Salt Air on the north end. The line was installed in 1978. The master plan was for the Marina to build a storage tank on the mountain and gravity feed through a 10" line to the marina. The Marina has been put on notice to disconnect from the SPID line or upgrade. The property for the tank was given back to Kennecott and now they will not allow the state to build a tank on their property. The marina is in the process of bringing the line in from another location.

Mr. Palmer added that if the Board decides to upgrade the line and provide service in Lake Point, there will be a large demand from additional users.

Mr. Mansell asked if the District has the water to provide service. Mr. Palmer stated that the water would be diverted from SPID's master plan into Lake Point. The better option is for Lake Point to drill a well and provide and pay for a tank and then SPID could operate and maintain the system.

Mr. Willis will talk with Lake Point City to get an update on the well and tank.

Mr. Palmer added that Lake Point will receive the tax revenue from the businesses and has a greater incentive to participate in constructing the infrastructure. Mr. Clegg agrees, and would like Lake Point to be involved in providing infrastructure. It is not in the best interest for Stansbury residents to provide service without Lake Point participation.

Mr. Thorpe stated that developers could work with the Lake Point City to create a PID, which would create revenue to fund infrastructure projects.

Mr. Mansell added that the whole community has the same issue with needing water. Not just this property owner. There needs to be a partnership with Lake Point City.

The Board would like additional support from other property owners in Lake Point as well as Lake Point City.

MILL LEVY APPROVAL OF 2026 CERTIFIED TAX RATE & ADOPTING RESOLUTION:

Mr. Palmer explained that each year Tooele County provides the certified tax rate. A truth in taxation hearing would be needed in order to increase the rate. Previous boards have not asked for an increase.

The current rate is .000056 per year. Revenue from the tax is $70,000 per year.

Mr. Mansell asked for an explanation of a mill levy. Mr. Thorpe explained that it is a statutory amount of the property tax collected by Tooele County.

MOTION: Mr. Mansell moved to approve the 2026 certified tax rate and to adopt the resolution. Mrs. Desmond seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell were in favor. The motion passed.

CONSIDERATION AND APPROVAL OF RESOLUTION 2026-6 ESTABLISHING AN INTERNAL AUDIT COMMITTEE POLICY AND CHECKLIST:

Mr. Palmer explained the draft. The Board can make changes. The committee would meet at least annually. A board member will need to be assigned to serve on the committee.

Mr. Palmer suggested that the committee meet in March before the fraud risk assessment. The board assignment can be done today or at a future meeting.

The committee will include Mrs. Desmond, Mr. Palmer, and Mrs. Rouska.

MOTION: Mr. Mansell moved to approve resolution 2026-6 establishing an internal audit committee policy and checklist, and to have the committee include Mrs. Desmond, Mr. Palmer, and Mrs. Rouska. Mrs. Desmond seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell were in favor. The motion passed.

WATER LOSS REPORT:

The report showed water loss was down from 19 percent in April to 18.51 percent in May, which is down from the reported 46 percent for the first three months of the year; it indicates that Well #1 water meter may be over registering and needs to be looked into.

Mr. Mansell suggested that the loss could be downstream from the meter, and suggested additional testing. Yes, this could be the case, but there is no visible evidence of leakage near the well house.

Mr. Palmer stated that the meters are electronic with no internal moving parts.

MANAGER'S OPERATION REPORT:

Mr. Palmer met with the DEQ, Great Salt Lake Commission, and sovereign lands. A preliminary waste-load analysis was resubmitted to DEQ to discharge into the Great Salt Lake.

The Village Blvd. project is going well. There will be change orders due to 140-feet of sewer trench that had an existing storm drain trench next to the sewer trench. The sewer trench will be 15-feet wide for a short stretch because of the existing trench. The slopes are being met. Inspections are taking place daily.

A consumer confidence report was distributed with the utility bill. Customers were directed to the website link. Water conservation tips were also included.

Bids for annual sewer cleaning were received. Pipeview Services was the lowest bid. Cleaning started today and will be completed in a couple of months.

Mr. Mansell asked how often the main lines are inspected with a camera. Mr. Palmer stated every few years. The cost has become expensive. If the cost of cleaning continues to rise, it would make sense for the District to acquire a truck and equipment. The District is responsible for all main lines. Residents are responsible for the laterals, including the Y connections. Main lines with sags or bellies are cleaned more often.

CONSIDERATION AND POSSIBLE APPROVAL TO AWARD PHASE 2 OF VILLAGE BLVD PROJECT:

The impact fee laws state that collected fees have to be spent within six years. Fees can be held past the due date if there is a contract in place. Funds that are not spent are required to be returned to the developer. A reconciliation report is due to the state on June 30, 2026.

Mr. Palmer proposed issuing a change order to award phase two of the Village Blvd. project to Silver Spur Construction. Phase two is from Lanyard Lane to Sandhill Lane. The unit costs from phase one will be used for phase two. There is a calculation error in line item nine for 'removing existing asphalt'. The cost should read $14,862 instead of $14,155. There was an increase in the sewer pipe cost of 18 percent. Line item 20 is a cost decrease for the bypass pumping from $9,850 to $9,500 each. Phase one had two bypasses. Phase two will have four bypasses. The cost for asphalt mix went up 20 percent. All other line-item costs stayed the same. Ward Engineering estimated the total cost would be $970,000. Silver Spur Construction estimated $980,000.

Mr. Thorpe added that the phase two project is expected to cost more than phase one because there is more footage.

Mr. Mansell asked for clarification about the impact fees expiring. Mr. Clegg explained that if the contract is not awarded, the funds will need to be returned to the developer. Mr. Palmer added that impact fees for upgrading the sewer treatment plant are still being collected. The contract for phase two will spend the remaining impact fees at risk of expiring.

Mr. Palmer explained that the impact fee fund has $2.7 million. The two phases of the Village Blvd will spend $1.8 million.

Mrs. Desmond asked about the timeline. Mr. Palmer explained that phase two should be completed in a couple of months. Phase two may take less time than phase one. The slopes are not as tight.

MOTION: Mr. Mansell moved to approve awarding PH 2 of Village Blvd. project to Sliver Spur Construction. Mrs. Desmond seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell were in favor. The motion passed.

APPROVE MEETING MINUTES OF MAY 19, 2026:

MOTION: Mrs. Desmond moved to approve meeting minutes of May 19, 2026. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell voted in favor. The motion passed.

APPROVE FINANCIALS & WARRANTS:

An invoice to pay Silver Spur was added for around $300,000.

Mrs. Desmond asked about the charges for the attorney, Clyde Snow. Mr. Palmer explained that the sewer service agreement with Oquirrh Point Sewer Service is being reviewed. The charges will reflect any legal advice. The attorney fees are pass through costs to the developer. Plan review charges from the engineer and Mr. Palmer are also pass through costs.

MOTION: Mrs. Desmond moved to approve the financials and warrants dated June 16, 2026 in the amount of $436,464.15. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The motion passed.

PETITIONS, COMMUNICATIONS, PUBLIC COMMENT:

A notice from the Division of Drinking Water was received. The division is in the process of implementing a fee per 1,000 gallons of water produced that will help fund projects. The law has been controversial. The fees would go into effect in 2027. The District could pay between $15,000 - $20,000 per year.

MOTION FOR ADJOURNMENT:

MOTION: Mrs. Desmond moved to adjourn. ~~Mrs.~~ Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The meeting adjourned at 5:33 p.m.

APPROVAL:

Jacob Clegg, Chairman