



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, September 22, 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 Brooke D'Sousa

Excused: 1 - Council Member Aaron Dekeyzer

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

Administration in Attendance
Mayor Zoltanski
Martin Jensen, CAO
Ryan Mecham, Deputy 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
Carlton Christensen, Economic Development
Kyler Brower, Assistant 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 Houseman invited the public to participate in General Citizen Comment.

Henry Butters spoke about an issue he had with the Mayor and expressed his opinion.

Utah State Representative Tracy Miller expressed appreciation to the Council and Administration for their service to the city. Please reach out to her if you need her assistance.

General citizen comment closed.

Council moved to the Public Hearing, Item 5 on the Agenda.

Council Business

Informational Items

1. [26-441](#) Presentation of an Interlocal Agreement with Salt Lake County for Special Bond Election

Attachments: [Res 26-88C - ILA Salt Lake County Elections Bond](#)

Wendy Downs, City Recorder, presented Resolution 26-88C to the Council, authorizing the execution of an Interlocal Cooperation Agreement (ILC) between the Salt Lake County Clerk Election's Division and the Sandy City Recorder's Office regarding assistance in the conducting Sandy City's 2026 Special Bond Election. The good faith cost estimate related to the special election was \$14,448. This was an information item and will come back to the Council at a future meeting for consideration.

2. [26-440](#) Fire Department providing the City Council with a Deployment and Wildland Mitigation Update

Attachments: [Fire Deployment Presentation](#)

Chief Ryan McConaghie, Fire Department, provided an overview staff deployment and wildland mitigation and mitigation grant progress. The City was awarded a three-year grant in the amount of \$486,500 to fund projects that reduce hazardous fuels, create strategic fuel breaks, improve defensible space around homes, enhance visibility of evacuation routes, conduct Home Ignition Zone assessments in high-risk neighborhoods, and expand community preparedness. The mitigation project runs from FY2026 to FY2028. Chief McConaghie reviewed the completed projects and the future projects planned. He also provided a deployment overview of staff sent to Oregon and Washington during 2026. Funds received as a result of this deployment were used to purchase additional fire equipment and apparatus. Chief McConaghie expressed appreciation to the Council and Mayor for their support of his department and staff. His department was fully staffed. He also thanked the Council for funding the management study. His department continues to work on the recommendations resulting from the study and thought the study provided a value to his department. Council questions and comments followed. Council thanked the Chief for his presentation. This was an information item.

3. [26-437](#) City Council Office and Public Works Department notifying the council of a vacancy on the Metropolitan Water District of Salt Lake and Sandy Board of Trustees

Attachments: [Notice of Vacancy MWB 26](#)

Justin Sorenson, Council Assistant Director, formally notified the Council of a vacancy on the Metropolitan Water District of Salt Lake and Sandy Board of Trustees. He reviewed the process for filling the board vacancy.

4. [26-439](#) Council Member proposal to amend the adopted schedule of Management Studies.

Attachments: [Management Study Schedule Amendment Memo](#)

First Reading:

Council discussed a proposal to move up the timeline for a management study of the Police Department, which had originally been anticipated for the following year. The discussion focused on whether the current transition to new police leadership presents an appropriate opportunity to conduct the study and whether the study should be coordinated with the City's ongoing facilities assessment.

Chief Nigbur expressed support for conducting the study sooner, noting that, as a new chief coming from outside Sandy, an independent review would be helpful in evaluating department staffing, leadership, workload, fleet needs, and other operational considerations. He stated that the department has experienced staff and that he and staff are discussing the department's direction, but that a consultant could provide useful recommendations as significant decisions are considered.

Council members expressed varying views on the timing. Some supported moving forward with planning and setting aside funding, while others preferred allowing the Chief more time in his position and waiting for additional information from the facilities assessment before beginning the management study. Council discussed the potential for the management study to incorporate information regarding police facility and space needs and noted the value of coordinating the two studies.

The City was currently working with Think Architecture on a facilities assessment, with information anticipated in November. Council discussed using the findings from that assessment to help inform the scope of a future Police Department management study.

The item was presented for informational purposes. Council generally expressed support for planning and identifying funding for the study, with the timing of implementation to be determined after additional information is available. Staff will develop funding recommendations, with the study timeline to be determined.

Council moved to general citizen comment.

Public Hearing(s) (No earlier than 6:00 PM)

5. [26-436](#) Public hearing regarding (a) the issuance of not more than \$30,000,000 of General Obligation Bonds and (b) the potential economic impact that the improvements, facilities, or properties to be financed in whole or in part with proceeds of said Bonds will have on the private sector.

