



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, July 28, 2026

5:15 PM

Council Chambers

5:15 Council Meeting

Present: 6 - Council Member Alison Stroud
Council Member Kris Nicholl
Council Member Marci Houseman
Council Member Cyndi Sharkey
Council Member Brooke Christensen
Council Member Aaron Dekeyzer

Excused: 1 - Council Member Brooke D'Sousa

Council Staff in Attendance
Dustin Fratto, Council Director
Justin Sorenson, Assistant Director
Tracy Cowdell, Council Attorney

Administration in Attendance
Mayor Zoltanski
Martin Jensen, CAO
Lynn Pace, City Attorney
Ryan McConaghie, Fire
Jeff Nigbur, Police
Ryan Kump, Public Works
Tom Ward, Public Works
Ben Hill, Parks & Recreation
James Sorensen, Community Development
Brian Kelley, Administrative Services
Carlton Christensen, Economic Development
Rachel Van Cleave, Communications
Susan Wood, Public Affairs/PIO
Ryan Mecham, Deputy CAO
Jetta Marrot, Parks & Recreation
Lois Stillion, Parks & Recreation

Prayer, Pledge of Allegiance, and Introductions

Council Chair Marci Houseman welcomed those in attendance.

Council Member Brooke Christensen 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 Marci Houseman invited the public to participate in General Citizen Comment.

Debbie Jordan provided a comment about ARUP Blood Services to announce an event on August 8th which includes the landing of an AirMed helicopter.

Tamara Wulle commented on having accessible, affordable, and integrated housing as opposed to shelters.

A Comment from Allan and Jeanette Payne was read into the record. The comment was about the potential purchase of Crescent View Middle School.

A comment from Jude Engracia was read into the record regarding the FlashVote Survey results from the Crescent Middle School Survey.

Public comment closed.

Council Business**Informational Items**

1. 26-381 Council Office recommending the Council receive a mid year update on the Medically Vulnerable People (MVP) Facility

Attachments: MVP 2026 Mid-Year Review

The Chair introduced Laurie Hopkins of Shelter the Homeless to present agenda item #1. Ms. Hopkins introduced her team who provided the Council with the biannual presentation on the Medically Vulnerable Person (MVP) Program. MVP Team from the Road Home gave a 2026 mid year update to the council. Council questions were asked about the average age of MVP residents.

MVP Team Members from the 4th Street Clinic provided the Council with a patient overview for the first half of 2026. They discussed their program orientation implemented this year. They also discussed improvements to their Primary Care Program and Chronic Disease and Infectious Disease Management for MVP residents. They also gave an update on their Behavioral Health Programs. They then jointly provided, with Sandy Fire Department staff, a more in-depth presentation regarding EMT Services to MVP. They presented their national certification for respite care for MVP. Council members asked questions regarding physical injury statistics, substance use disorder, the national respite certification, and whether MVP EMT's can administer medications.

Shelter the Homeless team members provided an update on security and facility improvements. Sandy Police and Fire provided an update on mitigation support from the State of Utah. Council questions about how many MVP residents were moving out of MVP to more permanent housing were also asked.

Mayor Zotlanski expressed her thanks to the MVP staff, provided comments regarding the MVP and possible affordable housing to be built adjacent to the MVP.

2. 26-383 Council Office Staff presenting a biennial review of Council Policies

Attachments: Council Policy Training 26

Dustin Fratto presented an overview and training of the Council Policy Manual. Mr. Fratto addressed the following Council policies: attendance, legislative process, election of council officers, role of the chair, code of conduct, rules and procedures, agenda, public hearings, media policy, social media policy, compensation, committee appointments, citizen recognition, advice and consent, electronic meetings, approval of minutes, and various other administrative council policies. This was a biennial policy review and presentation to the Council.

3. 26-382 Parks and Recreation presenting an update on the Sandy Recreation Center's Memberships and Fees

Attachments: Sandy Recreation Center Presentation for Council 7-28-26

Ben Hill, Jetta Marrott and Lois Stillion with Parks & Recreation presented on the fees and programs associated with the Sandy Recreation Center. Jetta Marrott and Lois Stillion discussed the methodology, a fee comparison with benchmarking, membership fees | amenities, hours of operation of the center, reservations, and programs by age group. The recreation center was on track to open in January. Ben Hill reviewed the overall operating budget and projected revenues and expenses for FY27. They also discussed next steps and center ribbon cutting. Memberships sales were planned to go on sale this fall. She also mentioned that the center was currently in negotiations to accept the top four senior plans such as Silver Sneakers. Council questions included a discussion on operation costs for the center, fee structure, and family membership details.

Council members expressed their appreciation to the staff for their work. They had questions regarding how the City will cover the cost to operate the center, including membership fees. Questions about the administrative charges assigned to the Center were asked. Brian Kelley described the reason for those charges. Questions about the definition of what constitutes eligibility for a family membership. Questions about how to pay for the first year "deficit" were asked. Ben Hill noted that further discussions on this were needed. Brian Kelley noted the fund balance for the Center has not been spent down, yet. Council questions about what the guest or daily rate would be for the center. A recommendation to change the time of the ribbon cutting in January was provided. Questions were asked about the fee comparisons that were completed, wondering whether the fees were of the appropriate amount. Questions about why revenues don't increase during a full year when compared to a half year of operation. Questions about what to do with the taxing district were asked, including questions about expanding, maintaining, and getting rid of the district. It was asked whether another cell tower on the property was a possibility. Thanks was provided to staff for their research and benchmarking efforts.

