



Sandy City, Utah

10000 Centennial Parkway
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Phone: 801-568-7141

Meeting Minutes

City Council

Brooke Christensen, District 1
Alison Stroud, District 2
Kris Nicholl, District 3
Marci Houseman, District 4
Aaron Dekeyzer, At-large
Brooke D'Sousa, At-large
Cyndi Sharkey, At-large

Tuesday, January 20, 2026

5:15 PM

Council Chambers

5:15 Council Meeting

Present: 7 - Council Member Alison Stroud
Council Member Kris Nicholl
Council Member Marci Houseman
Council Member Cyndi Sharkey
Council Member Brooke Christensen
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
Tracy Cowdell, Council Attorney

Administration in Attendance
Mayor Zoltanski
Shane Pace, CAO
Lynn Pace, City Attorney
Ryan McConaghie, Fire
Jon Arnold, Police
Tom Ward, Public Utilities
Ben Hill, Parks & Recreation
Ryan Kump, Public Works
James Sorensen, Community Development
Brian Kelley, Administrative Services
Kasey Dunlavy, Economic Development
Martin Jensen, Deputy CAO
Susan Wood, Public Affairs/PIO
Ryan Mecham, Senior Policy Advisor
Brian McCuiston, Community Development
Katie Atkinson, Community Affairs
Sarah Dalling, Event Manager
Mike Wilcox, Community Development
Jetta Marrott, Parks & Recreation

Prayer, Pledge of Allegiance, and Introductions

Council Chair Cyndi Sharkey welcomed those in attendance.

Shane Pace, CAO, 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 Cyndi Sharkey invited the public to participate in General Citizen Comment.

Josh Karr spoke to the Council this evening representing the community living near Alta High School. He spoke of the tragic accident that occurred at the intersection of 110th South and 10th East. He urged the Council and Mayor to find a solution and move up the timeframe to implement a solution to ensure the safety of residents and students at that intersection. There have been many near misses at this intersection. He provided a petition signed by residents to the Council and Administration requesting safety enhancements at the intersection.

Carl Lujan read the oath of office and spoke about the pledge and fidelity of service by elected officials.

Kellie Forbes expressed disappointment regarding Item 4. She does not want the Mayor's salary or car allowance reduced.

Council moved to Standing Reports and the Mayor provided her report.

Council Business**Informational Items**

1. [26-017](#) Council Office recommending the Council receive an annual update on the Medically Vulnerable People (MVP) Facility

Attachments: [MVP 2025 Year End Review](#)

[MVP 2026 Report](#)

[MOU Executed](#)

Lauri Hopkins, Executive Director for Shelter the Homeless, provided a 2025 Year in Review of the Medically Vulnerable People (MVP) Interim Housing Program. She reviewed the need for the MVP. The number of seniors age 62+ experiencing homelessness continues to be one of the fastest growing demographics. 2025 year end updates include the following: 464 individuals served at the MVP, 57 moved to permanent housing or long term care, and she spoke about continued collaboration with Sandy Police and Fire. The vision going forward includes the creation of a senior homelessness task force, the addition of strategic partnerships, facility improvements and increased positive client health and housing outcomes. She reviewed client successes and community engagement. The program has over 266 volunteers serving over 678 hours. She thanked the Council and Administration for their continued support.

The Outreach Director for the Fourth Street Clinic, Trina Taylor provided a review of the additional care offered to clients during 2025, the program successes, and reviewed the goals for 2026. The clinic supports the MVP and their clients. They reviewed facility improvements planned for 2026. They also requested Council consideration for an amendment to the Memorandum of Understanding to allow for enhanced services to be provided at the MVP two days a week. These services would be provided inside the MVP and would be in lieu of using the mobile clinic.

Council questions and comments followed. Council requested updates on a biannual basis moving forward. Council thanked them for the services and work they do for our community.

Council moved to General Citizen Comments.