(No earlier than 6:00 PM)

Attachments: [Signed Resolution 26-78C Calling Bond Election](#)

Public Hearing:

Council Chair Marci Houseman opened the Public Hearing item and introduced Brian Kelley, Administrative Services Director, who provided an overview regarding the issuance of not more than \$30,000,000 of General Obligation Bonds and the potential economic impact the proposed improvements, facilities, or properties to be financed will have on the private sector. The impact to residents based on the average home value was projected to be approximately \$5 per month. Mr. Kelley addressed Items 5 and 6 on the agenda and provided the reason both items were being considered by the Council in a public hearing and a public meeting. Brian Kelley responded to Council questions regarding interest rates.

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this September 22, 2026, meeting, a copy of which is attached hereto as Exhibit A.

The City Recorder noted that pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, and other applicable provisions of State law, a notice of public hearing with respect to the calling of an election authorizing the Issuer's general obligation bonds, in the principal amount of not to exceed \$30,000,000 (the "Bonds") was posted as a Class A notice under Section 63G-30-102, Utah Code Annotated 1953, as amended (i) on the Utah Public Meeting Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (ii) on the City's official website and (iii) in a public location within the City that is reasonably likely to be seen by residents of the City, not less than fourteen (14) days prior to this hearing. The hearing was then opened to all members of the public desiring to give input with respect to the issuance by the Issuer of its Bonds.

After all members of the public desiring to give input, with respect to the issuance by the Issuer of its Bonds, had provided such input, the public hearing was closed.

Public Hearing comment period opened.

Pat Jones spoke against the bond. There are more than 32 City operated parks across 28 square miles in Sandy City. Acquiring Crescent View Middle School property was not an essential city necessity. Residents' resources are limited. She mentioned that she and other residents supported the Argument Against the Bond. She thanked the Mayor, Council and Police for the public safety they provided and would have been happy to have supported safety initiatives.

Paul Godot spoke in support of the bond measure and thought most of Sandy residents supported this. Things are tough and tax increases can be a burden. But the simple question was - What kind of community do you want to live in? He supported the

purchase of the property.

Public Hearing closed by Chair Houseman.

Council moved to Item 6 on the Agenda.

6. [26-438](#) Public meeting to hear arguments for and against the ballot proposition.

(No earlier than 6:00 PM)

Attachments: [Signed Resolution 26-78C Calling Bond Election](#)

[Argument For Bond](#)

[Argument Against Bond](#)

[Rebuttal to argument against bond 9.21.26](#)

[Amended Rebuttal to argument for bond 9.22.26](#)

Public meeting:

A public meeting was held to hear arguments for and against the ballot proposition.

Dustin Fratto, Executive Director, read into the record the **Argument in Favor, Argument Against** and **rebuttals** for each argument. Both the argument FOR and AGAINST and the rebuttals to each argument will be included the Voter Information Pamphlet.

Argument FOR the Crescent View Bond:

Why Vote FOR the Crescent View Bond

Sandy Residents,

Imagine 17 green acres open to everyone - kids playing soccer, neighbors walking the trails, and grandparents cheering at tournaments beneath a majestic view of the Wasatch. That's the opportunity before us with the Crescent View Middle School property: keep the land and keep the decisions about its future in our hands, before it's lost to development. We live in Sandy because it's a great place to raise a family, put down roots, and build a future. But we're feeling the pressure of growth and congestion across the valley, making spaces like this even more valuable.

In our nearly built-out city, 17-acre parcels don't come along anymore, especially in such a desirable location with adjacent parks, trails and TRAX connections. The large school building offers exciting possibilities for sports programming, community arts, staffing space, a business hub, even childcare, but this vote isn't really about a building. It's about securing the land and preserving our ability to decide its future together.

Based on feedback received thus far, residents speak strongly for protecting green space, sports and community space like this shared by generations of Sandy kids who've played youth soccer and little league football on these fields, and Junior Jazz in the gymnasium. Keeping it makes our busy lives better by promoting wellness and building community. We're taxpayers, too, feeling the pinch of rising prices every day. Asking taxpayers to invest more should only be done if it adds value and residents have a voice. But the value isn't only what we add to our community, it's what we lose if we don't act now.

Investing in community green space helps keep Sandy safe, desirable, and family-friendly. Protecting our high quality of life enhances our own enjoyment and civic pride, but also supports property values across our city for generations to come.

The Crescent property costs \$17 million. The City Council set a \$30 million ceiling on its borrowing limit. A YES vote allows the sale to go through but does not automatically

spend \$30 million. Nothing beyond purchasing the property is committed. It means we secure the property while we decide together what comes next.

