



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Meeting Agenda

City Council

Ryan Mecham, District 1
Alison Stroud, District 2
Zach Robinson, District 3
Marci Houseman, District 4
Aaron Dekeyzer, At-large
Brooke D'Sousa, At-large
Cyndi Sharkey, At-large

Tuesday, December 9, 2025

5:15 PM

City Hall and Online

Web address to view complete packet: <http://sandyutah.legistar.com>

This Council Meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Virtual participation is offered as a courtesy. If for any reason the virtual meeting is inoperable, virtual attendees are encouraged to instead attend in-person. The meeting will be held regardless of the availability of a virtual option.

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_evao1_eOQ4-av6mPtkKjqw

After registering, you will receive a confirmation email containing information about joining the webinar.

Or listen by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 669 900 6833

Webinar ID: 889 2402 4247

Passcode: 384166

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Council Office at 801-568-7140.

5:15 Council Meeting

Prayer, Pledge of Allegiance, and Introductions

General Citizen Comment Period (No earlier than 6:00 PM)

The General Citizen Comment period is the time set aside for the public to comment on any City business, including any item listed on tonight's agenda. General Citizen Comment will begin no earlier than 6:00 PM. Citizen comment will also be taken during each Council Voting Item and each Public Hearing Item for comments related to those items.

Each speaker is allowed three minutes during each comment period. A speaker may comment during multiple comment periods, so long as the topic of the comment is different each time. No speaker will be permitted to comment more than once during any individual comment period.

Speakers wishing to comment live should attend the meeting in person or access the meeting virtually via the Zoom Webinar link. The call-in number is generally for listening only. You may also leave a written comment by emailing CitizenComment@sandy.utah.gov.

Council Business

Special Recognition

1. [25-370](#) Council and Administration Joint Recognition of Wayne Niederhauser for his service to Sandy City
2. [25-371](#) Administration and Council Joint Recognition Honoring Dan Medina, Sandy Parks & Recreation Director, for over 37 years of service to Sandy City
3. [25-372](#) Administration and Council Joint Recognition Honoring Police Chief Greg Severson for his 30 years of service to Sandy City

Informational Items

4. [25-363](#) City Council Considering the Sandy City Preliminary Legislative Priorities for the 2026 Utah Legislative Session
5. [25-364](#) Interlocal Agreement between Sandy City and the Governor's Office of Economic Opportunity

Attachments: [Staff Report](#)
[GOEO Sandy Interlocal Agreement](#)
[Memorandum of Understanding LHM](#)

6. [25-368](#) Police Department providing the Council with a presentation about policing in the Historic Sandy neighborhood

Attachments: [Historic Sandy Crime Statistics](#)

Public Hearing(s)

7. [25-369](#) Public Hearing Regarding the Sale of Certain Real Property (Old Sandy City Fire Station, Hale Centre Theatre and Plaza, 500 W Industrial Corner, and Monroe Street Lot 3)

Attachments: [Property Disposition Details](#)
[Draft Plaza Resolution](#)

Consent Calendar

8. [25-360](#) Council reappointment of members to various special committees
- Attachments: [Resolution 25-54C Rohbock Shauna](#)
 [Resolution 25-55C Schoenfeld Daniel](#)
 [Resolution 25-56C Haak Sandra](#)
 [Resolution 25-57C VanMaren Steve](#)
 [Resolution 25-58C Kirkham John](#)
 [Resolution 25-59C Budge Jeff](#)
9. [25-366](#) City Council Office recommending adoption of Resolution 25-53C, a
 resolution setting the 2026 City Council Annual Meeting Schedule.
- Attachments: [Resolution 25-53C](#)
10. [25-373](#) Approval of the November 11, 2025 Sandy City Council Draft Minutes
- Attachments: [November 11, 2025 Draft Minutes](#)

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

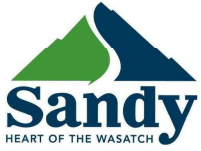
Council Member Business

Mayor's Report

CAO Report

Recreation Center Construction Report

Adjournment



Staff Report

File #: 25-370, **Version:** 1

Date: 12/9/2025

Agenda Item Title:

Council and Administration Joint Recognition of Wayne Niederhauser for his service to Sandy City

Presenter:

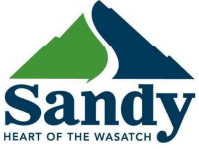
Mayor Zoltanski

Council Chair Brooke D'Sousa

Council Vice Chair Ryan Mecham

Description/Background:

Joint Recognition of Wayne Niederhauser and presentation of Joint Proclamation



Staff Report

File #: 25-371, **Version:** 1

Date: 12/9/2025

Agenda Item Title:

Administration and Council Joint Recognition Honoring Dan Medina, Sandy Parks & Recreation Director, for over 37 years of service to Sandy City

Presenter:

Mayor Monica Zoltanski

Council Chair Brooke D'Sousa

Council Vice Chair Ryan Mecham

Description/Background:

Joint recognition of Dan Medina for his dedicated service to Sandy City

The presentation will include the showing of a video



Staff Report

File #: 25-372, **Version:** 1

Date: 12/9/2025

Agenda Item Title:

Administration and Council Joint Recognition Honoring Police Chief Greg Severson for his 30 years of service to Sandy City

Presenter:

Mayor Monica Zoltanski

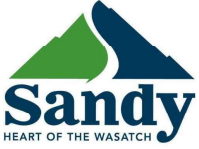
Council Chair Greg Severson

Council Chair Dan Medina

Description/Background:

Recognition of Chief Severson's dedicated service to Sandy City for thirty years

The presentation will include the showing of a video that is approximately seven minutes in length



Staff Report

File #: 25-363, **Version:** 1

Date: 12/9/2025

Agenda Item Title:

City Council Considering the Sandy City Preliminary Legislative Priorities for the 2026 Utah Legislative Session

Presenter:

Lynn Pace, City Attorney
Shane Pace, CAO

Description/Background:

The 2026 Utah Legislative Session begins on January 20, 2026 and will continue through March 6, 2026. On December 12th, city leadership will hold an initial meeting with our legislative colleagues to discuss Sandy City's preliminary legislative priorities. Prior to that meeting the council should discuss its preliminary priorities and select council members to attend the meeting with the remainder of the city leadership team.

This evening the following will be addressed:

1. **Legislative overview:** City Administration will provide an overview of anticipated topics and major issues for the upcoming legislative session.
2. **Proposed preliminary priorities:** City Administration will present its recommended preliminary legislative priorities for the council's discussion and consideration.
3. **Establish preliminary priorities:** Establishing legislative priorities is fundamentally a matter of policy and is crucial for ensuring that the City's advocacy reflects the body's determined position. The Council should determine, via formal council action, the preliminary priorities for the City, taking into consideration the recommendations provided by the administration. It should also be remembered that these priorities are preliminary and may need to be adjusted as new information or new issues are brought forward.
4. **Select Delegates:** The Council should select which members will attend the December 12th meeting to assist in sharing the City's preliminary priorities and to otherwise represent the City Council. No more than three active members should be selected.

Major Issues and Proposed Preliminary Priorities

Based upon League meetings and internal discussions, the focus during the interim period has been on the following issues:

1. **Property tax changes:** Sandy City, like most other cities, is heavily dependent upon property tax revenues. Any attempt to curtail or cap property tax for municipalities would be a serious concern for the City.

2. **Wildland urban interface fire fee:** Past legislative action has contemplated charging residents who live within a wildland urban interface area a fee for potential fire suppression costs. Since a significant portion of Sandy City lies within a wildland urban interface area, this fee would impose a financial cost to City residents.

3. **Water fee and water bills:** Past legislative action has also contemplated imposing a fee on all water users to create a fund for water capital projects. This fee, in a community that has already borne the cost of creating its own water distribution system, amounts to a tax or subsidy from all existing water users for the benefit of growing areas of the State that have not yet paid for their own water infrastructure system. We are concerned about the imposition of such a fee, particularly when there is no established plan for how those funds will be allocated or used.

4. **Homelessness funding:** Sandy City hosts the MVP homeless shelter and relies on the State homeless mitigation fund to help pay for the costs created by hosting that facility. If the State decides to create a large homeless campus, it is important that the State also fund all of the services that will be required at that campus, so that the amounts available in the homeless mitigation fund are not reduced.

5. **Affordable housing:** The State Legislature continues to explore various bills that they hope would create more opportunities for affordable housing. Some of those proposals include the standardization of development requirements, authorization of single stairway exits for multi-story buildings and authorization of external accessory dwelling units. The City is supportive of more affordable housing, but is also concerned about preserving local government control of land use decision making.

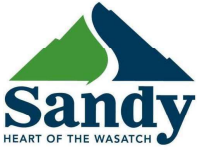
Further action to be taken:

Delegates should report back to the Council regarding the December 12th meeting with legislators.

Recommended Action and/or Suggested Motion:

First Motion: Motion to approve the preliminary legislative priorities (as presented / as amended).

Second Motion: Motion to send council members (Names) to represent the Council at the December 12th legislative meeting.



