



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
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, August 11, 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
Justin Sorenson, Assistant Director
Chris Edwards, Council Clerk
Ryan Richards, Council Attorney's Office

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

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.

Henry Butters thanked the Council for their service. He thanked the Police Dept for their responsiveness and provided comments on the Mayor.

Paul Godot thank the Council for allowing the voters to make the decision regarding the purchase of Crescent View Middle School. He commented on the need to educate the public on the purchase and operation costs of the property. He also mentioned that he wanted to review the appraisals and was planning to GRAMA the documents.

Diane Nicholson could not hear the motion the Council made regarding the bond amount and asked what the motion was.

General Citizen comment closed.

Council moved to Standing Reports.

Council Business

Consent Calendar

A motion was made by Brooke D'Sousa, seconded by Kris Nicholl to approve the Consent Calendar...The motion carried by a unanimous voice vote.

1. 26-399 Approval of the July 14, 2026 Draft Minutes

Attachments: July 14, 2026 Draft Minutes

Item approved.

Council Voting Items

2. 26-401 City Council considering adoption of Resolution 26-78C, a resolution providing for a special bond election to be held on November 3, 2026, for the purpose of submitting to electors of Sandy a proposition regarding the issuance of general obligation bonds for the purpose of financing all or a portion of the costs of acquiring and renovating the former Crescent View Middle School Property

Attachments: [Presentation_Crescent GO Bond 8.11.26](#)

[Sandy 2027 GO Bond Summary 08.05.26](#)

[Bond Timeline](#)

[\[Updated\] Resolution 26-78C](#)

Council continued a discussion on the adoption of Resolution 26-78C, a resolution providing for a special bond election to be held on November 3, 2026 for the purpose of submitting to electors of Sandy a proposition regarding the issuance of general obligation bonds related to the purchase and improvements of Crescent View Middle School Property. This item has been part of an ongoing Council discussion that continued at tonight's meeting. Staff and Bond Counsel, Randy Larsen, were available to respond to Council questions. Council had questions and comments about the approval process for the voter information pamphlet and the language included in the resolution and voter information pamphlet. Mr. Larsen provided additional information on what the bond proceeds could and could not be used for. He also reviewed specifics of the bond repayment process, the ability to take tranches of funds in a series, interest accrual and cost of issuance of the bonds. Bond Counsel also clarified the time period to issue the full amount of the bonds and the impact on the bond funding if a portion of the property is sold for non-governmental use.

Public comment opened.

Don Cann has lived in Sandy for forty years and his kids went to CVMS. He expressed concern about spending funds for this property and having his taxes increased. He was concerned that a major advertising campaign may convince voters to approve this bond proposal. He suggested a mixed use for the property with partial commercial use on the property.

Paul Goddat thought it was a great idea to purchase this property. Evidence suggests that community centers enhance the community. We all need this.

Marilyn Barriger supported the purchase of this property which she thought would benefit the city and surrounding neighborhoods. If more houses go in there, it would result in increased traffic and safety issues.

Monica Barriger lives in the area in Crescent Wood Village. She expressed concerns about the development of the property which would result in the value of land. Lot rent at the mobile home park was expensive. This matters to residents of this mobile home park. People should have the opportunity to vote on this issue. We live with the consequences of the decisions made in this room.

Diane Nicholson lives in District 3. We have watched Sandy change. We are running out of green space. We would like the voters of Sandy to have a choice of who we want to be. Give the voters the choice.

Justin Sorensen read a resident's comment into the record from Phil Synder: Mr. Synder was opposed to the purchase of the former CVMS property. This proposal asks residents to commit tens of millions of dollars without basic questions of value, purpose and funding having been answered. Residents deserve answers to these questions.

Public comment closed.

Council continued its discussion and deliberation regarding the proposed General Obligation (GO) bond and the appropriate bond amount to place before voters. The discussion focused primarily on whether the bond should be authorized at \$30 million or \$21 million, with Council members expressing a range of perspectives regarding the fiscal, operational, and community considerations associated with each option.

Several Council members expressed support for placing the bond on the ballot and allowing residents to have the opportunity to vote on the proposed property acquisition and related improvements. Some members favored the \$30 million authorization, noting that it would provide greater flexibility to fund the broader vision for the property and allow the City to pursue the full scope of potential improvements. It was also noted that authorizing the full amount would not require the City to issue the entire \$30 million, and that future bond series could be issued based on the City's needs. Council discussed the possibility of selling other City-owned properties and using those proceeds to reduce the amount ultimately needed to be issued.

Other Council members expressed support for the \$21 million amount, noting that it was the amount identified by Administration as necessary for the current acquisition and that a lower authorization would be more fiscally conservative and limit the potential financial impact on residents. Concerns were also raised about placing a larger bond amount before voters when there is not yet a specific plan for how the additional funds would be utilized.

Council discussed the level of community input received regarding the property. Members noted that there had been significant interest and feedback from residents, including support for the acquisition, while also recognizing that the feedback received may not represent the views of the entire community. Some members expressed concern that the process had moved quickly and that residents had not specifically been asked to weigh in on a \$21 million versus \$30 million bond amount.

Additional discussion focused on the City's current and future facility and property needs, the availability of open space in portions of the community, the recent acquisition of the Arbor Building, and whether the proposed property purchase was the appropriate investment at this time. Questions were raised regarding whether the purchase was redundant with other City facility investments and whether the property could help support future economic development, businesses, and families.