2. [26-019](#) Sandy Administration providing the Council with a 2025 Community Events recap and a brief overview of events in 2026

Attachments: [2025 Community Events Recap compressed](#)

Katie Atkinson, Community Affairs Director, spoke about the city events she managed during 2025. The City had a total of 60 events in 2025 with an estimated 103,000 attendees. 400 plus vendors participated during these events and we had over 700 volunteers helping at our events. City events include: July 4th Parade, Sandy Farmer's Market, Movies in the Park, Healing Fields, Historic Sandy Barbecue, Light Up the Cairns, Food Truck Nights, Children's Entrepreneur Market and the Heritage Festival. She spoke about partnerships with SNAP food benefits, Canyons School District and domestic violence organizations. Ms. Atkinson spoke about the community outreach impact. She thanked the City staff for all their help in making these city events so successful. Ms. Atkinson has moved into a new position with the City as the Community Affairs Director and she introduced Sarah Dalling who is the city's new event manager. Ms. Dalling previewed the events planned for 2026 which will follow the theme Sandy Rising. The goals for 2026 include continuing to bring people together to connect, create high-quality events, provide safe and welcoming gathering spaces, plan efficiently, and support local city culture and economy. She also spoke about America 250 and Utah 250 events planned for 2026 to commemorate our nations 250 years. It is also the 25th anniversary for the Healing Fields. She thanked the Council for their support and engagement.

Council thanked the presenters for their efforts to engage the community and collaborate with departments. They spoke about the benefit and impact to the community. Mayor Zoltanski spoke about the importance of funding community events during the upcoming fiscal year.

Council moved to Item 3 on the Agenda.

3. [26-018](#) First Reading: Council Member Dekeyzer proposing additions to Chapter 2-1 (Election Rules and Regulations) of the Sandy Municipal Code to set: (1) disclosure requirements for independent expenditures; and (2) campaign contribution limits

Sponsors: Dekeyzer

Attachments: [Memo Dekeyzer Proposal](#)
[Chapter 2-1 Redline Amendments](#)

First Reading: Council Member Aaron Dekeyzer presented to the Council two proposals related to campaign finance disclosures and reporting obligations for independent expenditures and campaign contribution limitations. Council questions, comments and feedback followed. Dustin Fratto, Council Director, weighed in on the reporting cycle. Tracy Cowdell, Council Attorney, provided additional insight regarding financial contributions and limitations. Political Action Committees currently file disclosures to the State of Utah. Council spoke about transparency and making it easier for the general public to find information relating to PAC disclosures. Council Member Dekeyzer thanked the Council for their feedback.

The following email was read into the record by Dustin Fratto, Council Director: Jude Engracia expressed support for the proposals made by Council Member Aaron Dekeyzer.

4. [26-016](#) First Reading: Council Member Nicholl proposing an addition to Chapter 4-5 (Human Resources) of the Sandy Municipal Code addressing compensation limitations for elected officials.

Sponsors: Nicholl

Attachments: [Memo Nicholl Proposal](#)

First Reading: Council Member Kris Nicholl presented to the Council a proposal setting appropriate compensation limitations for elected officials. In her proposal, elected officials would not be eligible for merit pay adjustments, incentive pay, spot awards, vehicle allowances, phone allowances, tuition reimbursements, and PTO. Elected officials would be eligible for salary, as set by the Council and include COLA adjustments, as well as standard health and retirement benefits. A lengthy Council discussion followed. Mayor Zoltanski spoke about the car allowance. Discussion included mileage reimbursements, car allowances, and the use of city owned vehicles in lieu of personal vehicles. Council provided feedback.

Public Hearing(s)

5. [ANX1118202](#) Summerhays Annexation (R-1-40A)
[5-007083\(CC](#) 2935 E. Dimple Dell Road
[\)](#) [Community #29]

Attachments: [Staff Report](#)
[Ord 26-02 Summerhays Annexation](#)
[Preliminary Plat](#)

Public Hearing: Brian McCuiston presented Ordinance 26-02, a request to annex a parcel located at 2935 E Dimple Dell Road into the municipality of Sandy City. The Planning Commission forwarded a positive recommendation. Jeff Summerhays, the applicant, and his attorney spoke about a property title issue that they did not think would impact the annexation. Council questions followed.

Public Hearing comment period opened.

Michael Giles, an attorney representing Heather and Brad Oakeson, spoke about the title issue referenced earlier by Mr. Jeff Summerhays. They requested the annexation be tabled in order to allow more time to resolve the title issue among the property owners.

Heather Oakeson was not aware that their property was impacted by the proposed annexation. She requested the item be tabled until the title issue was resolved. They need more time to work on the title issue.

Public Hearing comment period closed.