Staff Report

File #: 25-364, **Version:** 1

Date: 12/9/2025

Agenda Item Title:

Interlocal Agreement between Sandy City and the Governor's Office of Economic Opportunity

Presenter:

Kasey Dunlavy, Economic Development Director
Lynn Pace, City Attorney

Description/Background:

The Interlocal Cooperation Agreement between Sandy City and the Governor's Office of Economic Opportunity authorizes the City to receive state-allocated transient room tax revenues and pass them through to the Larry H. Miller Company for stadium and related infrastructure improvements. These "Allocated Taxes" may only be used for statutorily approved development purposes, and GOEO has confirmed that Sandy City and the proposed use of LHM projects qualify. As the stadium approaches 20 years of use, LHM intends to apply the funding toward the design, renovation, and construction of necessary upgrades and improvements.

Under the Agreement, GOEO will transfer Sandy City's share of these revenues through June 30, 2047. Overall, the Agreement secures a long-term, dedicated funding stream to support economic development and major recreation and stadium investments in Sandy City. Additionally, If approved, the City will enter into a Memorandum of Understanding with LHM, to ensure both parties can comply with State law and carry out the intentions and purposes of the Agreement, as authorized by State statute.

Please see attached Memorandum, draft Interlocal Agreement and draft MoU between the City and LHM for more detail.

Recommended Action and/or Suggested Motion:

This evening the council should ask any questions and provide input on the proposal. However, no action is needed this evening. The Agreement, Resolution and Memorandum of Understanding will be brought back for further council consideration and possible approval at the December 16th City Council meeting.



SANDY CITY ECONOMIC DEVELOPMENT

MONICA ZOLTANSKI
MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

KASEY DUNLAVY
ECONOMIC DEVELOPMENT DIRECTOR

MEMORANDUM

To: Sandy City Council
From: Kasey Dunlavy, Sandy City Economic Development Director
Date: December 3, 2025
RE: Interlocal Agreement between Governor's Office of Economic Opportunity and Sandy City

Purpose of Agreement

The Interlocal Cooperation Agreement, effective upon execution, is between Sandy City and the Governor's Office of Economic Opportunity ("GOEO") on behalf of the State of Utah. The Agreement allows the City to receive and utilize transient room tax-related revenues ("Allocated Taxes") pursuant to Utah Code §63N-3-403 and related statutes. These funds function as a pass-through to the Larry H. Miller Company ("LHM") for future stadium and infrastructure improvements. As the stadium approaches 20 years of use, LHM intends to apply the funding toward the design, renovation, and construction of necessary upgrades. State law authorizes the use of these Allocated Taxes for specified development purposes, and staff has verified LHM's proposed use of these funds complies with statutory requirements and provides a long-term, public benefit to the City.

Background

Utah Code §59-28-103(5) authorizes an additional 0.25% Transient Room Tax, which is deposited into the State Transient Room Tax Fund. These revenues are restricted by statute and may only be allocated for specific purposes and only to certain qualifying cities. Accordingly, under Utah Code §63N-3-403(3)(a), from the Agreement's effective date through June 30, 2027, GOEO may pledge or expend these funds for the benefit of counties of the first class to support convention centers, visitor attractions, related facilities and infrastructure, sports and recreation facilities and other authorized purposes. During this pre-July 2027 period, GOEO will transfer to the City all Allocated Taxes attributable to Sandy City for use on such eligible projects.

Beginning July 1, 2027, statute restricts the use of Allocated Taxes to benefiting a first-class city with a convention center that is not a capital city. GOEO has determined that Sandy City qualifies, and the intended uses are consistent with legislative requirements.

Key Provisions

1. Transfer of Funds

GOEO will transfer Allocated Taxes to the City starting upon the Agreement's effective date and continuing monthly through June 30, 2047. From July 1, 2027 onward, GOEO's pledge to transfer all Allocated Taxes is irrevocable for the entire period.

2. Use of Funds

The City may spend Allocated Taxes only for purposes authorized under Utah Code, more specifically, as a pass through to LHM for a sports and recreation facility as per §17-78-702.

3. Oversight, Reporting and Audit

City Oversight: The City must track and document all expenditures and maintain complete records.

GOEO Oversight: GOEO will monitor expenditures for compliance with statute and the Agreement.

Quarterly Reports: The City must submit quarterly written reports detailing expenditures, project progress, and compliance. Staff will work with LHM to meet this requirement.

Audit Access: GOEO and the State Auditor may review or audit all records related to use of Allocated Taxes.

4. Duration

The Agreement becomes effective upon execution and remains in force until all Allocated Taxes have been transferred through June 30, 2047.

Summary

The Interlocal Agreement establishes a dedicated, statutorily restricted revenue stream that functions as pass-through funding to support future recreation and stadium improvements within Sandy City. It ensures that Sandy receives these funds before July 1, 2027. If approved, the City will enter into an MoU with LHM, to ensure both parties can comply with State law and carry out the intentions and purposes of the Agreement, as authorized by State statute.

INTERLOCAL COOPERATION AGREEMENT

This Interlocal Cooperation Agreement (this "Agreement") is made and entered into effective December __, 2025, pursuant to the provisions of the Interlocal Cooperation Act, Title 11, Chapter 13 (the "Interlocal Act"), Utah Code Annotated 1953, as amended (the "Utah Code"), and shall be effective upon execution by all parties, by and between Sandy City, Utah (the "City"), and the Governor's Office of Economic Opportunity ("GOEO"), acting on behalf of the State of Utah (the "State"), which are hereinafter collectively referred to as the "Parties."

WITNESSETH:

WHEREAS, Utah Code § 63N-3-403 created a Transient Room Tax Fund;

WHEREAS, that fund is comprised in part by sales and use tax imposed by a county of the first class under Utah Code § 59-12-301(2) and revenue generated by the tax described in Utah Code § 59-28-103(5) (hereinafter the "Allocated Taxes");

WHEREAS, before July 1, 2027, the Allocated Taxes may be expended or pledged for the purposes set forth in the statute;

WHEREAS, beginning on July 1, 2027, the Allocated Taxes may only be used for the benefit of a city of the first class, in a county of the first class, with a convention center, that is not a capital city;

WHEREAS, the City desires to receive and utilize the Allocated Taxes for the purposes set forth in the statute;

WHEREAS, GOEO agrees that the City is eligible to receive these funds, and that the City's use of the Allocated Taxes for such purposes complies with the purpose and intent of the statute;

WHEREAS, the Interlocal Act permits public agencies as defined in the Interlocal Act ("Public Agencies") to enter into agreements with one another for joint or cooperative action pursuant to the Interlocal Act; and

WHEREAS, the Parties are Public Agencies as defined by the Interlocal Act and are authorized to enter into this Agreement to act jointly and cooperatively as described herein;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, and pursuant to the Interlocal Act, the Parties hereby agree as follows:

Section 1. Purpose. The purpose of this Agreement is to allow the Parties to comply with State law to accomplish the intentions and purposes referred to in the Recitals above.

Section 2. Transfer of Funds. Pursuant to Utah Code § 63N-3-403, beginning upon the effective date of this Agreement, and ending on June 30, 2047, GOEO shall pledge and transfer to the City all Allocated Taxes.

Section 3. Use of Funds. The City commits that the Allocated Taxes shall be utilized only for the purposes authorized by Utah Code § 17-78-702. These transfers shall continue monthly through June 30, 2047 (the “Allocated Taxes Period”), and the pledge shall be irrevocable for the duration of that period. GOEO shall monitor the expenditure and use of Allocated Taxes to ensure compliance with statute and with this Agreement. The Parties acknowledge the importance of ensuring that Allocated Taxes are used only for the purposes authorized by statute. To that end:

(a) Sandy City Oversight. The City shall monitor and record the expenditure of Allocated Taxes to ensure that all funds are used solely for authorized projects. The City shall maintain proper books and records of all expenditures made with Allocated Taxes.

(b) GOEO Oversight of the City. GOEO shall monitor the use of Allocated Taxes transferred under this Agreement to verify that the City complies with statutory requirements and with this Agreement.

(c) Quarterly Reports. The City shall provide quarterly written reports to GOEO detailing the use of Allocated Taxes during the reporting period, including expenditures, project progress, and compliance with authorized purposes.

(d) Access to Records. GOEO or the Office of the State Auditor shall have the right to review and audit records of the City related to the expenditure of Allocated Taxes to ensure accountability and compliance.

Section 4. Duration. This Agreement shall take effect upon execution by the Parties. Thereafter, as permitted by Utah Code § 11-13-216 of the Interlocal Act, this Agreement shall be and remain in force and effect until the final payment of available Allocated Taxes for the Allocated Taxes Period has been made to the City.

Section 5. Administrator. Pursuant to Utah Code § 11-13-207 of the Interlocal Act and other relevant provisions of the Interlocal Act, the Parties hereby designate the Executive Director and the Mayor of the City as the Administrators responsible to administer this Agreement and the accomplishment of the purposes of the cooperative action contemplated hereby and specified herein.

Section 6. Liability and Indemnification. The Parties are governmental entities under the Governmental Immunity Act of Utah, Title 63G, Chapter 7 of the Utah Code. Consistent with the terms of this Act, it is mutually agreed that each party is responsible and liable for its own wrongful or negligent acts which it commits or which are committed by its agents, officials, or employees. None of the Parties waive any defenses otherwise available under the Governmental Immunity Act.

