

30 PLAZA, STANSBURY PARK, UTAH 84074  
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**BOARD MEETING MINUTES**  
**September 22, 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 4:08 p.m.

**ATTENDANCE:**

Jacob Clegg, Board Chair; Judy Desmond, Trustee; Bryan Mansell, Trustee; Brett Palmer, District Manager; Brendan Thorpe, Ward Engineering Group; Craig Hancey; Erda resident, James Hanzelka, General Manager, Stansbury Service Agency; Cami Thorpe, Minutes.

**CRAIG HANCEY – REQUEST TO CONNECT TO THE SEWER LINE BEING INSTALLED ON HEIDI WAY:**

Mr. Hancey asked to be connected to the sewer line being constructed on Heidi Way to avoid connecting at a later time, to reduce future costs, and while construction is taking place. At a minimum, he would like to be stubbed in with a Tee connection. He understands that he may need to pay Mr. White for the connection. He would like to know if impact fees would be charged. He is not interested in connecting until his septic tank fails. Mr. Hancey asked why he was never contacted to connect to the sewer line. Mr. Palmer reminded him that he spoke to the District Manager several months ago and complained about not wanting the water and sewer lines to be constructed in the road in front of his house.

Mr. Palmer explained that The District is not required to serve anyone outside of the boundaries, and the boundaries do not need to be contiguous, and it is still to be decided if SPID has treatment capacity. Another 20-acre parcel requesting to connect was denied service. There is a policy that if sewer service is provided, water service would also be required. Installing the Tee is not critical at this moment as the contractor does not have time to stop the main line construction because of timeline constraints placed on the subdivision. A nose-on could be installed anytime at a later date. His septic tank is on the south east side of his home, and the contractor has already installed the line past the front of his home and is on the north side. The road will still need to be patched because a lateral stub to the property line will need to be constructed later. Mr. Palmer asked where Mr. Hancey received the figures of the cost to install now at \$10,000, versus later at \$100,000. As the \$100,000 number didn't seem right. His response was AI.

Mr. Clegg added that it is not the developer's requirement to pay for connections. Mr. Hancey would need to work directly with Mr. White for any connections.

Mr. Mansell asked if there were fees to be annexed in. Mr. Thorpe explained the annexation process, which starts with the Board giving approval. There is a \$1,200 application deposit for annexations and the homeowner would need to pay for all engineering to produce the Final

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Local Entity Plat and all of the SPID review fees Impact fees would be charged upon connection. A connection fee is also required.

Mr. Hancey explained that Mr. White will not agree to the connection until there is approval from SPID to provide treatment.

Mr. Mansell asked if an ongoing fee would need to be paid until Mr. Hancey connects. There is not.

Mr. Thorpe explained that Erda City has been unwilling to assist in regionalizing sewer collection. Erda City has not participated in any discussions for Tooele County Regionalization. They have been invited but never attended.

Mr. Hancey explained that Mr. Salt on Heidi Way received approval to connect and annex into The District. He has received approval to connect but has not received a will-serve letter. Mr. Thorpe explained that the property is not in the correct pressure zone, which creates limitations. Mr. Hancey is not planning to connect immediately.

Mr. Thorpe explained that Mr. Hancey could install the lateral at his own risk. A will-serve letter could be approved with no end date to connect. The requirements would be included and the cost would be Mr. Hancey's.

Mr. Palmer stated that there is no immediacy to install the connection. He recommended pausing until further research could be completed to make sure what requirements were placed on Mr. Salt and others.

Mr. Clegg recommended that Mr. Hancey talk with the developer to get pricing for installing the lateral now or waiting until spring when construction of laterals are going to be installed.

The item will be revisited in the October Board meeting.

**DISCUSS TOOELE VALLEY REGIONAL WATER AND SEWER SYSTEM AND POSSIBLE APPROVAL TO PARTICIPATE:**

Lake Point City, Grantsville City, Oquirrh Point Improvement District, and Jared Hammer from the Tooele County Council have met to discuss regionalization of sewer and water but mostly sewer. Mr. Rose spoke to the group. Tooele City declined to participate. Erda City was invited to participate but has not attended. The group would like each entity to contribute \$2,000-\$3,000 to begin the process. The next meeting is October 26 at 6 pm.

Mrs. Desmond asked for the purpose to regionalize. Mr. Palmer stated that Tooele City, Grantsville City, and Stansbury Park have all completed the process to upgrade sewer treatment plants. Instead of having three treatment plants, one could be constructed. Theoretically, residents would not have to pay as much in user rates.

Mr. Clegg is in favor of regionalization for the economies of scale and to have more resources to pool together. The state would also be in favor.

Mr. Palmer added that the current treatment plants would continue to be used. Once the upgraded capacity runs out, regionalization would take place. It is necessary to start the planning soon.

Mr. Mansell has concern about the sunk costs. However, he is in favor of regionalization.

MOTION: Mrs. Desmond moved to approve participation in the Tooele Valley Regional Water and Sewer System studies and to allot \$3,000 in cost. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell were in favor. The motion passed.