Further spending would occur only after community input and City Council approval. It allows time for the city to explore ways to reduce taxpayer obligation through leasing, sponsorships, business partnerships or the sale of city-owned property to reduce the bond or operating costs.

In Sandy, landmark community amenities we treasure today were made possible through bonds: the Sandy Amphitheater, the soccer stadium, Hale Centre Theatre, and Lone Peak and Quail Hollow Parks.

Unless Sandy buys the property, it goes up for sale to private developers ready and willing to pay the \$17 million.

This is our community, our tax dollars, and our decision. Let's keep the land and keep the future of Crescent View in our hands. Vote YES!

Respectfully,
Daniel Kovach

Co-Signed by,
Corlett, Charles Paul
Davis, Shana
Duffin, Daniel O.
Earl, Robert Scott
Edmunds, LeAnn
Edwards, Jim
Godot, Paul
Jameson, Scott Reid
Juhl, Clinton Arthur
Kiisel, Ty Matthews
Lipzinski, Corliss Elaine
Meier, Heather L.
Normandeau, Monica Dee
Ostler, Ronald J.
Patey, Ken
Peterson, Kathleen
Swallow, John
Swenson, Paul
Wilson, Laurie J.
Wood, Terry

Rebuttal To the Argument FOR the Crescent View Bond:

A \$30 MILLION BOND DOES NOT MAKE SANDY SAFER

If taxpayers do not purchase Crescent View, Sandy is not going to stop providing parks, recreation, arts, or community programs. We do not need an overpriced, 50-year-old school building to provide the services being proposed-especially when taxpayers already helped pay for the school through the school district. The city just bought an 18-year-old 66,000 square foot Class A office building for \$12 million How can they say we need more space?

Sandy has delivered major community amenities-including the Sandy Amphitheater, Real Salt Lake Stadium, Hale Centre Theatre, Lone Peak Park, and Quail Hollow Park-without Sandy resident taxpayer participation.

Crescent Park already has ball fields, picnic areas, pickleball and basketball courts, a soccer field, playground, jogging trail, and pavilion.

THE REAL COST IS MORE THAN THE PURCHASE PRICE

Taxpayers need to consider bond interest, renovations, improvements, new programming, additional employees, utilities, operations, maintenance, repairs, and future capital replacement.

Financial facts about Parks, Rec and the Arts

TAXPAYERS PAY THE DIFFERENCE

The Sandy Recreation Center only covered about 50% of its operating costs through programs and user fees. Sandy Arts Guild only covered only about 11% of its operating costs through ticket sales, programs, and user fees.

A CITYWIDE DECISION NEEDS CITYWIDE INPUT

Public outreach reached the equivalent of about 1.1% of Sandy's population on this issue.

That is not enough public participation to establish community-wide demand for a \$30 million bond and decades of financial obligations.

Vote NO!

Argument AGAINST the Crescent View Bond:

Why you should VOTE NO to the Bond

Purchase Price Exceeds Appraised Value

Canyons School District is asking \$17 million for the Crescent View Middle School. Sandy City's own appraisal valued the property at \$8.5 million, while another appraisal valued it at \$10 million. The \$17 million asking price is nearly double both appraisals!

True Cost Is More Than the Purchase Price

Taxpayers must consider the entire financial commitment, not just the purchase price. Costs include bond interest, renovations and improvements, staffing, operations, maintenance, utilities, and future capital replacement. The cost will be well over \$30 million.

The bond would only fund the purchase and certain capital expenses, the bond will not cover the ongoing cost of operating and maintaining the building. Current estimates indicate these expenses could exceed \$465,000 every year. Ongoing costs are not currently funded in the City budget, and no permanent funding source has been identified. The City could be forced to reduce services and raise taxes in addition to the Bond.

Future Use Undefined

Many potential uses have been discussed, including visual and performing arts, rehearsal

and meeting space, a business incubator, classroom rentals, an art plaza, outdoor event venue, and childcare. Yet the City has not determined exactly what this property will become. Crescent Park already provides 7.6 acres adjacent to the school property. Adding 17 acres and a large, 50-year-old building would create a significant public facility. Lone Peak Park, one of Sandy's largest developed parks, is about 1.3 miles away. Taxpayers should know what they are buying, what will be provided, and what it will cost before approving the debt.

Demand Has Not Been Demonstrated

Recent data, surveys, and planning have not demonstrated a clear need for another large, aging community facility or the programs being discussed. Before creating expensive new tax subsidized programs, the City needs to determine whether sufficient resident demand exists and whether public or private facilities can meet those needs.