Section 7. Interlocal Cooperation Act Requirements. In satisfaction of the requirements of the Interlocal Act, and in connection with this agreement, the Parties agree as follows:

- (a) This Agreement shall be authorized by (i) resolution of the governing body of the City and (ii) the Executive Director for GOEO, all in compliance with Utah Code § 11-13-202.5 of the Interlocal Act;
- (b) This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each party, pursuant to Utah Code § 11-13-202.5 of the Interlocal Act;
- (c) A duly executed original counterpart of this Agreement shall be filed with the keeper of records of each party, pursuant to Utah Code § 11-13-209 of the Interlocal Act;
- (d) Except as otherwise specifically provided herein, each party shall be responsible for its own costs of any action done pursuant to this Agreement, and for any financing of such costs;
- (e) No real or personal property shall be acquired jointly by the Parties as a result of this Agreement. To the extent that a party acquires, holds, or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such party shall do so in the same manner that it deals with other property of such party; and
- (f) As provided in Utah Code § 11-13-219 of the Interlocal Act, any person in interest may contest the legality of this Agreement for 30 days after the publication of the notice of this Agreement. After the 30 days have passed, no one may contest the regularity, formality, or legality of the agreement or any action performed.

Section 8. Headings. The subject headings of the paragraphs and subparagraphs of this Agreement are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions.

Section 9. Entire Agreement; Modification; Waiver. This Agreement constitutes the entire agreement between the Parties hereto pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, representations and understandings of the Parties. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by all the Parties. No waiver of any of the provisions of this Agreement shall be

deemed or shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver. Notwithstanding anything to the contrary herein, while any of the Bonds are outstanding, this Agreement may only be amended, modified, or waived, if such amendment, modification or waiver does not materially impair the interests of the holders or beneficial owners of the Bonds.

Section 10. Counterparts; Filing. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Section 11. Notices. All notices, requests, demands and other communications under this Agreement shall be in writing and shall either be delivered personally or sent by first-class mail, postage prepaid, and properly addressed to the Parties at the following addresses:

Sandy City, Utah
Attn: Mayor
10000 Centennial Parkway, Suite 301
Sandy City, UT 84070

State of Utah
Governor's Office of Economic Opportunity
Attn: Executive Director
60 East South Temple, Suite 300
Salt Lake City, Utah 84111

Section 14. Null or Void Provisions; Interpretation. If any part or parts of this Agreement shall be held to be null or void, or otherwise unenforceable, such shall not affect the validity and enforceability of the rest of this Agreement. Where the context requires, the singular shall include the plural and the plural shall include the singular.

Section 15. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Utah.

(This section intentionally left blank, signature page follows)

IN WITNESS WHEREOF, the parties hereby execute this agreement. It is the intent of both parties that the agreement is to be effective as of the date stated in first clause above.

SANDY CITY

Governor's Office of Economic Opportunity

Name:

Title:

Date:

APPROVED AS TO FORM AND CONTENT:

Sandy City Attorney

THE STATE OF UTAH

Name:

Title:

Date:

APPROVED AS TO FORM AND CONTENT:

Attorney for Governor's Office of
Economic Opportunity

Memorandum of Understanding

This Memorandum of Understanding ("MOU") is made and entered into on December ____, 2025, shall be effective upon execution by all parties, by and between Sandy City, Utah (the "City") and the Larry H. Miller Company("LHM").

WITNESSETH:

WHEREAS, Section 63N-3-403 of the Utah Code created a Transient Room Tax Fund;

WHEREAS, that fund is comprised in part by sales and use tax imposed by a county of the first class under section 59-12-301(2) and revenue generated by the tax described in section 59-28-103(5) (hereinafter the "Allocated Taxes");

WHEREAS, the Allocated Taxes may be expended or pledged for the purposes set forth in the statute;

WHEREAS, the City is eligible to receive these funds, and the City's intended use of the Allocated Taxes complies with the purpose and intent of the statute;

WHEREAS, the Sandy City Redevelopment Agency (the "RDA") owns the real property and the facilities used for a professional soccer stadium located within Sandy City;

WHEREAS, LHM has a long term lease to use, operate and maintain the soccer stadium;

WHEREAS, LHM desires to receive the Allocated Funds from the City, and to utilize those funds to make improvements to the soccer stadium;

WHEREAS, the City acknowledges that the LHM's proposed improvements to the soccer stadium comply with the purposes and intent of the statute and would be a benefit to the City.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the Parties hereby agree as follows:

Section 1. Purpose. The purpose of this Agreement is to allow the Parties to comply with State law to accomplish the intentions and purposes referred to in the Recitals above.

Section 2. Transfer of Funds. Beginning upon the effective date of this agreement, and ending no later than June 30, 2047, the City shall transfer to LHM all of the Allocated Taxes that the City receives from the State of Utah. Such funds shall be transferred from the City to LHM within 60 days after receipt of any such funds. The City shall have no other obligation to LHM under this agreement than to transfer any funds received.

Section 3. Use of Funds. LHM commits that the Allocated Taxes shall be utilized only for the purposes identified in the Agreement, as authorized by the State statute. The City shall monitor the expenditure and use of Allocated Taxes to ensure compliance with statute and with this Agreement. The Parties acknowledge the importance of ensuring that Allocated Taxes are used only for the purposes authorized by statute. To that end:

(a) LHM Oversight. The City shall monitor and record the expenditure of Allocated Taxes to ensure that all funds are used solely for authorized projects. LHM shall maintain proper books and records of all expenditures made with Allocated Taxes.

(b) City Oversight of LHM. The City shall monitor the use of Allocated Taxes transferred under this Agreement to verify that LHM complies with statutory requirements and with this Agreement.

(c) Quarterly Reports. LHM shall provide quarterly written reports to the City detailing the use of Allocated Taxes during the reporting period, including expenditures, project progress, and compliance with authorized purposes.

(d) Access to Records. The City shall have the right to review and audit records of LHM related to the expenditure of Allocated Taxes to ensure accountability and compliance.

Section 4. Duration. This Agreement shall take effect upon execution by the Parties. Thereafter, this Agreement shall be and remain in force and effect until the final payment of available Allocated Taxes has been made to the City, or until June 30, 2047, whichever occurs first.

Section 5. Liability and Indemnification. It is mutually agreed that each party is responsible and liable for its own wrongful or negligent acts which it commits or which are committed by its agents, officials, or employees. None of the Parties waive any defenses otherwise available under the Governmental Immunity Act.

Section 6. Headings. The subject headings of the paragraphs and subparagraphs of this Agreement are included for purposes of convenience only and shall not affect the construction or interpretation of any of its provisions.

Section 7. Entire Agreement; Modification; Waiver. This Agreement constitutes the entire agreement between the Parties hereto pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, representations and understandings of the Parties. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by all the Parties. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing

waiver. No waiver shall be binding unless executed in writing by the party making the waiver. Notwithstanding anything to the contrary herein, while any of the stadium Bonds are outstanding, this Agreement may only be amended, modified, or waived, if such amendment, modification or waiver does not materially impair the interests of the holders or beneficial owners of the Bonds.

Section 8. Counterparts; Filing. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

Section 9. Notices. All notices, requests, demands and other communications under this Agreement shall be in writing and shall either be delivered personally or sent by first-class mail, postage prepaid, and properly addressed to the Parties at the following addresses:

Sandy City, Utah
Attn: Economic Development Director
10000 Centennial Parkway, Suite 351
Sandy City, UT 84070

Larry H. Miller Company
Attn: Amanda Convington
9350 South 150 East Suite 900
Sandy, UT 84070

Section 14. Null or Void Provisions; Interpretation. If any part or parts of this Agreement shall be held to be null or void, or otherwise unenforceable, such shall not affect the validity and enforceability of the rest of this Agreement. Where the context requires, the singular shall include the plural and the plural shall include the singular.

Section 15. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Utah.

IN WITNESS WHEREOF, the parties hereby execute this agreement. It is the intent of both parties that the agreement is to be effective as of the date of execution.

SANDY CITY

Name:

Title:

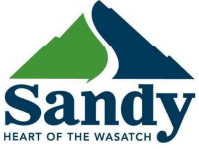
Date:

Larry H. Miller Company

Name:

Title:

Date:



Staff Report

File #: 25-368, **Version:** 1

Date: 12/9/2025

Agenda Item Title:

Police Department providing the Council with a presentation about policing in the Historic Sandy neighborhood

Presenter:

Jon Arnold, Interim Chief of Police

Description/Background:

As requested by members of the City Council, this presentation will provide an overview of crime levels in the Historic Sandy neighborhood. It will include historical statistics, police actions to deal with crime, and intended actions moving forward.

