



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

**BOARD MEETING MINUTES
March 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 4:01 p.m.

ATTENDANCE:

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

**REVIEW AND POSSIBLE APPROVAL FOR UTAH RETIREMENT SYSTEM – 401K/457B
EMPLOYER/EMPLOYEE MATCHING CONTRIBUTIONS:**

Mrs. Desmond came to the office with more questions before the Board meeting about the contributions and is in favor of matching a 401K contribution. The contribution could be made as dollar amounts instead of a percentage and based off years of services.

Mr. Mansell asked for clarification on the employee tier one and tier two URS amounts. Mr. Palmer clarified that the retirement received is based on the average of the highest salary for the last three years. Mr. Clegg added that the District currently contributes to the pension fund to URS for employee retirement. The match would be in addition to what is already being contributed. Mr. Mansell is in favor of the match. He believes it could make the District more competitive, help retain current employees, and to attract younger employees.

The contribution would be per pay period. There are 26 pay periods. The annual cost for the third option is just under \$20,000 per year. The match amount is not included in the 2026 budget.

Mr. Clegg is concerned that there have been increases in water rates and sewer rates recently. The sewer rates are going to increase again. The current URS retirement is a good retirement. He is on the fence of approving the match when rates are going to increase in the near future.

Mr. Mansell was under the impression that the District has struggled to hire younger employees. Mr. Palmer explained that one employee in the field has been at the District for four years. All others have been at the District for seven or more years. Two employees are within three years of retiring.

The question was asked if this cost was planned for in the 2025 budget. Mr. Palmer said that it was not budgeted.

Mr. Palmer suggested looking at it at the end of 2026 for the 2027 budget.

MOTION: Mr. Mansell moved to table the URS match until the new budget cycle. Mrs. Desmond seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell were in favor. The motion passed.

REVIEW AND APPROVAL OF THE 2025 MUNICIPAL WASTEWATER PLANNING PROGRAM SURVEY:

Mr. Palmer explained the report which helps the District identify financial needs for capital, O&M, and impact fees. The Board is required to review and approve the report annually.

Sewer pipes generally have a 50-year life span. The sections of concrete sewer pipes in Country Club and Lakeview were installed in 1970. Hydrogen sulfide gas from the sewer system erodes the concrete over time exposing the aggregate, which could create a leak or potentially a complete failure. Portions of the Country Club area have had slip lining installed. The slip lining should preserve and adds additional life to the pipes.

The report outlines how often infrastructure is replaced. It would take \$114 million to replace all the District's infrastructure, which is around 45 miles of sewer pipe.

The report includes a 10-year planning period for the sewer treatment impact fee and collection impact fee.

Mr. Mansell asked about the influent and effluent data. He did not see any amounts for effluent. The current lagoon system is designed at 1.5 million gallons per day. The effluent discharge averages around eight months out of the year. The discharge effluent water does not make it to the Great Salt Lake; it currently flows to an area north of I-80 and south of the railroad tracks adjacent to the GSL.

Mr. Mansell asked about the line item for repair and sinking fund. Mr. Palmer explained it is separate dedicated fund for money to be set aside for repair and replacement. Mr. Palmer explained that the funds are currently budgeted out of the normal O&M, not a separate dedicated fund. Mr. Mansell believes having a separate fund could be beneficial.

Mr. Mansell asked if the population showing 10,000 is current. Mr. Palmer explained that it is an average number. Mr. Thorpe stated the calculation is around 4,500 ERUs x 3. The population could be closer to 13,000 to 15,000.

Mr. Mansell asked what type of slip lining was being used. Mr. Palmer said there are a couple different systems that have been used in Stansbury over time. The first process used was a PVC U-Liner that was pulled into the sewer line using steam and air pressure to expand the u-liner to the circumference of the host pipe. The most recent a cast place ultra violet light cured pipe.

Mr. Clegg asked what percentage of pipe has been replaced. Mr. Palmer answered around 4,000 feet. The pipes in Country Club and Lakeview are concrete while the laterals are clay and is about 20 miles which is about half of the 45-50 miles of sewer pipe in the District.

Mr. Mansell asked if a cost evaluation was completed when deciding to use the CIPP slip lining. Yes, Mr. Palmer explained the PVC U-Liner was installed in three sewer sections under the lake

several years ago. Two sections under the lake still need to be completed. The District in recent years switched to the CIPP UV cured pipe.

Mr. Mansell asked if the lagoons had ever been dredged. Mr. Palmer answered that the last time was in the early 1980's. There is so little sludge that dredging does not need to be continued at this time. A sludge judge test was performed a few years ago and was abandoned half way through because there was little to no sludge build up. Mr. Thorpe added that when looking into the Lemna system, it was determined that it would not be necessary.