Council continued to ask questions and discuss the proposed annexation. Council decided to table the item until the property owners can resolve the title issues.

Following the vote on the motion, Council convened a short recess.

Council convened a recess at 9:15 pm.

Council reconvenes at 9:22 pm

Council moved to Item 7 on the Agenda.

A motion was made by Kris Nicholl, seconded by Cyndi Sharkey to Table Item 5 on the Agenda...The motion carried by the following roll call vote:

Yes: 7 - Alison Stroud
Kris Nicholl
Marci Houseman
Cyndi Sharkey
Brooke Christensen
Brooke D'Sousa
Aaron Dekeyzer

Nonvoting: 0

Council Voting Items

6. [CA09232025](#) Amendments to Title 21 of the Land Development Code related to
[-0007044](#) Automall Zone Land Use Matrix
[\(CC\)](#)

Attachments: [Staff Report.pdf](#)
[Exhibit A.pdf](#)
[Exhibit B.pdf](#)
[12.04.2025 PC Min \(DRAFT\).pdf](#)
[26-01 Ordinance Amendment-Title 21 Chapter 8.pdf](#)
[Presentation Slides](#)
[Automall Zone Map](#)

Mike Wilcox presented Ordinance 26-01, amendments to Title 21, Chapter 8 of the Land Development Code. The purpose of the code amendment was to revise the list of allowed uses that are appropriate for the purpose of the Automall Zone. The Planning Commission forwarded a positive recommendation. This item was presented the Council at a prior meeting as an information item and tonight for Council consideration and action.

Public comment opened.
Public comment closed.

Following the vote on the motion, Council moved to Item 2 on the Agenda.

A motion was made by Alison Stroud, seconded by Brooke Christensen, to adopt Ordinance 26-01, an ordinance amending the Sandy City Municipal Code Title 21, "Land Development Code", Chapter 8 "Land Uses in the Commercial, Office, Industrial, Mixed use, Transit Corridor, and Research and Development Districts"...The motion carried by the following roll call vote:

Yes: 7 - Alison Stroud
Kris Nicholl
Marci Houseman
Cyndi Sharkey
Brooke Christensen
Brooke D'Sousa
Aaron Dekeyzer

Nonvoting: 0

7. [26-020](#) Consideration for adoption of a resolution authorizing the issuance and sale of not more than \$8,000,000 aggregate principal amount of sales tax revenue bonds, series 2026; authorizing the posting of a notice of public hearing and bonds to be issued; authorizing and approving a supplemental indenture, a bond purchase agreement and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by the resolution; and related matters.

Attachments: [Parameters Resolution 26-05C- Sandy Sales Tax Revenue Bonds, Series 2026](#)
[Bond Purchase Agreement \(Short Form\) - Sandy Sales Tax 2026 \(Short Form\)](#)
[Fourteenth Supplemental Indenture - Sandy Sales Tax 2026](#)
[2026 Sales Tax Rev 7M Taxable DP 011526](#)
[Calendar of Events](#)

Brian Kelley, Administrative Services Director, continued the discussion with the Council regarding the purchase of the Arbor Building and presented the parameters resolution for the bond and the financing plan for the purchase of the building. Randy Larsen, the City's bond counsel with Gillmore Bell, participated in the presentation to the Council. The City currently has the Arbor Building under contract and has until February 19, 2026 to complete the due diligence process. The City asked for an extension of the closing date, however there would be a substantial increase in cost to extend the closing date a month. The Council was asked to consider setting the bond resolution parameters this evening so the city can continue the process to purchase the building. He mentioned that setting the parameters this evening was just the next step in the financing process and did not bind the city to complete the purchase or issue the bonds. Resolution 26-05C authorized the issuance of up to \$8 million in sales tax revenue bonds. He reviewed the financing for the \$12 million purchase price. The RDA is contributing \$5 million. The total borrowed amount that the finance team is contemplating is \$7.3 million. The parameters is currently set at \$8 million. A public hearing date is set for February 10, 2026. As part of the bond approval process, there is also a required 30 day period to contest the bond. Approval of the bond parameter this evening by the Council would initiate the process to issue the bonds. Mr. Kelly explained the timeline of the process to meet the closing date currently scheduled in early March. Council questions and comments followed. Council asked about including the remodel of the Council Chambers in the bond parameters. Randy Larsen responded to Council questions and recommended amending the project area of the current parameters resolution to include capital improvements of the Council Chambers.