Duplicating Existing Facilities and Programs

Sandy already owns parks, recreation facilities, meeting spaces, and cultural facilities, and a new Community Center scheduled to open in January 2027. Another major facility could duplicate existing services while adding staffing, maintenance, utility, and capital replacement expenses.

Community and recreation facilities require ongoing taxpayer support because fees and rentals do not cover full operating costs. The question is not simply whether Sandy can afford to buy this property, but whether taxpayers can afford to operate and maintain it for decades.

Too Many Questions Remain

The final use is uncertain, renovation costs remain estimates, ongoing expenses have no identified permanent funding source, and future maintenance, capital replacement, access, and water costs remain unresolved.

A major taxpayer-funded purchase should be based on a demonstrated need, clearly defined projects, reliable cost estimate, and sustainable long-term funding plan, not simply the possibility that the property may be useful someday.

A decision of this magnitude should not be rushed. Sandy taxpayers will bear the financial consequences for decades to come.

Vote No!

Anonymous Eligible Sandy Voter

Rebuttal to the Argument AGAINST the Crescent View Bond:

Let's Invest in the Sandy We Want to Be

We are members of the Sandy community, from every quadrant of our city, supporting this bond because Crescent View offers opportunity and lasting value for ALL of Sandy.

Across Utah, communities like ours are feeling the stress of rapid growth, congestion and the loss of open space. Sandy has something exceptionally rare: the opportunity to create the community we want to be, before that choice is made for us by development.

A YES vote secures 17 acres of open space and a building where people can gather, recreate and build community. What it becomes remains in our hands, guided by a public, transparent process. That level of community control is increasingly rare in government today.

The opposition cites the cost of a maximum buildout, but no such plan exists. The bond sets a ceiling but commits only the purchase price, leaving us room to evaluate options and decide together what makes sense.

The purchase secures a tangible land asset. Two private developers offered the same price-proof of its market value. In a nearly built-out city, this large, accessible parcel is scarce and will hold lasting value.

A NO vote closes this opportunity. A YES vote preserves the land, our options and our right to shape Sandy's future.

We endorse this initiative to preserve the green space, community and recreation options that will benefit all of us in Sandy.

Let's invest in the Sandy we want to be. Vote YES.

Public Meeting Opened by Council Chair Houseman who reviewed the rules for commenting during the public meeting.

Council Chair Houseman opened the Public Meeting and public comments opened.

Paul Gadot stated that it is the responsibility of the government to provide for its residents: public safety and also to provide benefits to the community when the market doesn't find it profitable. Government provides services they believe provide a benefit to the community. The public reelected the Mayor to office and we should support her direction. The voters will decide.

Steve Van Maren appreciate the argument against but expressed concern regarding the formatting and fonts used in the copy. Let the people decide..

The Council Chair made one more call for public comment.

Public meeting comments closed.

Following the Public Meeting, Council moved to Standing Reports.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Executive Director, provided an update on upcoming agenda items to the Council.

Council Member Business

Council Member Cyndi Sharkey thanked the city and staff for coordinating the Heritage Festival and the SYC for volunteering. It was another good event for the City. She provided an update from the Legislative Policy Committee and discussed issues that were likely to be considered during this upcoming legislative session: limits on property tax increases, license plate readers, and data centers. She also discussed the use of AI for plan reviews and the integration of AI in the review process. She requested Lynn Pace, City Attorney, to follow up with Mr. Butters allegations.

Council Member Brooke Christensen shared a call she received from a resident who was so appreciative the response they received from the City. The City staff went above and beyond to help this family and made changes and found solutions to help this resident. She also mentioned that the Heritage Festival was a great event.

Council Member Alison Stroud provided an update from the CDBG committee. The Heritage Festival was an enjoyable day for all who attended. She attended the Police Banquet and enjoyed the event. She congratulated Detective Pomeroy for receiving Police Officer of the Year award. The Police vs. Fire softball tournament was this past weekend and was a great event. softball game this past weekend.

Council Member Brooke D'Sousa mentioned that she also received a call from the resident who expressed his gratitude to the City for all their help and responsiveness.

Mayor's Report

Mayor Zoltanski thanked all who attended the Heritage Festival. It was a great community event and she thanked the staff for their work on the event. The Healing Fields was a great event and she was grateful that our City sponsors this event each year. The City held the Autism Community event and she thanked all who attended. She requested the Council reconsider the proposal related to the Canyon Gate development.

CAO Report

Martin Jensen, CAO, invited the community to attend the Passport Palooza this Friday. He also invited the Council to attend the Dolly Parton community event this Friday evening.

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 7:14 PM.