Recommended Action and/or Suggested Motion:

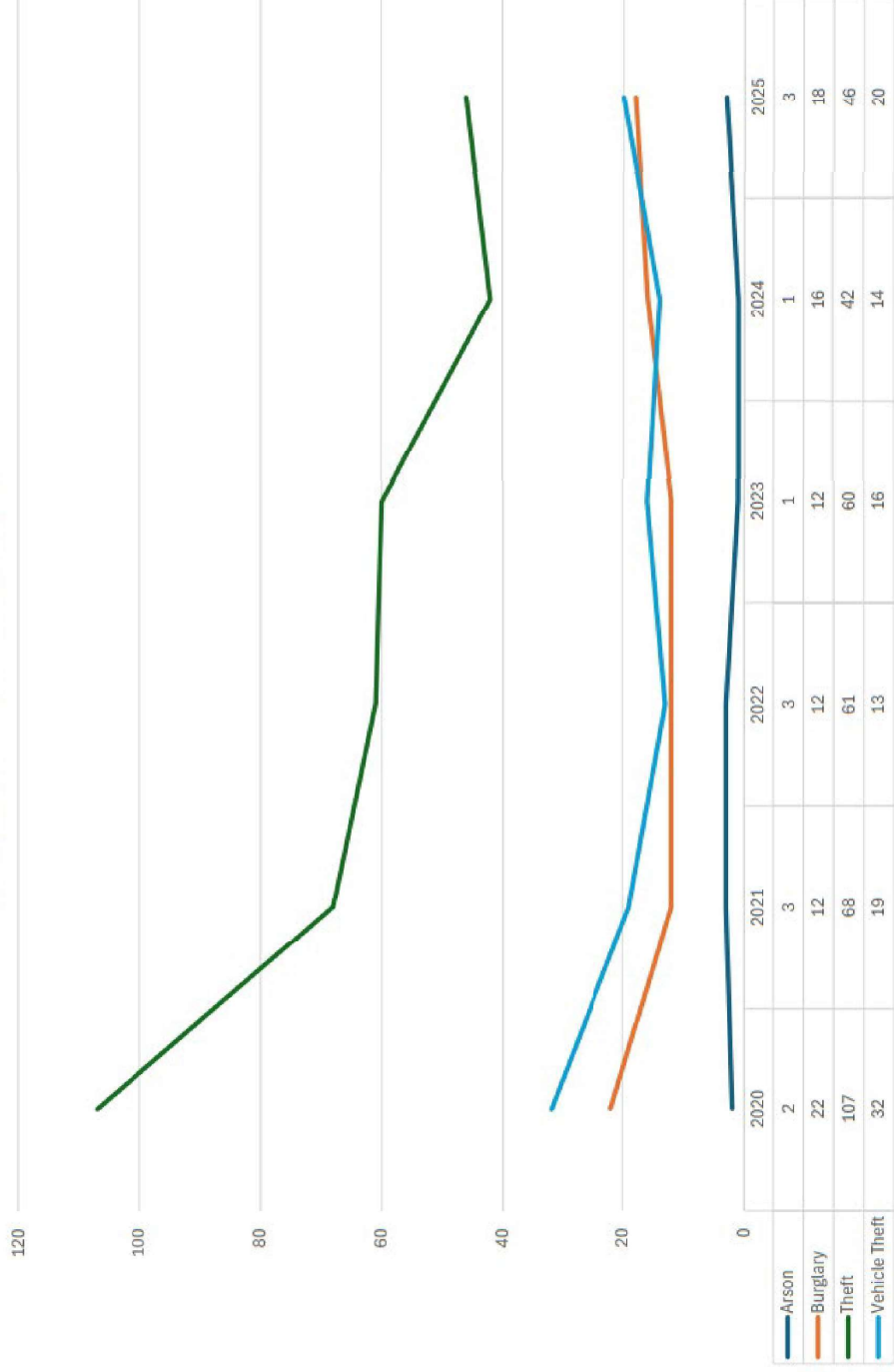
This is an informational report. The Council is encouraged to ask questions throughout the presentations.

Crime statistics in Historic Sandy

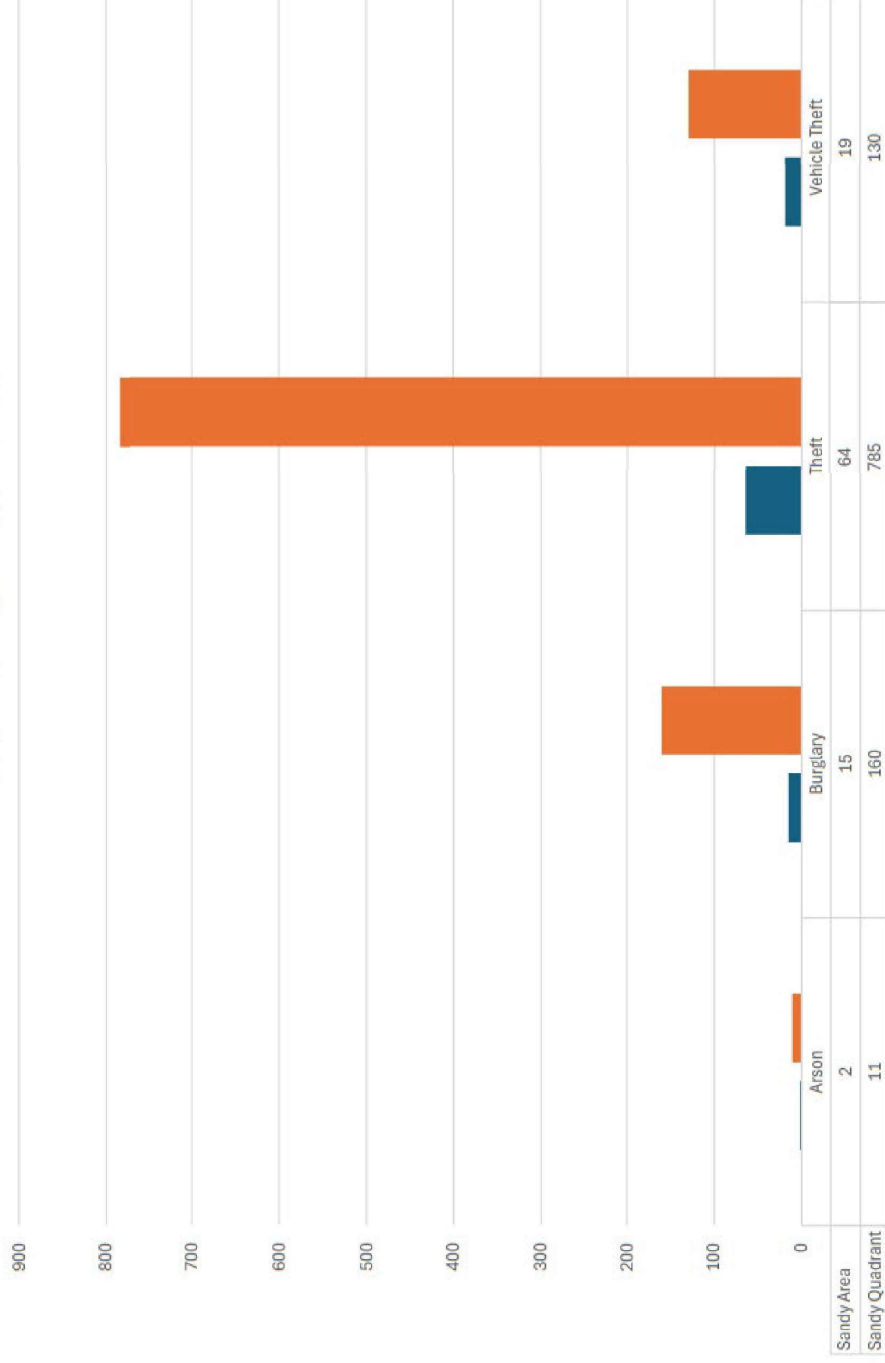
Part I Violent Crime in Sandy Area
Pioneer Avenue - 9000 South and Monroe Street - 700 East
January 1, 2020 - November 30, 2025



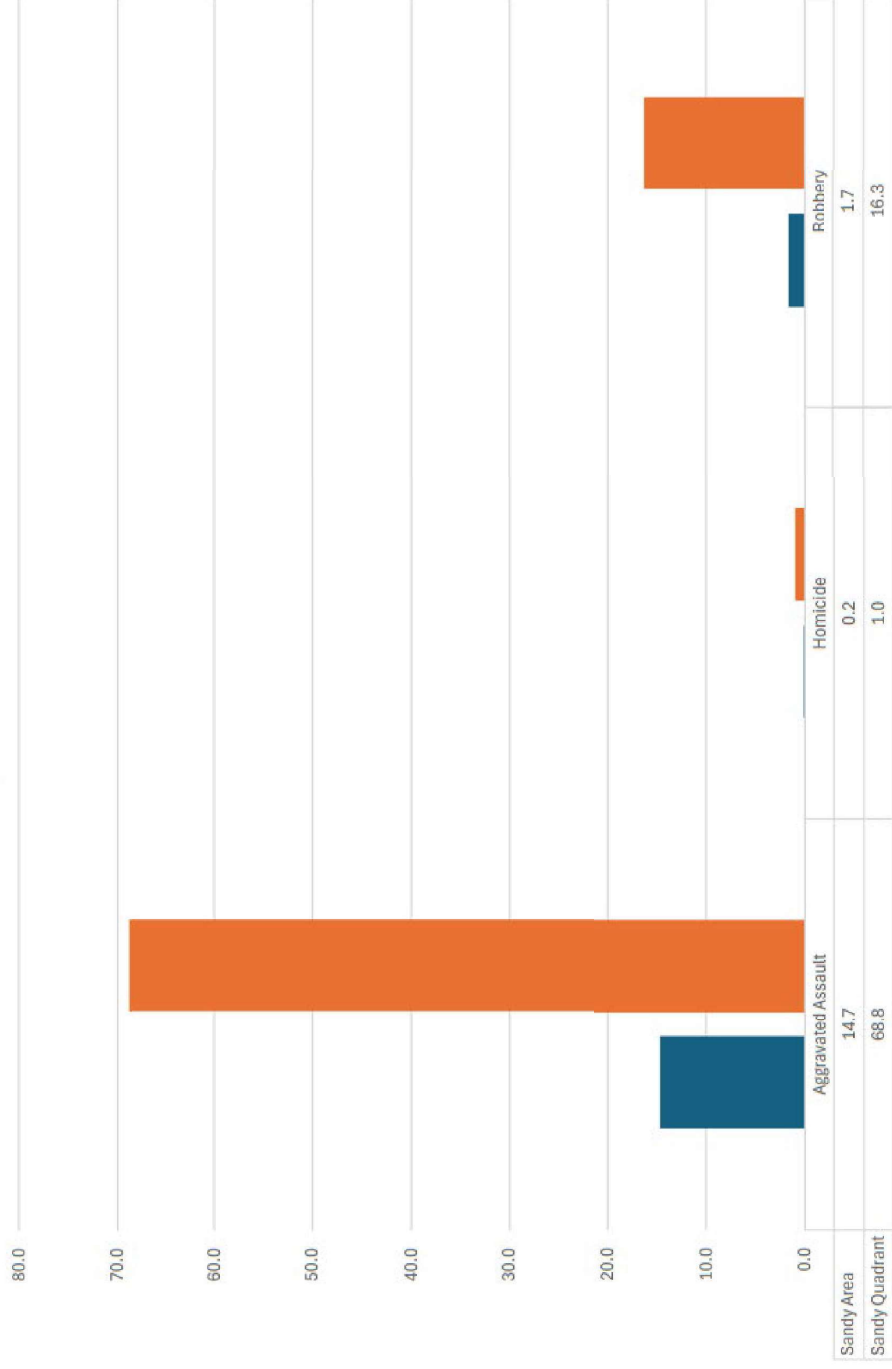
Part I Property Crime in Sandy Area
Pioneer Avenue - 9000 South and Monroe Street - 700 East
January 1, 2020 - November 30, 2025