MOTION: Mrs. Desmond moved to approved the 2025 Municipal Waste Water Planning Program Survey. Mr. Mansell seconded the motion. Mr. Clegg, Mrs. Desmond, and Mr. Mansell were in favor. The motion passed.

REVIEW 2026 LEGISLATIVE BILLS, HB19, 60, 501, 489, AND SB46 AND 250:

Mr. Mansell asked about the bill for storm water retention. Mr. Thorpe answered he believes that it will be against the law to have a retention system that is on site unless there is a justification and no other available option. The bill eliminates the low impact design ability to have on-site retention. The intent is to get water to the Great Salt Lake. Part of the law goes into effect in May 2026 and the rest in 2027. The law affects developers but should not affect the District.

HB19 is a cyber security law. If there is a cyberattack, the District is required to call the state hotline within two hours. If the cyber security office is involved early, reversal and recovery is more likely.

HB501 did not pass.

SB250 modifies the purposes for the water infrastructure restricted account in light of the reduction of money in the account. The District will not be affected.

SB46 imposes landscape requirements for state and government facilities and defines Water Wise landscaping. Mr. Mansell asked about the 25 percent reduction in outdoor water use by 2026. Mr. Palmer explained that it is for state agency buildings. The District has a water conservation plan and is part of Water Wise push to reduce usage.

Mr. Mansell asked about the District's cyber security. Mr. Palmer explained they are doing well. He plans to have the state cyber agency provide an assessment and penetration testing.

REVIEW TOOELE COUNTY DEVELOPMENT LETTER – UTILITY TRENCH INSPECTION REQUIREMENTS – NOW PLACING COMPACTION AND TESTING RESPONSIBILITY AND ANY SETTling OF TRENCHING ON SPID:

Mr. Palmer explained the franchise agreement for SPID utilities to be in the Tooele County right-of-way. The Tooele roads department has previously been responsible for the compaction testing in trenching. SPID will now be responsible. Contractors will send test results to SPID and then forward to Tooele County.

If a trench that was dug prior to the new agreement settles, Tooele County would still be responsible. The District will set the specs for back fill and compaction to SPID requirements

now instead of Tooele County. The contractor pays for the test but a third-party completes the test. A District employees will also be on site for inspections of trench backfill and compaction.

MANAGER'S OPERATION REPORT:

No questions.

APPROVE MEETING MINUTES OF February 17, 2026:

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

APPROVE FINANCIALS & WARRANTS:

Mr. Mansell asked if there was a way to visually match the information in the board packet to the bank statement. Mr. Palmer will have staff provide additional reports.

MOTION: Mr. Mansell moved to approve the financials and warrants dated March 17, 2026, in the amount of \$41,382.90. Mrs. Desmond seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The motion passed.

PETITIONS, COMMUNICATIONS, PUBLIC COMMENT:

Mr. Mansell would like to pause the sewer treatment plant upgrade. He asked a Stansbury Park resident who specializes in wastewater treatment to look at the current sewer treatment upgrade plans. Mr. Palmer sent the plans to the resident.

Mr. Mansell asked if it has been looked into moving the outfall location. He is aware that the North Davis Sewer District built a pipeline to move their outfall to Gilbert Bay, which removed the phosphorus and ammonia requirements. He would like to see if this is an option for the District rather than constructing the Lemna system.

Mr. Palmer said the option has not been looked at specifically. He looked into securing the property from Sovereign Lands with a fence where the current water sits, which would also remove the phosphorus and ammonia requirement. Mr. Palmer will talk with the permit writer to see if piping the outfall water is a possibility. Gilbert Bay does not have the same water quality requirements as the Great Salt Lake. The outflow would need to be piped past the railroad and I-80. The distance is about two miles from the current outfall.

Mr. Thorpe added that the land use application was researched. The land use application has to be classified as a direct ground water discharge permit or the discharge has to be contained in a lagoon, which would eliminate it as a discharge in a body of water. Ground water test wells are being drilled and then tested to determine if the sewer effluent is degrading the ground water.

Mr. Mansell believes that discharging directly to the Great Salt Lake could get the District out of the phosphorus and ammonia requirements.

Mr. Palmer will find out additional information.

MOTION FOR ADJOURNMENT:

MOTION: Mr. Clegg moved to adjourn. Mrs. Desmond seconded the motion. Mr. Clegg, Mrs. Desmond, Mr. Mansell voted in favor. The meeting adjourned at 5:10 p.m.

APPROVAL:



Jacob Clegg, Chairman