



**Sandy City Hall**  
 10000 Centennial Pkwy  
 Sandy, UT 84070  
[www.sandy.utah.gov/firestation31](http://www.sandy.utah.gov/firestation31)

## IMPORTANT BALLOT INFORMATION BEFORE YOU VOTE

## LEARN MORE about the bond and voting: [sandy.utah.gov/firestation31](http://sandy.utah.gov/firestation31)

### FOR ADDITIONAL INFORMATION:

Statewide Electronic Voter Information  
[vote.utah.gov](http://vote.utah.gov)  
 Sandy City Elections  
[sandy.utah.gov](http://sandy.utah.gov)  
 Salt Lake County Elections  
[slco.org/clerk/elections/](http://slco.org/clerk/elections/)

The Sandy City Recorder (election officer) will post the location of each polling place, early voting location, and election day voting center including any changes to the location of a polling place and the location of an additional polling place, to the Sandy City Elections page [www.sandy.utah.gov](http://www.sandy.utah.gov).

For more information regarding polling locations, voters may call 801-568-7118.

### A public meeting is scheduled on the

**General Obligation Bond:** November 7, 2023, 6:00 pm

10000 Centennial Parkway, Sandy, Utah.

### To register to vote in Utah you must:

- Be a citizen of the United States;
- Have resided in Utah at least 30 days immediately before the next election;
- Be at least 18 years old on or before the next election;
- Cannot currently be incarcerated for a felony.

### Voting information:

The general election will be held on November 21, 2023. Polls will be open from 7:00 am to 8:00 pm. Polling locations can be found on the Salt Lake County Clerk website <https://slco.org/clerk/>.

# SANDY CITY GENERAL OBLIGATION BOND



### WHY BOND?

On **Tuesday, November 21, 2023**, Sandy City residents will have the opportunity to vote on a ballot proposition about a General Obligation Bond (“G.O. Bond”). The funds from this bond will be used to build a new main fire station and fire department headquarters, Fire Station 31. This is the busiest fire station in the City based on calls for service and its new construction is deemed as an “essential project” by the City.

The new station will be built on property already owned by Sandy City, at 9295 S. 255 West. This property was previously owned by Wasatch Shadows

Nursery. The site is in Sandy’s downtown Cairns District where the City’s tallest buildings, new housing, and future transit are built, with more planned in the future.

### WHAT IS A BOND?

A bond is how cities get the equivalent of a loan. A general obligation bond is secured by property taxes on residential and commercial properties in the City and typically carries the lowest possible interest rate and is the least costly form of financing available to cities. Authorization from the voting public is required before the City may issue the G. O. Bond.

### WHAT IS THE COST TO SANDY CITY TAXPAYERS?

Over the 20-year period, the estimated property tax increase to the average Sandy household would be \$3.28 per month (\$39.44 per year). That is based on a \$628,000 primary residence. For a business property of the same value, the estimated property tax increase amounts to about \$5.94 per month (\$71.70 per year). The bond obligation would expire in 20 years after the final payment is made unless it is paid in full prior to that time.

*The box below contains the language for the proposition that voters will see on November’s ballot.*

#### Official Ballot Proposition for the Sandy City, Utah, Special Bond Election

Shall the City Council (the “Council”) of Sandy City, Utah (the “City”), be authorized to issue General Obligation Bonds in an amount not to exceed Twenty-One Million (\$21,000,000) (the “Bonds”) for the purpose of financing all or a portion of the costs of construction and equipping a fire station and all related improvements; said Bonds to be due and payable in not to exceed twenty (20) years from the date of issuance of the Bonds?

#### Property Tax Cost of Bonds

If the Bonds are issued as planned a property tax sufficient to pay debt service on the Bonds will be required over a period of twenty (20) years in the estimated average amount of \$3.28 per month (\$39.44) per year on a \$628,000 primary residence and in the estimated amount of \$71.70 per year on a business property having the same value.

The foregoing information is only an estimate and is not a limit on the amount of taxes that the Council may be required to levy to pay debt service on the Bonds. The Council is obligated to levy taxes to the extent provided by law in order to pay the Bonds. The amounts are based on various assumptions and estimates, including estimated debt service on the Bonds and taxable values of property in Sandy City, Utah.

The City notes that it deems the fire station to be an essential project and that the voter-approved Bonds will provide a cost-effective form of financing.

For the Issuance of Bonds (Yes)

Against the Issuance of Bonds (No)

# SANDY CITY GENERAL OBLIGATION BOND—CONSTRUCTION OF MAIN FIRE STATION AND DEPARTMENT HEADQUARTERS

## CURRENT MAIN FIRE STATION 31



### FAQS

**Why is a new Fire Station 31 needed?**

#### EXISTING STATION DETERIORATING WITH INADEQUATE SPACE

Sandy City Fire Department's Station 31 is the headquarters for the City Fire Department. The existing Station 31 at 9010 S. 150 East was constructed in 1985. It is one of the oldest fire stations operating in Salt Lake County. The building has deteriorated with time, age, and heavy use. It is leaking, shifting due to foundational cracking, is not ADA compliant, and does not meet the applicable Fire Code. In addition, it is too small for Sandy Fire Department's growing personnel needs with a shortage

of bedrooms, training room, and storage areas for equipment. In the event of a large-scale disaster, the current station could not accommodate space for an emergency operations center for the City.

#### VALUE OF RELOCATION

The City owns the property where the new Fire Station 31 will be built in Sandy's downtown Cairns District. This is where high-rise businesses, diverse housing, sports venues, entertainment, shopping, and community gathering sites exist. Development like this will continue with Sandy's future growth as part of the City's Master Plan for economic development, much of which is already in the planning stages. The new Station 31 will be near the busiest traffic corridors – I-15, 9000 South, and State Street. The new site will no

longer be adjacent to light rail tracks and a railroad crossing which frequently restrict access for fire trucks leaving the station during an emergency. The current station cannot meet the needs of the planned growth of the City's downtown.

#### IMPROVED RESPONSE TIMES

Building the new Fire Station 31 downtown will improve response times by relocating to the high-growth city center. Station 31 will no longer be directly adjacent to light rail tracks, crossing gates, and the associated delays that exist at its present site. Station 31, which houses the City's ladder trucks, will also be better positioned to improve response times for all elevated rescues in the downtown area and throughout the city.

### COST OF DELAY

Delaying the decision to rebuild will likely result in escalating market costs which would increase the price of a new fire station. If Sandy does not build a new station, the Fire Department will not be able to appropriately staff Fire Station 31 due to the lack of appropriate living and operational space required.

### What will the funds from the bond be used for?

Funds will be used to construct a new Fire Station 31 in the Cairns District on the property formerly housing Wasatch Shadows Nursery at 9295 S. 255 West, Sandy. One-time funds will also go toward equipping the fire station with furnishings and supplies for administrative offices, additional bedrooms to accommodate an increase in personnel, additional vehicle and fire engine garages, a ventilation air circulator to reduce environmental hazards per industry standards, a training room for firefighters and community emergency response programs, a storage area for equipment, and an air compressor. Funds from the bond will not go for new vehicles, uniforms, or ongoing expenses.

### What will the City do with the existing Fire Station 31?

The existing Fire Station 31 and property at 9010 S. 150 East will be sold.