Public comment opened.

Steve Van Maren thought this process was going very fast and expressed concern.

Public comment closed.

Council made a motion to amend the bond parameters resolution to increase the project area to include the Council Chambers and increase the amount of the issuance to not exceed \$8.5 million.

A motion was made by Brooke Christensen, seconded by Alison Stroud to adopt Resolution 26-05C, with the amendment to increase the ceiling to \$8.5 million and expand the project area to include the City Council Chambers

A friendly amendment was made by Kris Nicholl to increase the ceiling to \$9 million. The friendly amendment was accepted by both the motioner and the second. The new motion:

A motion was made by Brooke Christensen, seconded by Alison Stroud to adopt Resolution 26-05C, with the amendment to increase the ceiling to \$9 million and expand the project area to include the City Council Chambers

Council discussion continued following the motion. Tracy Cowdell weighed in on the discussion and provided additional insight regarding tenant oversight and involvement by the Council. Following the discussion, the Council voted on the motion.

A motion was made by Brooke Christensen, seconded by Alison Stroud to adopt Resolution 26-05C, a resolution of the City Council of Sandy City, Utah ("The City"), authorizing the issuance and sale of not more than \$9,000,000 aggregate principal amount of sales tax revenue bonds, Series 2026 (The "Series 2026 Bonds"); fixing the maximum aggregate principal amount of the Series 2026 Bonds, the maximum number of years over which the Series 2026 Bonds may mature, the maximum interest rate which the Series 2026 Bonds may bear, and the maximum discount from par at which the Series 2026 Bonds may be sold; delegating to certain officers of the City the authority to approve the final terms and provisions of the Series 2026 Bonds within the parameters set forth herein; authorizing the posting of a notice of public hearing and bonds to be issued; authorizing and approving a supplemental indenture, a bond purchase agreement and other documents required in connection therewith; authorizing the taking of all other actions necessary to the consummation of the transactions contemplated by this resolution; and related matters...The motion carried by the following roll call vote:

Yes: 6 - Alison Stroud
Kris Nicholl
Marci Houseman
Brooke Christensen
Brooke D'Sousa
Aaron Dekeyzer

No: 1 - Cyndi Sharkey

Nonvoting: 0

8. [26-012](#) Interlocal Agreement between the Redevelopment Agency of Sandy City and Sandy City relating to the sale of approximately one acre of vacant city-owned land, located near America First Field.

Attachments: [Resolution 26-03C](#)

Kasey Dunlavy, Economic Development Director, presented Resolution 26-03C to the Council for consideration and action. This item was presented to the Council as an information item at a prior City Council meeting.

Public comment opened.

Public comment closed.

A motion was made by Marci Houseman, seconded by Aaron Dekeyzer to adopt Resolution 26-03C, a resolution of the Sandy City Council approving an Interlocal Cooperation Agreement with the Redevelopment Agency of Sandy City, which agreement relates to the sale of approximately one acre of vacant city-owned land, located near America First Field, to the Agency for an affordable housing project...The motion carried by the following roll call vote:

Yes: 7 - Alison Stroud
Kris Nicholl
Marci Houseman
Cyndi Sharkey
Brooke Christensen
Brooke D'Sousa
Aaron Dekeyzer

Nonvoting: 0

9. [26-013](#) Interlocal Agreement between the Redevelopment Agency of Sandy City and Sandy City relating to conveyance of Tax Increment to the Agency consistent with the approval of the Housing Transit and Reinvestment Zone (HTRZ) Committee and meeting the requirements of the HTRZ Act.

Attachments: [Resolution 26-04C](#)

Kasey Dunlavy, Economic Development Director, presented Resolution 26-04C to the Council for consideration and action. This item was presented to the Council as an information item at a prior City Council meeting.

Public comment opened.

Public comment closed.

A motion was made by Marci Houseman, seconded by Aaron Dekeyzer to adopt Resolution 26-04C, a resolution of the Sandy City Council approving an Interlocal Cooperation agreement with the Redevelopment Agency of Sandy City, which agreement relates to the creation of the Sandy Cairns Housing and transit reinvestment zone and the payment of tax increment from that zone...The motion carried by the following roll call vote:

Yes: 7 - Alison Stroud
Kris Nicholl
Marci Houseman
Cyndi Sharkey
Brooke Christensen
Brooke D'Sousa
Aaron Dekeyzer

Nonvoting: 0

10. [26-015](#) Recess the City Council meeting and convene a meeting of the Sandy City Redevelopment Agency meeting.