Average Number of Part I Property Crime Cases per Year in Sandy Area vs. Sandy Quadrant
Pioneer Avenue - 9000 South and Monroe Street - 700 East vs. All of Sandy Quadrant
January 1, 2020 - November 30, 2025



Average Number of Part I Violent Crime Cases per Year in Sandy Area vs. Sandy Quadrant
Pioneer Avenue - 9000 South and Monroe Street - 700 East vs. All of Sandy Quadrant
January 1, 2020 - November 30, 2025



Sandy gang member given 20 years in Federal Prison

November 25-
Detective
Worwood case

[Link](#)

Moving forward



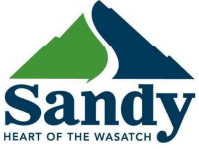
Increase communication
residents via crime prevention
team



Add cameras to parks and walking
path



Continue to work with problem
apartment complexes



Staff Report

File #: 25-369, **Version:** 1

Date: 12/9/2025

Agenda Item Title:

Public Hearing Regarding the Sale of Certain Real Property (Old Sandy City Fire Station, Hale Centre Theatre and Plaza, 500 W Industrial Corner, and Monroe Street Lot 3)

Presenter:

Dan Nelson, Real Property Manager

Description/Background:

In accordance with Sandy City Ordinance 7-1-24, this public hearing is being held for the purpose of gathering public comment and selling the real property listed below and further described in the attachments to this agenda item. Information related to the vacation of the plaza adjacent to the Hale Centre Theatre will also be provided this evening for informational purposes.

Property: Old Sandy City Fire Station

Address: 9010 South 150 East

SLCO Parcels: 28-06-302-012 and 28-06-302-013

Property: Hale Centre Theatre and Plaza

Address: 9900 Monroe Street

SLCO Parcels: 27-12-403-045 and 27-12-402-046

Property: 500 West Industrial Corner

Address: 9392 South 500 West

SLCO Parcel: 27-01-355-023

Property: Monroe Street Lot 3

Address: 9326 S. Monroe Plaza Way

SLCO Parcel: 27-01-451-029

Recommended Action and/or Suggested Motion:

Per City Ordinance, a public hearing is required. No further council action is required this evening. At a future meeting the council will consider the attached draft plaza resolution to vacate the public dedication of the plaza adjacent to the Hale Centre Theatre, the description of the property to be vacated, noted as Exhibit "A," in the draft resolution will be included with the final resolution on December 16th.

PUBLIC NOTICE: PROPOSED REAL PROPERTY SALE

(Opportunity for public comment, no vote required)

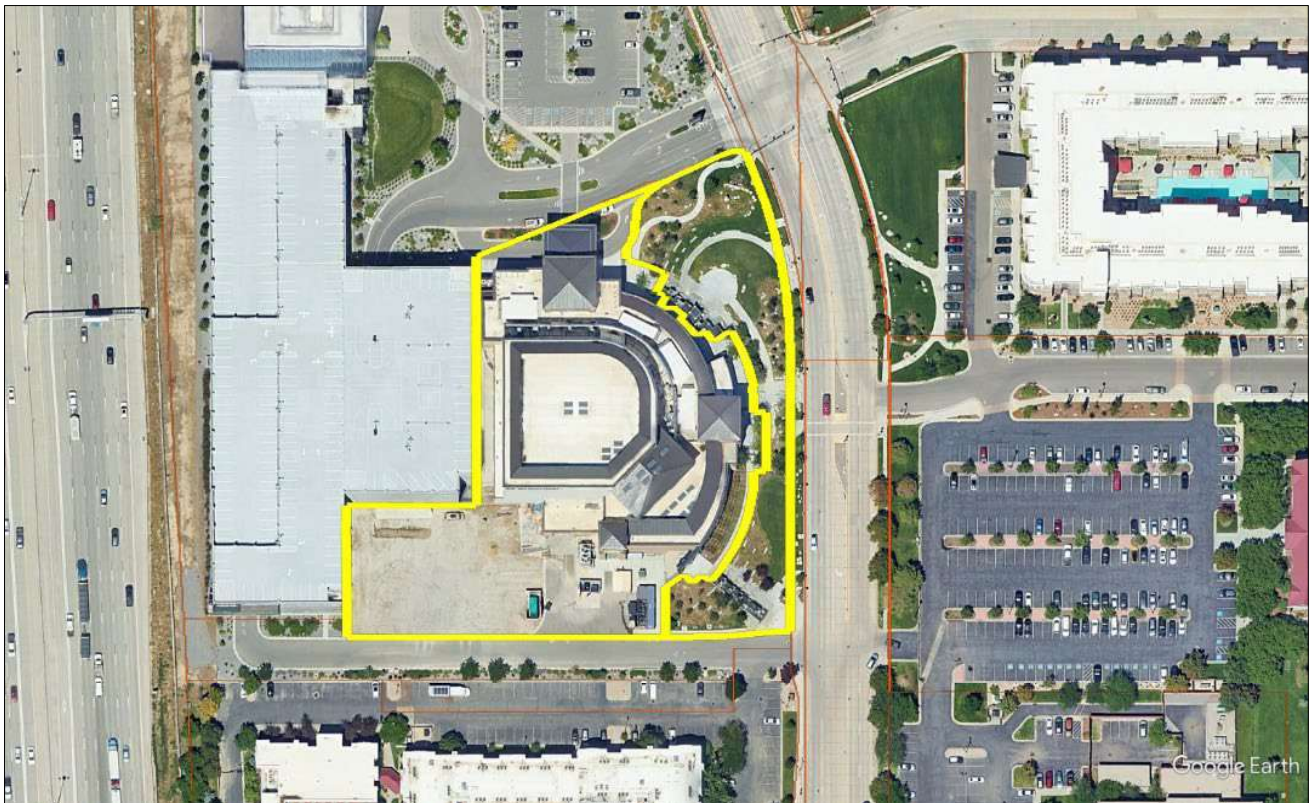
Presented by Dan Nelson, Sandy City Real Property Manager

Property: Old Sandy City Fire Station
Address: 9010 South 150 East
SLCO Parcels: 28-06-302-012 and 28-06-302-013
Description: 18,953 SF building on 1.63 acres
Notes: Now that the new Fire Station 31 is completed, this property has been deemed surplus and will be sold.



PUBLIC NOTICE: PROPOSED REAL PROPERTY SALE
(Opportunity for public comment, no vote required)
Presented by Dan Nelson, Sandy City Real Property Manager

Property: Hale Centre Theatre and Plaza
Address: 9900 Monroe Street
SLCO Parcels: 27-12-403-045 and 27-12-402-046
Description: 119,807 SF theatre on 3.93 acres
Notes: The City signed a lease with Hale Centre Theatre in 2015 which gave the Theatre an option to purchase the property upon retirement of City construction bonds. The Theatre will be paying off the balance of the bonds and exercising its right to purchase the property.



PUBLIC NOTICE: PROPOSED REAL PROPERTY SALE

(Opportunity for public comment, no vote required)

Presented by Dan Nelson, Sandy City Real Property Manager

Property: 500 West Industrial Corner

Address: 9392 South 500 West

SLCO Parcel: 27-01-355-023

Description: 0.18 acres of vacant land

Notes: This parcel is a remainder of a larger lot that was purchase by Public Works in order to widen the road. The remaining parcel is surplus.



PUBLIC NOTICE: PROPOSED REAL PROPERTY SALE

(Opportunity for public comment, no vote required)

Presented by Dan Nelson, Sandy City Real Property Manager

Property: Lot 3 Stadium Block Fire Station Subdivision
Address: 9326 S. Monroe Plaza Way
SLCO Parcel: 27-01-451-029
Description: 1.10 acres of vacant land
Notes: Potential sale to the Sandy City Redevelopment Agency to facilitate an owner-occupied affordable housing development; scheduled for discussion at a future RDA Board Meeting.