Council also discussed the potential for completing improvements to the property in phases. The possibility of selling existing City-owned properties and using the proceeds toward tenant improvements or other project costs was discussed as one way to reduce the amount ultimately financed through the bond. It was noted that, following voter authorization, the City would have flexibility regarding the timing and amount of future bond series, subject to applicable requirements.

Concerns were expressed regarding the potential for future costs associated with the property and the importance of providing taxpayers with clarity regarding the total financial commitment. Council discussed whether a spending or project cap should be established

to ensure that residents are not faced with unexpected costs in future phases of the project. Members emphasized the importance of transparency and ensuring that voters understand what is and is not included in the proposed bond.

The Mayor provided comments regarding the proposed acquisition and bond amount, including that proceeds from the sale of City-owned property could be used to pay down the bond. The Mayor expressed support for the acquisition and the \$21 million bond amount while remaining open to the Council's discussion.

A motion was made at 7:04 pm by Marci Houseman, seconded by Kris Nicholl to set the General Obligation Bond amount at \$30 million dollars. Discussion on the motion followed.

Discussion on the motion continued, including clarification that operations and maintenance costs would not be included in the proposed bond. Council discussed the distinction between authorizing a maximum bond amount and the City's ability to determine the timing and amount of individual bond issuances. Additional questions were raised regarding the basis for the \$30 million amount and the importance of establishing appropriate limits to protect taxpayers and provide clarity regarding the overall project cost.

Council also discussed the public hearing requirements associated with future bond issuances. Bond counsel explained that the public hearing conducted as part of the ballot process would authorize the City to issue bonds up to the approved amount and that additional public hearings would not be required for each subsequent tranche within that authorization.

Questions were also raised regarding the City's future bonding capacity and how the proposed GO bond could affect the City's overall debt capacity and credit considerations. Bond counsel explained that GO bonds are subject to constitutional limitations based on the City's overall taxable property value and that rating agencies consider the impact of additional debt on homeowners and businesses when evaluating the City's financial position. Council also discussed the distinction between GO bonds and other potential revenue-backed financing mechanisms.

A motion was made by Marci Houseman, seconded by Kris Nicholl to adopt Resolution 26-78C, setting the General Obligation Bond (GO Bond) amount to \$30 million...The motion failed by the following roll call vote:

Yes: 3 Marci Houseman
 Cyndi Sharkey
 Brooke D'Sousa

No: 4 Alison Stroud
 Kris Nicholl
 Brooke Christensen
 Aaron Dekeyzer

Following the vote on the motion, a motion was made by Council.

A motion was made by Alison Stroud, seconded by Aaron Dekeyzer to adopt Resolution 26-78C, setting the General Obligation Bond (GO Bond) amount to \$21

million...The motion failed by the following roll call vote:

Yes: 3 Alison Stroud
 Brooke Christensen
 Aaron Dekeyzer

No: 4 Kris Nicholl
 Marci Houseman
 Cyndi Sharkey
 Brooke D'Sousa

Council convened a recess at 7:19 pm.

Council reconvened at 7:25 pm.

A reconsideration of the motion made by Marci Houseman was made by Brooke Christensen, seconded by Marci Houseman to adopt Resolution 26-78C setting the General Obligation Bond (GO Bond) amount to \$30 million...The motion carried by the following roll call vote:

Yes: 6 Alison Stroud
 Marci Houseman
 Cyndi Sharkey
 Brooke Christensen
 Brooke D'Sousa
 Aaron Dekeyzer

No: 1 Kris Nicholl

Discussion on the motion included clarification of the timeline and process to get this measure on the ballot.

Following the vote on the motion, Council moved to General Citizen Comment.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Justin Sorensen, Assistant Director, will send out the Agenda Planning calendar to the Council later this week.

Council Member Business

Council Member Cyndi Sharkey attended a play at the Hale Centre Theatre Beehive Theatre. She was joined with guests from the South Valley Chamber. She mentioned how grateful she was that the Hale Centre Theatre was located in Sandy. After the play, she went to the Sandy Balloon Glow at the Promenade which was a very well attended city event. She also attended the Community Open House at Alta High School. Many Sandy staff engineers were at the event to answer the residents' questions.

Council Member Marci Houseman spoke about the Balloon Festival and sending photos of the hot air balloons to her grandson to wish him a happy birthday. She appreciated all the coordination that went into the event. The Community Open House at Alta High School was a great event. A Sandy Youth Council Member who participated in the Intersection Committee was at the event and also helping to respond to residents' questions. She invited the public to attend an upcoming fundraiser at the Hale Centre Theatre on September 12th, Spotlight for Joy.

Council Member Alison Stroud thanked the Sandy Youth Council for helping at the Sandy Balloon Festival both Friday and Saturday. It was a great event. She also attended the Balloon Glow and drone show on Saturday evening. She mentioned how helpful our SYC member was at the Alta High School Community meeting. She also attended the swearing in ceremony for a new Sandy police officer.

Mayor's Report

No report

CAO Report

Ryan Mecham, Deputy Chief Administrative Officer, introduced Kyler Brower who just joined the Administration team. Council welcomed him to the City.

Recreation Center Construction Report

Ben Hill, Parks & Recreation, provided an update on the construction of the Sandy Recreation Center.

Adjournment

Council unanimously agreed to adjourn the meeting at 7:53 pm.