**DISCUSS EMPLOYER/EMPLOYEE MATCHING 401K/457 CONTRIBUTIONS FOR 2027 BUDGET:**

Mr. Palmer presented the spreadsheet with financial costs. Mrs. Desmond is in favor of the matching, and would tie it to years of service.

Mr. Clegg added that The District is already contributing to the Utah Retirement System. He asked if an employee does not contribute to a 401K/457, would The District still contribute. Mrs. Desmond answered that employees are contributing dollar amounts and not a percentage. The match could also be as a dollar amount.

Mr. Palmer will get clarification from staff. There would not be a difference in the total budget numbers.

**RABBIT LANE DITCH PIPES CROSSING VILLAGE BLVD. AT ABERDEEN LANE – SERVICE AGENCY REQUEST TO SPLIT COST FOR REPLACEMENT OF ROTTED CORRODED PIPES:**

Mr. Palmer explained that the existing drain pipe in the park strip from Bates Canyon Road to Village Blvd. is HDPE, and under Village it is corrugated galvanized metal pipe. The line is part of a Stansbury Service Agency system. It has never been part of the storm drain system. However, in the future it could be.

Mr. Thorpe added that the pump to waste for Well #4 would flow through the system. It rarely ever makes it that far.

Mr. Hanzelka stated that the road is now open because of the sewer construction project and making the repairs now would be easier. Mr. Palmer does not believe there is time to get an agreement in place prior to October 15 when paving can no longer take place.

Mr. Mansell would like to participate. Terms need to be written down, which may help decide the percentage of participation.

Mr. Palmer is unsure of the cost and how to split the cost.

Mr. Clegg suggested 20-25 percent cost sharing with restrictions on the use of the pipe. The District could participate but would need an agreement that it can be used for storm drain.

There was discussion on who has responsibility for the line. Mr. Clegg believes because it is a spring conveyance line to the golf course ponds, it should be considered the service agency's line. Mr. Thorpe asked if Tooele County would have a secondary interest in the line as part of the storm drain system.

Mr. Hanzelka asked that the cost be shared 50-50. Any water flowing in the pipes would be the SSA's. He is unsure if the SSA board will approve reconstructing the pipes. He also believes that a use agreement is needed giving both agencies permission to use the pipe.

Mrs. Desmond suggested that the cost be split 50-50 because both agencies may need to use the system. Mr. Clegg explained that the Service Agency would be more likely to use the pipes if the springs ever run again. The District would only use it if there was a significant amount of rain.

Mr. Thorpe explained that there are fixed restrictions and flow may be hydraulically driven.

Mr. Palmer will do research on the cost and scope of the project.

**APPOINT DISTRICT MANAGER TO REPRESENT SPID TO SERVE ON BOARD OF REPRESENTATIVE TO VOTE ON MATTERS OF THE UTAH ASSOCIATION OF SPECIAL DISTRICTS AT THEIR ANNUAL MEETING:**

Mr. Palmer explained when completing the membership dues for the association, he read the requirements to be a part of the association.

MOTION: Mrs. Desmond moved to appoint The District manager to represent SPID to vote on matters of the Utah Association of Special Districts at the annual meeting. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell were in favor. The motion passed.

**SEWER PROJECTS UPDATE:**

Three monitoring wells have been drilled and samples have been sent to the state. Mr. Palmer will talk with the state to discuss the results. The state is still interested in sending waste water to the Great Salt Lake. The language in Utah rules do not say 'shall not', for a phosphorus variance that may be a possibility given to SPID.

**MANAGER'S OPERATION REPORT:**

Mr. Palmer received a request for a boundary line adjustment between 101 and 102 Lakeview. The boundary would move to the north. The old utility easement would be vacated and relocated to the new property line. SPID does not have any interest in easements going through the lot line and is in agreement with the adjustment.

**AUGUST WATER LOSS AUDIT REPORT:**

Mr. Palmer explained that water loss was the same without running Well #1 in August. Water loss remains at 18-19 percent.

The rural water conference had a presenter that has an ultrasonic sensor unit that can be clamped to the outside of a pipe that verifies flows. The cost is around \$12,000.

Mr. Mansell is in favor of utilizing the strap on meter.

**APPROVE MEETING MINUTES OF AUGUST 18, 2026:**

MOTION: Mrs. Desmond moved to approve meeting minutes for August 18, 2026. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell voted in favor. The motion passed.

**APPROVE FINANCIALS & WARRANTS:**

The Silver Spur invoice is the first pay request for phase two of the Village Blvd project. Contractually, the pay request is a phase one change order.

MOTION: Mrs. Desmond moved to approve the financials and warrants dated in the amount of \$772,595.43. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The motion passed.

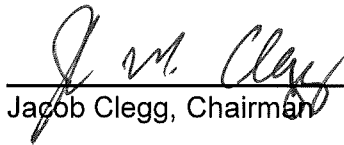
**PETITIONS, COMMUNICATIONS, PUBLIC COMMENT:**

None.

**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 6:12 p.m.

**APPROVAL:**



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Jacob Clegg, Chairman