Hale Centre Theatre Plaza – Resolution to Close the Plaza for Public Use
(Presentation of Proposed Resolution – City Council to vote at next Council meeting)
Presented by Dan Nelson, Sandy City Real Property Manager

Description: Hale Centre Theatre is in the process of purchasing the Theatre, which includes two parcels: the Theatre parcel and the adjacent Plaza parcel. The site has some CC&Rs which cover both parcels, as well as the Mountain America office building. There is a provision in the CC&Rs that says the Plaza parcel is dedicated for public use. The City has determined the Plaza parcel is surplus, but must vacate the dedication of the Plaza for public use in order to complete the sale.



Resolution 25-__C

A RESOLUTION OF THE CITY COUNCIL OF SANDY CITY VACATING THE PUBLIC DEDICATION OF THE PLAZA ADJACENT TO THE HALE CENTRE THEATRE

WHEREAS, the City owns the property and buildings currently being used for the Hale Centre Theatre (HCT); and

WHEREAS, as described in Exhibit "A," the City also owns certain property located adjacent to the Theatre property which is currently used as a public plaza (the "Plaza"); and

WHEREAS, the Plaza has been dedicated to public use in certain Covenants, Conditions and Restrictions (CC&R's) that govern the use of the property; and

WHEREAS, pursuant to the terms of a proposed contract with the City, HCT plans to purchase the property and theater from the City; and

WHEREAS, as part of that purchase, HCT is also willing to purchase the Plaza; and

WHEREAS, to facilitate HCT's purchase of the Plaza, the legislative body of the City must first remove the public dedication of the Plaza;

BE IT THEREFORE RESOLVED by the City Council of Sandy City that the public dedication of the Plaza property located adjacent to the HCT property is hereby vacated, and that the Plaza property is no longer available for public use, with the exception of access to and from the parking facilities, as specifically detailed in and subject to the limitations of the CC&Rs

This Resolution shall become effective upon execution.

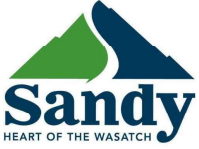
PASSED AND APPROVED THIS 16TH DAY OF DECEMBER 2025.

Brooke D'Sousa, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED THIS _____ DAY OF _____, 2025.



Staff Report

File #: 25-360, **Version:** 1

Date: 12/9/2025

Agenda Item Title:

Council reappointment of members to various special committees

Presenter:

Dustin Fratto, Council Office Executive Director

Description/Background:

The Council has multiple appointments to the Historic Committee, Alta Canyon Advisory Committee, and Public Utilities Advisory Board. Each committee has appointees whose terms are expiring on December 31, 2026, and who are interested in serving another term. Should the Council decide to make the reappointments, the new terms will begin on January 1, 2026 and end on December 31, 2027. Please review the attached resolutions reappointing the following members:

Shauna Rohbock, regular member of the Alta Canyon Advisory Committee;
J. Daniel Shoenfeld, regular member of the Alta Canyon Advisory Committee;
Sandra Haak, regular member of the Historic Committee;
Steve Van Maren, regular member of the Historic Committee;
John Kirkham, regular member of the Public Utilities Advisory Board; and
Jeff Budge, regular member of the Public Utilities Advisory Board.

Recommended Action and/or Suggested Motion:

Motion to adopt Resolutions: #25-54C, #25-55C, #25-56C, #25-57C, #25-58C, and #25-59C, confirming the reappointment of members of the Alta Canyon Advisory Committee, Sandy City Historic Committee, and Public Utilities Advisory Board for a term beginning January 1, 2026 and ending on December 31, 2027.

RESOLUTION #25-54C

A RESOLUTION APPOINTING **SHAUNA ROHBOCK** AS A **REGULAR** MEMBER TO THE SANDY CITY ALTA CANYON ADVISORY COMMITTEE

BE IT RESOLVED by the City Council in Sandy City, Utah, that Shauna Rohbock be appointed as a regular member to the Sandy City Alta Canyon Advisory Committee for a term beginning on January 1, 2026, and ending on ending on December 31, 2027.

PASSED AND APPROVED this December 9, 2025

Brooke D'Sousa, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2025

RESOLUTION #25-55C

A RESOLUTION APPOINTING **J. DANIEL SCHOENFELD** AS A **REGULAR** MEMBER TO THE SANDY CITY ALTA CANYON ADVISORY COMMITTEE

BE IT RESOLVED by the City Council in Sandy City, Utah, that J. Daniel Schoenfeld be appointed as a regular member to the Sandy City Alta Canyon Advisory Committee for a term beginning on January 1, 2026, and ending on December 31, 2027.

PASSED AND APPROVED this December 9, 2025

Brooke D'Sousa, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2025

RESOLUTION #25-56C

A RESOLUTION APPOINTING **SANDRA HAAK** AS A **REGULAR** MEMBER TO THE SANDY CITY HISTORIC COMMITTEE

BE IT RESOLVED by the City Council in Sandy City, Utah, that Sandra Haak be appointed as a regular member to the Sandy City Historic Committee.

The appointment will be as follows:

to fill a term as a regular member, beginning on January 1, 2026, and ending on December 31, 2027.

PASSED AND APPROVED this December 9, 2025.

Brooke D'Sousa, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2025

RESOLUTION #25-57C

A RESOLUTION APPOINTING **STEVE VANMAREN** AS A **REGULAR** MEMBER TO THE SANDY CITY HISTORIC COMMITTEE

BE IT RESOLVED by the City Council in Sandy City, Utah, that Steve VanMaren be appointed as a regular member to the Sandy City Historic Committee.

The appointment will be as follows:

to fill a term as a regular member, beginning on January 1, 2026, and ending on December 31, 2027.

PASSED AND APPROVED this December 9, 2025.

Brooke D'Sousa, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2025

RESOLUTION #25-58C

A RESOLUTION APPOINTING **JOHN KIRKHAM** AS A **REGULAR** MEMBER TO THE SANDY CITY PUBLIC UTILITIES ADVISORY BOARD

BE IT RESOLVED by the City Council in Sandy City, Utah, that John Kirkham be appointed as a regular member to the Sandy City Public Utilities Advisory Board.

The appointment will be as follows:

to fill a term as a regular member, beginning on January 1, 2026, and ending on December 31, 2027.

PASSED AND APPROVED this December 9, 2025.

Brooke D'Sousa, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2025

RESOLUTION #25-59C

A RESOLUTION APPOINTING **JEFF BUDGE** AS A **REGULAR** MEMBER TO THE SANDY CITY PUBLIC UTILITIES ADVISORY BOARD

BE IT RESOLVED by the City Council in Sandy City, Utah, that Jeff Budge be appointed as a regular member to the Sandy City Public Utilities Advisory Board.

The appointment will be as follows:

to fill a term as a regular member, beginning on January 1, 2026, and ending on December 31, 2027.

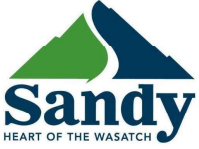
PASSED AND APPROVED this December 9, 2025.

Brooke D'Sousa, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED this _____ day of _____, 2025



Staff Report

File #: 25-366, **Version:** 1

Date: 12/9/2025

Agenda Item Title:

City Council Office recommending adoption of Resolution 25-53C, a resolution setting the 2026 City Council Annual Meeting Schedule.

Presenter:

Dustin Fratto, Council Office Executive Director

Description/Background:

Utah Code 52-4-202(2)(a) requires a public body which holds regular meetings that are scheduled in advance over the course of a year to give public notice at least once each year of its annual meeting schedule. From time to time the council may amend that schedule as needed.

Please review the attached resolution, which includes the proposed annual meeting schedule for calendar year 2026.

Recommended Action and/or Suggested Motion:

Motion to adopt Resolution #25-53C, setting the 2026 City Council annual meeting schedule.

Resolution 25-53C

A RESOLUTION OF THE SANDY CITY COUNCIL SETTING

THE 2026 ANNUAL MEETING SCHEDULE

WHEREAS, Utah Code Annotated § 52-4-202(2)(a) requires a public body which holds regular meetings that are scheduled in advance over the course of a year to give public notice at least once each year of its annual meeting schedule; and

WHEREAS, Utah Code Annotated §52-4-202(2)(b) requires the public notice of the annual meeting schedule to also specify the date, time, and place of the scheduled meetings.

BE IT THEREFORE RESOLVED that the Sandy City Council hereby adopts the 2026 annual meeting schedule as indicated in **Exhibit A** to this resolution.

BE IT FURTHER RESOLVED, that unless otherwise indicated in the 24 hours public meeting notice required by Utah Code Annotated §52-4-202(1)(a)(i) due to an offsite meeting location, traveling tour, resolution amending this annual meeting schedule, or other unforeseen circumstance; in general, Sandy City Council Meetings begin at 5:15 p.m. in the City Council Chambers at Sandy City Hall, 10000 South Centennial Parkway, Sandy, Utah 84070.

BE IT FURTHER RESOLVED, that in accordance with Utah Code 52-4-207(4) Open and Public Meetings Act, the Council may hold its meetings virtually and without an anchor location, as necessary.

PASSED AND APPROVED THIS 9TH DAY OF DECEMBER 2025.

Brooke D'Sousa, Chair
Sandy City Council

ATTEST:

City Recorder

RECORDED THIS _____ DAY OF _____, 2025.