Attachments: [01-20-25 RDA Agenda](#)
[RD 26-01 RDA Lot 3 ILA with Resolution](#)
[RD 26-02 RDA HTRZ ILA with Resolution](#)

Council recessed the City Council meeting and convened a meeting of the Redevelopment Agency (RDA) at 9:59 pm.

A motion was made by Cyndi Sharkey, seconded by Kris Nicholl to recess the City Council meeting and convene a meeting of the RDA...The motion carried by a unanimous voice vote.

Council reconvened at 10:01 pm and moved to Standing Reports.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Director: Local Officials Day is tomorrow. Next Tuesday the Council will hold a budget priorities workshop. The February 3rd meeting is cancelled due to the Hale Centre Theatre Legislative event.

Council Member Business

Council Member Marci Houseman thanked Council Member Sharkey for attending the Sandy Arts Guild meeting. Please reach out to the Community Arts staff for tickets to the upcoming production.

Council Member Alison Stroud provided an update from the Historic Committee. She also attended the Fire Department Swearing In Ceremony. It was a great event and the first one held at the new Fire Station 31.

Council Member Brooke D'Sousa provided an update from the WFRC Regional Growth Committee and the Council of Governments. She mentioned that Sandy City has good representation within the Council of Government committee.

Council Member Cyndi Sharkey provided an update from the Sandy Arts Guild. She attended a town hall event with Representatives Eliason, Okerlund and Miller. She also spoke about upcoming legislative issues and discussed the city's legislative priorities and the need to continue to evaluate those priorities during the upcoming legislative session. Every Thursday there is a meeting with Ryan Mecham and Lynn Pace to discuss and provide updates during this legislative session. She invited Council Members to rotate into these meetings. Staff will send out the schedule.

Mayor's Report

Mayor Zoltanski spoke about the tragic incident that occurred at the intersection of 110th S and 10th E, where a pedestrian was struck and killed by a car. On behalf of the entire City, she expressed her deepest sympathy. She wanted the community to know that the City is dedicating its full resources to address and evaluate the safety of this intersection with the goal of finding the right resolution in collaboration with the community. We are asking for feedback from residents. This is an all hands on deck from the City staff, using all resources at the City to find the right solution. She expressed her commitment to addressing resolutions for this area and working with the community. This is an important discussion that has the full attention of the City.

Jon Arnold, Police Chief, spoke about enforcement and addressed safety concerns. He shared details of the incident. The individual was transported to the hospital. The driver was impaired and booked into jail on a DUI. Those charges were amended to vehicular homicide when the pedestrian passed away. A multi-jurisdictional agency team was currently in the process of recreating and reviewing the accident details. Chief Arnold also reviewed the area crosswalks and discussed safety measures in place for the high school and elementary aged children.

Ryan Kump, Public Works Director, let the community know that the Public Works staff take public safety very seriously. The staff has not currently had an opportunity to review all the details of this accident. He assured the community that when the reports are available, the staff will review all the details. He discussed the currently proposed short and long-term solutions for this intersection to enhance public safety and provide a long-term solution. The City will determine the best solution for this area and work with the WFRC to expedite funding for the proposed safety enhancements for the intersection.

Council comments followed. They expressed appreciation to the Administration, Police, and Public Works. They look forward to seeing their recommendations for this intersection and was supportive of ensuring the safety of our community.

Following the Mayor's Report, Council moved to Item 6 on the Agenda.

CAO Report

Shane Pace, CAO: The monthly Emergency Meeting will be held at Fire Station 31. The community is invited. The Public Safety Fair is Thursday evening from 5 pm to 7 pm. He also mentioned that one of our newly hired police officers was a Sandy Explorer for many years and was a great addition to our police force.

Recreation Center Construction Report

Jetta Marrott, Parks & Recreation, provided an update on the construction of the new city recreation and community center.

Legislative Report

Ryan Mecham, Senior Policy Advisor, provided an update to the Council on legislative bills under review. Please reach out to him with any questions.

Adjournment

Council unanimously agreed to adjourn the meeting at 10:16 pm.