4. 26-385 Administrative staff providing an update on the Crescent Middle School property.

Attachments: Crescent View Middle School - Update July 23 v2

Council convened a recess at 8:05 PM
Council reconvened at 8:13 PM

The Council Chair introduced the Bond Counsel and asked the Council Members if they had any questions to ask regarding the possible bond or bond election.

Brian Kelley introduced the bond counsel and addressed the key dates of importance as related to the possible bond. He noted that if the bond ballot passes this fall, the city can issue up to that amount in bonds, but can also issue less. The City can also issue bonds in tranches or in separate issuances. If a bond is approved by the voters and those bonds are issued by the City in early 2027, residents' property taxes will be impacted following the bond issuance.

Council asked bond counsel about how many tranches or bond issues were possible. Bond Counsel explained that each tranche has closing costs and therefore it may not be as efficient to do so. Council asked how much detail is required to be included within the bond election language. Bond counsel noted that if an item was not reasonably within the bond initiative, then it cannot be included. Council asked whether the proposed bonds would impact the City's credit rating and whether it would place us at our ceiling for bond issuance. Bond Counsel did not believe the city's credit rating would be impacted by an issuance. Council asked what the current bond rates were. Bond counsel estimated approximately 4.1% right now, but noted that could change as time goes on. Questions as to whether the ballot question can include language about the possibility of only issuing a portion of the bonds. Questions continued about the requirement for the Voter Information Pamphlet and the approval process for the language. Bond Counsel was not sure as to whether it required council approval. Council requested a legal analysis from the bond counsel regarding this process.

Council Chair Houseman noted that the Council was gathering information on whether this will be placed on the ballot, the amount of the possible bond, and the scope. Council Member Nicholl provided additional feedback on information to gather.

Ryan Mecham presented additional information on the potential Crescent Middle School Project including a review of the public feedback process up to this point and the survey and survey results. Council members shared feedback and asked questions about the survey and sharing of the survey results.

Ryan Mecham addressed Council questions that had been provided by council members to him, through the Council Director. These included addressing six years of Canyon School District operating and maintenance costs, what are potential funding options for ongoing operations and maintenance of the facility? Which roads in the surrounding neighborhood may need to be opened to allow thru traffic? Can the operations and maintenance costs be included in the bond? Can more than one option be placed on the ballot? Is there wiggle room in the purchase price?

Key dates of importance were presented a second time.

Additional council questions were asked. Council asked whether purchasing Crescent Middle will negate the reason the City purchased the Arbor Building. Staff responded that

the Arbor building is currently a net gain as the rental of the facility was more than covering the bond payment for its purchase.

A question regarding property exchanges was asked in reference to the existing Parks and Recreation building. Staff noted that a swap was not part of the negotiation.

Comments about the multiple appraisals were made and a question about the first right of refusal was asked. Further questions were asked by the Council regarding the right of first refusal on the purchase of the property.

Council Chair Houseman asked the Council to signal whether they'd like bond language brought back to the Council next Tuesday. A majority of the Council expressed their general support for having bond language brought back to the Council for their review.

Council Member Stroud requested information that was created on the last GO bond placed on the ballot by the City for Fire Station 31. She also requested information on properties or other assets that could be used to buy down the purchase price of the project. She also brought up the idea of including a public safety building within the bond and she'd like a public safety building included within the language. This request was discussed by the Council. Council made a motion based on the discussion this evening and to give staff direction.

A motion was made by Brooke Christensen, seconded by Alison Stroud to request bond language for three scenarios: one with just the purchase and update of Crescent Middle; a second option with both the purchase and update of Crescent Middle and the construction of a public safety facility; and a third option that includes only the construction of a public safety facility... The motion failed by the following vote:

Yes: 3 - Brooke Christensen
Alison Stroud
Kris Nicholl

No: 3 - Aaron Dekeyzer
Cyndi Sharkey
Marci Houseman

Nonvoting: 0

Consent Calendar

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

5. 26-379 Approval of the July 7, 2026 Draft Minutes

Attachments: July 7, 2026 Draft Minutes

Item approved.

Council Voting Items

7. 26-384 Possible Closed Session to discuss purchase, sale, exchange, or lease of real property.

Council convened a closed session in the Council Conference Room at approximately 10:19 pm to discuss real property purchase, sale, exchange or lease. The Council meeting adjourned immediately following the closed session.

A motion was made by Brooke Christensen, seconded by Alison Stroud, to convene a closed session to discuss purchase, sale, exchange, or lease of real property and adjourn the meeting immediately following the closed session...The motion carried by the following vote:

Yes: 5 - Brooke Christensen
Alison Stroud
Kris Nicholl
Marci Houseman
Cyndi Sharkey

No: 1 - Aaron Dekeyzer

Nonvoting: 0

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Executive Director: No report.

Council Member Business

Council Member Marci Houseman provided an update on the Arts Guild. The community is welcome to attend the production of Frozen.

Mayor's Report

No report.

CAO Report

Martin Jensen noted that the City was sending a fire crew to Oregon on Wednesday. Later next week the Administration was planning on providing their appreciation to employees working out in the heat and would like to invite the Council to join them.

Recreation Center Construction Report

Ben Hill, Parks and Recreation, provided an update on the Recreation Center Construction. An elevator will be installed next, water lines are complete and will be tested this week. They'd like to set up a fall tour with the Council.

Adjournment

The meeting adjourned immediately following the closed session which convened at 10:19 pm.