Exhibit A

2026 Sandy City Council Annual Meeting Schedule

January:

1/5/2026 – Oath of Office Ceremony (12:00PM)
1/6/2026 – Meeting
1/13/2026 – Meeting
1/20/2026 – Meeting
1/27/2026-Meeting

February:

2/3/2026 – Canceled (Legislative Night at HCT)
2/10/2026 – Meeting
2/17/2026 – Meeting
2/24/2026 -Meeting

March:

3/3/2026 – Meeting
3/10/2026 – Meeting
3/17/2026 – Canceled (Caucus Night)
3/24/2026 – Meeting
3/31/2026 – Meeting

April:

4/7/2026 – Meeting
4/14/2026 – Meeting
4/21/2026 – Meeting
4/28/2026 – Meeting

May:

5/5/2026 – Meeting
5/12/2026 – Meeting
5/19/2026 – Meeting
5/26/2026 – Meeting

June:

6/2/2026 – Meeting
6/9/2026 – Meeting
6/16/2026 – Meeting
6/23/2026 – Meeting
6/30/2026 – Canceled (5th Tuesday)

July:

7/7/2026 – Meeting
7/14/2026 – Meeting
7/21/2026 – Meeting
7/28/2026 – Meeting

August:

8/4/2026 – Meeting
8/11/2026 – Meeting
8/18/2026 – Meeting
8/25/2026 – Meeting

September:

9/1/2026 – Meeting
9/8/2026 – Meeting
9/15/2026 – Meeting
9/22/2026 – Meeting
9/29/2026 – Canceled (5th Tuesday)

October:

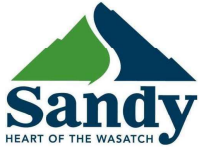
10/6/2026 – Meeting
10/13/2026 – Meeting
10/20/2026 – Meeting
10/27/2026 – Meeting

November:

11/3/2026 – Canceled (General Election)
11/10/2026 – Meeting
11/17/2026 –Meeting
11/24/2026 – Canceled (Thanksgiving)

December:

12/1/2026 – Meeting
12/8/2026 – Meeting
12/15/2026 – Meeting
12/22/2026 – Canceled (Holidays)
12/29/2026 – Canceled (Holidays)



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 25-373, **Version:** 1

Date: 12/9/2025

Approval of the November 11, 2025 Sandy City Council Draft Minutes

Motion to approve the minutes as presented.



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Meeting Minutes

City Council

Ryan Mecham, District 1
Alison Stroud, District 2
Zach Robinson, District 3
Marci Houseman, District 4
Aaron Dekeyzer, At-large
Brooke D'Sousa, At-large
Cyndi Sharkey, At-large

Tuesday, November 11, 2025

5:15 PM

City Hall and Online

5:15 Council Meeting

Present: 7 - Council Member Alison Stroud
Council Member Zach Robinson
Council Member Marci Houseman
Council Member Cyndi Sharkey
Council Member Ryan Mecham
Council Member Brooke D'Sousa
Council Member Aaron Dekeyzer

Council Staff in Attendance
Dustin Fratto, Council Director
Justin Sorenson, Assistant Director
Chris Edwards, Council Clerk
Liz Theriault, Sr. Policy and Comms Analyst
Ryan Richards, Council Attorney

Administration in Attendance
Mayor Zoltanski
Shane Pace, CAO
Lynn Pace, City Attorney
Ryan McConaghie, Fire
Jon Arnold, Police
Tom Ward, Public Utilities
Dan Medina, Parks and Recreation
Ryan Kump, Public Works
James Sorensen, Community Development
Brian Kelley, Administrative Services
Kasey Dunlavy, Economic Development
Martin Jensen, Deputy CAO
Kim Bell, Deputy Mayor
Susan Wood, Public Affairs/PIO
Jake Warner, Community Development
Melissa Anderson, Community Development
Jetta Marrott, Parks and Recreation
Lois Stillion, Parks and Recreation

Prayer, Pledge of Allegiance, and Introductions

Council Chair Brooke D'Sousa welcomed those in attendance. On behalf of the Council she warmly acknowledged and thanked all Veterans for their dedication, commitment and service to our nation.

Council Member Marci Houseman offered the Prayer.
Council led the Pledge.

Council moved to Item 1 on the Agenda.

General Citizen Comment Period (No earlier than 6:00 PM)

Council Chair Brooke D'Sousa invited the public to participate in General Citizen Comment.

Sandra Haak thanked the Mayor and City Council for running clean campaigns. She would like to see changes to the requirements for financial disclosures. She also suggested changes to the city's sign ordinance to allow for signage to go on fences.

Carl Luhjan acknowledged the military for their service. He spoke about the need to trust city officials and felt Council Member Sharkey violated this trust

Drew Howells thanked the Council and Mayor for service to community. As a veteran, he understood and appreciated their service. He provided comments on the recent municipal election which he thought was corrosive and hoped it does not happen again

Dawn Sidwel echoed the prior comments. She expressed disappointment in one of the candidates running for Mayor. She commented on negative campaign related facebook posts run by an organization. She thanked the candidates who ran a clean campaign.

Donna Bryant complimented Sandy on the posts related to the recreation center groundbreaking event. She expressed the need for the Council and Mayor to work together.

Wendy Davis wished everyone a Happy Veterans' Day. She provided comments on the recent municipal election. She thought the tactics were divisive. She called for transparency, a review of the code of conduct, and sanctions for those who violate the code of conduct. She spoke about a political campaign sign that was removed from her backyard.

Cathy Spuck spoke about HOA's. She would like to see legislation enacted that sets time limits on the length of time political signs can be up.

Paul Godot spoke about political speech. It is the candidates responsibility to educate the voter not deceive them. Campaigns reflect on the entire council and he called for the resignation of a council member.

Holly DuVries thanked the Council, Mayor and Veterans for their service. She thanked Mayor Z for running a clean and transparent campaign. She commented on statements made by Council Member Cyndi Sharkey during the campaign and called for her resignation.

Jude Engracia spoke about negative campaigning over the last six months and the illegally placed political signs set up all over Sandy.

Laurie Wilson spoke about the Council's responsibility regarding negative campaign tactics.

Taylor Berhow expressed frustration and disappointment at the negative campaigning during the recent election cycle.

Public comment closed.
Council moved to Item 3 on the Agenda.

Council Business

Special Recognition

1. [25-328](#) Special Recognition by the Sandy City Council of Pam Roberts honoring her service to our community as the long-time director of the Wasatch Front Waste and Recycling District.

The Council recognized Pam Roberts for her 28 years of service with Wasatch Front Waste and Recycling District. Council Member Marci Houseman thanked her for her service to our community and spoke about her extraordinary leadership. Council remarks followed.

Informational Items

2. [25-330](#) City Council receiving a presentation from the Utah Office of the Homeowners' Association Ombudsman

Attachments: [HOA Sandy City Presentation](#)

Erin Rider with Utah Homeowners' Association Ombudsman presented to the Council. The office was newly created in September of 2025 as part of the Utah Department of Commerce. The main responsibilities include: HOA Registry, the issuance of advisory opinions, and to promote education and resources. All HOA's are required to register annually. Total registrations to date were 3,490 with 104 of the HOA's located in Sandy City. Ms. Rider reviewed the process to request and issue an advisory opinion, the most common issues, education and training resources available, and contact information. Council questions and comments followed.

Following the presentation, Council moved to General Citizen Comment.

3. [REZ0807202](#)
[5-007015](#)
[\(CC1st\)](#) Community Development Department presenting the Creek Road Rezone application (File #REZ08072025-007015), requesting that 1.5 acres be rezoned from the R-1-40 Zone to the R-1-15A Zone.

Attachments: [Staff Report](#)

[Planning Commission Minutes-draft \(10/16/2025\)](#)

[Chamberlain Email \(10.16.25\)](#)

Jake Warner, Community Development, presented a rezone application on behalf of the applicant, Joe Goott, for a parcel located at 2140 E Creek Road. The request is to rezone the property from R-1-40 (Single-Family Residential District) Zone to the R-1-15A (Single-Family Residential District with a farm animal designation) Zone. The property was split zoned by the county prior to annexation to Sandy. The applicant was unaware that the zone of their property changed when the parcel was annexed into Sandy. The applicant was working with Sandy City to bring their property into compliance. Council questions, comments and a lengthy discussion followed. The Planning Commission did forward a positive recommendation. This is an information item and will come back to the Council next week for consideration and action.

Council moved to Item 7 on the Agenda.

4. [25-332](#) Administrative Services Department presenting on the annual budget carryover process

Attachments: [FY 2026 Carryover Presentation](#)

[25-50C Governmental Funds Carryover](#)

[25-49 C Proprietary Funds Carryover](#)

[25-51C Fee Amendments](#)

[RD 25-04 RDA Carryover](#)

Brian Kelley, Administrative Services Director, presented the Annual Budget Carryover from Fiscal Year End 6/30/2025. He explained the history, purpose and process for carryover. General Fund savings may be transferred to appropriate internal service funds or other funds, such as Capital Projects fund. He reviewed the following carryover appropriations: Resolution 25-49C General Fund Savings and Proprietary Funds, Resolution 25-50C Capital Projects and Special Revenue Funds, and Resolution 25-51C Fee Schedule Amendments. Council questions and comments followed. This is an information item and will come back to the Council next week for consideration and action.

Consent Calendar

Approval of the Consent Calendar

A motion was made by Cyndi Sharkey, seconded by Zach Robinson to approve the Consent Calendar...The motion carried by a unanimous voice vote.

5. [25-325](#) Approval of the October 28, 2025 Draft Minutes

Attachments: [October 28, 2025 Draft Minutes](#)

Item approved.

6. [25-327](#) Approval of the October 21, 2025 Draft Minutes

Attachments: [October 21, 2025 Draft Minutes](#)

Item approved.

Public Hearing(s)

7. [25-331](#) South Salt Lake Valley Mosquito Abatement District reporting its intent to increase its property tax rate

Attachments: [SSLVMAD Truth in Taxation Report](#)
[SSLVMAD Tax Increase Info](#)
[Utah 17B-1-1003](#)

Public Hearing:

Florence Reynolds and Dan McBride with the South Salt Lake Valley Mosquito Abatement District, in accordance with Utah Code §17B-1-1003(2), presented a report to the Council regarding the District's intent to increase its property tax rate. The District will hold a public hearing at the District Office on December 8, 2025 at 6:00 pm. The proposed increase amounts to \$320,000. The additional increase would fulfill the purpose of cost stabilizations for essential services, operational enhancements, and capital budget increases.

Public hearing comment period opened:

Mayor Monica Zoltanski spoke about the importance of the work done by the South Salt Lake Valley Mosquito Abatement District in protecting both people and animals from mosquito born viruses.

Public hearing comment period closed.

Council expressed their sentiment to the District board representatives as required by Utah State Code. The Council does not set nor approve the proposed tax increase by the District board. The District board is required to notify the Council.

Council moved to Item 4 on the Agenda.

Council Voting Items

8. [CA09302025](#) Amendments to Title 21 of the Land Development Code related to
[-0007048](#) Boundary Adjustments
[\(CC\)](#)

Attachments: [Ordinance 25-25 with Exhibit A](#)
[Staff Report and Exhibits A and B](#)
[PC Minutes \(DRAFT\) 10.16.2025](#)
[Presentation on Code Amendments for Boundary Adjustments](#)

Melissa Anderson, Community Development, presented Ordinance 25-25 for Council consideration and action. This item was presented as an information item two weeks ago. The proposed code amendments will bring the Sandy land Development Code in compliance with new changes to the Utah State Code.

Public comment opened.
Public comment closed.

A motion was made by Ryan Mecham, seconded by Marci Houseman to adopt Ordinance 25-25, an ordinance amending the Sandy City Municipal Code Title 21, "Land Development Code", Chapter 3 "Officers, Board and Commissions", Chapter 30 "Subdivision Review", and Chapter 37 "Definitions"...The motion carried by the following roll call vote:

Yes: 7 - Alison Stroud
Zach Robinson
Marci Houseman
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Aaron Dekeyzer

Nonvoting: 0

9. [25-333](#) Recess of the City Council meeting to convene a meeting of the
Administrative Control Board (Board of Trustees) for the Alta Canyon
Recreation Special Service District

Attachments: [AGENDA Alta Canyon Board Meeting 11-11-25](#)
[ACSC SSD Presentation](#)
[Lot Line Notice of Approval](#)

Council recessed the Council meeting and convened a meeting of the Alta Canyon Recreation Special Service District Board at approximately 8:10 pm.

A motion was made by Brooke D'Sousa, seconded by Marci Houseman to recess the Council meeting and convene a meeting of the Alta Canyon Recreation Special Service District Board...The motion carried by a unanimous voice vote.

The Council meeting reconvened at 8:45 pm and the Council moved to Standing Reports.

10. [25-329](#) Possible Closed Session to discuss the purchase, exchange or lease of real property.

Council convened a closed session in the Council Conference Room at 9:23 pm to discuss the purchase, exchange or lease of real property. The Council meeting adjourned immediately following the closed session.

A motion was made to convene a closed session. Council Member Dekeyzer offered a friendly amendment which was denied. Following the vote on the motion, Council convened a closed session.

A motion was made by Brooke D'Sousa, seconded by Ryan Mecham to convene a closed session in the Council Conference Room to discuss the purchase, exchange or lease of real property, and adjourn the Council meeting immediately following the closed session...The motion carried by the following roll call vote:

Yes: 7 - Alison Stroud
Zach Robinson
Marci Houseman
Cyndi Sharkey
Ryan Mecham
Brooke D'Sousa
Aaron Dekeyzer

Nonvoting: 0

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Director: The 5th housing workshop will be held next week. There will also be additional agenda items to review next week. The meetings on November 25th and December 2nd are cancelled. We have received two proposals in response to our RFP for management studies and will be sending the information out to you.

Council Member Business

Council Member Zach Robinson expressed gratitude and reflected on the wonderful groundbreaking event held for the new recreation and community center. He thanked Chair D'Sousa for asking him to give remarks at the event and thanked the Administration for all their efforts. He thanked the Miller Foundation for their donation and support of the city's new center. He also thanked Dan Medina and Martin Jensen for their leadership and hard work. And he acknowledged the Council for the support, guidance and leadership role they played in the rebuild of Alta Canyon Recreation Center. He thanked the Fire Department. He enjoyed attending their annual banquet and he appreciated being there. He spoke about the incredibly moving, new life saving award that was given out by the fire department at the banquet. The video can be found on the city youtube channel.

Council Member Ryan Mecham thanked the fire department. He enjoyed attending their annual banquet. He also spoke about the importance of full disclosure regarding the sources for campaign funds and donations and was supportive of city oversight through ordinances to address and ensure full disclosure of where campaign money was coming from.

Council Member Marci Houseman thanked the departments for their department briefs which she always finds very informative. She highlighted a few items from the briefs: Ready, Set, Go Wildfire Preparedness Training, the updates on the Monroe Street and 1300 East projects and Parks & Recreation event updates. She also acknowledged the many citizen comments heard this evening and thanked those for sharing their thoughts and for caring. She did stress that there is more than one point of view. Many have strong opinions and have expressed similar concerns regarding opposing candidates. Transparency and accountability must run both ways and we must hold all candidates to the same standard of honesty, fairness and respect. That's how we rebuild confidence in local government, not by amplifying accusations from a single point of view.

Council Member Alison Stroud participated in the City's Turkey Trot 5K race. We had 241 runners. The groundbreaking for the city's new recreation center was great and the planned opening is in 14 months. She attended the fire department annual banquet. It was a wonderful event and spoke about the life saving award given out. She congratulated the city on receiving a \$32,000 grant to purchase equipment for the fire department. She attended a Healthy Sandy committee meeting and spoke about the presentation given on the Care Communities initiative supporting foster children. She also spoke about the community connect program and requested a presentation from the Fire Department on this program. Ms. Stroud expressed concern that five students in the Canyons School District were recently charged in a homicide, and she spoke about the need for our community to come together. We had many residents commenting this evening about the need for more oversight related to candidates financial disclosures. If there is something the Council needs to look at and address, as a Council body, related to the process of disclosure statements, then let's address it and revise it. Let's make sure we hold ourselves to a high ethical standard so that our residents have full faith in their elected officials.

Council Member Aaron Dekeyzer congratulated Mayor Zoltanski and Council Member Brooke D'Sousa on their re-election and acknowledged Chief Severson for his thirty years of service to the City. Regarding the public comment tonight, he believed there are some actions the Council could take and will be looking into those options.

Council Member Cyndi Sharkey spoke about how meaningful the recreation center groundbreaking event of the new city recreation and community center. She thanked

Council Member Robinson and the Miller Foundation executives for acknowledging her involvement that led to their contribution of financial support of the new center. She expressed great pride in what the Council has accomplished related to capital projects. She thanked the Fire Department for their support of residents' concerns. Regarding the public comments received this evening, she mentioned that not one person who expressed a comment this evening ever reached out to her to get clarifications or have a discussion. She stated that she has never lied about anything during the recent campaign, never has committed a crime and does not appreciate being accused of this. She spoke about receiving mailers related to the Mayoral race that contained lies about her. She also has concerns about the involvement of other players in this past election campaign cycle. I authored the Pledge of Fair Campaign Practices. I signed it and adhered to it. Not all candidates abided by it. It is a voluntary pledge. She would have liked people to have reached out to discuss their concerns instead of using social media to voice their concerns. It would be nice if people made the attempt to understand instead of making accusations. I appreciated the comments that were made this evening and am happy to have further discussion about anything. Regarding financial disclosures, not only is the city compliant with state law, but we are overly so. Outside organizations have their own set of requirements that are not affiliated with our municipal code, so I don't know if whether we have a legal authority to intervene.

Mayor's Report

Mayor Zoltanski invited everyone to the Coffee with Cops event at Oh La La Bistro this Saturday. She announced the retirement of Police Chief Greg Severson and thanked him for his thirty years of service. The groundbreaking for the new city recreation center was a milestone event and she thanked all involved with the center. It was a team effort. She spoke about the grant the fire department received and she thanked all veterans for their service. She spoke about attending the Veterans Day celebrations at two local elementary schools. She congratulated the incoming council members elect: Brooke D'Sousa, Brooke Christensen, and Kris Nicholl. She thanked the community on her re-election and spoke about how honored she was to serve another term in office.

CAO Report

Shane Pace, CAO spoke about upcoming events.

Following the CAO's report, Council moved to Item 9 on the Agenda.

Adjournment

The Council meeting adjourned immediately following the closed session which was convened at 9:23 pm.