



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, May 5, 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
Jeff Nigbur, 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
Richard Benham, Public Utilities
Myrna Groomer, Public Utilities

Prayer, Pledge of Allegiance, and Introductions

Council Chair Cyndi Sharkey welcomed those in attendance.

Council Member Marci Houseman 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.

Pat Jones suggested the Council hold a workshop related to property taxes where the general public can participate.

Henry Butters thanked Council Members for their responsiveness. He mentioned the issue concerning the dog has been resolved.

Public comment closed.

Council moved to Item 14 on the Agenda and convened a meeting of the Redevelopment Agency Board.

Council Business

Public Hearing(s)

Public Hearing: Brian McCuiston, Community Development presented properties listed in Agenda Items 1-5 for annexation into Sandy City. The Planning Commission forwarded a positive recommendation to the Council.

Council Chair Cyndi Sharkey invited the property owners of properties listed in Items 1-5 to provide comment to the Council if they desired. There were no property owners who offered comments. The Council Chair then invited the public to speak on any of the annexations listed in Items 1-5, before making a motion.

1. Wilcox Annexation
2. KSEL 2 Annexation
3. Apple Hollow Cove Annexation
4. Dimple Dell Circle Annexation
5. Van Leeuwen Annexation

Public Hearing comment period opened.
Public Hearing comment period closed.

A motion was made by Kris Nicholl, seconded by Marci Houseman to adopt the following Ordinances: 26-41, 26-42, 26-43, 26-44, 26-45... 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

1. [ANX0330202](#) Wilcox Annexation (R-1-40A)
[6-007176](#) 10275 S Altavilla Dr.
[\(CC\)](#) [Community #21]

Attachments: [Vicinity Map](#)
[Wilcox Staff Report](#)
[26-41 Ordinance- Wilcox Annexation](#)
[Public Notice](#)
[Annexation PPT](#)

Item adopted.

2. [ANX0326202](#) KSEL 2 Annexation (R-1-10)
[6-007177](#) 2811, 2813 and 2815 S KSEL Dr.
[\(CC\)](#) [Community #30]
- Attachments:** [Vicinity Map](#)
[KSEL 2 Staff Report](#)
[26-42 - Ordinance KSEL 2 Annexation](#)
[Public Notice Sign](#)
- Item adopted.**
3. [ANX0326202](#) Apple Hollow Cove Annexation (R-1-20A)
[6-007178](#) 3002, 3014, 3019 and 3020 E Apple Hollow Cove
[\(CC\)](#) [Community #29]
- Attachments:** [Vicinity Map](#)
[Apple Hollow Cove Staff Report](#)
[26-43 Ordinance Apple Hollow Cove Annexation](#)
[Public Notice Sign](#)
- Item adopted.**
4. [ANX0326202](#) Dimple Dell Cir Annexation (R-1-20)
[6-007181](#) 3046, 3047 and 3072 E Dimple Dell Cir.
[\(CC\)](#) [Community #29]
- Attachments:** [Vicinity Map](#)
[Dimple Dell Cir Staff Report](#)
[26-44 Ordinance Dimple Dell Cir Annexation](#)
[Public Notice Sign](#)
- Item adopted.**
5. [ANX0330202](#) Van Leeuwen Annexation (R-1-10)
[6-007184](#) 9520 S KSEL Dr.
[\(CC\)](#) [Community #21]
- Attachments:** [Vicinity Map](#)
[Van Leeuwen Staff Report](#)
[26-45 Ordinance Van Leeuwen Annexation](#)
[Public Notice Sign](#)
- Item adopted.**

6. [26-257](#) Public Hearing: Disposal of Surplus Property at 8855 South Harvard Park Drive

Attachments: [Harvard Park Property](#)

Public Hearing: Dan Nelson, Real Property Manager, presented to the Council surplus property located at 8855 South Harvard Park Drive, for disposal. Council questions followed. The Public Hearing and noticing of this item was required. No vote was required on this item.

Public Hearing comment period opened.
Public Hearing comment period closed.

Council moved to Item 13 on the Agenda.

7. [26-262](#) Public Hearing to consider the tentative adoption of the Mayor's FY 2026-27 Tentative Budget for Sandy City and the Alta Canyon Recreation District

Attachments: [2027 Tentative Budget](#)
[26-57C Tentative 2027 Budget](#)
[FY 2027 Tentative Budget Document](#)

Public Hearing: Mayor Zoltanski presented the FY2027 Tentative Budget for Sandy City and Alta Canyon Recreation District to the Council. The proposed FY2027 budget totals approximately \$200 million and was developed over several months.

The Mayor requested that a video of her budget message be shown during the meeting. However, because the agenda included fourteen items for Council consideration, the Chair determined there was insufficient time to view the video during the meeting. As previously communicated to the Administration, the Chair had requested that a link to the video be emailed to Council Members so they could review it before the meeting. The Chair therefore denied the Mayor's request to show the video.

At 6:46 p.m., Council Member Aaron Dekeyzer raised a Point of Order. However, since the video had not been included in the public notice for the meeting and was not required as part of the Tentative Budget presentation, the Chair ruled that it would not be shown.

The Council then discussed the matter, with the Council Attorney providing legal input. A majority of Council Members indicated they did not believe viewing the video was necessary and preferred to proceed directly to the staff budget presentations. Council discussion continued.

A motion was made by Kris Nicholl, seconded by Marci Houseman to adopt Resolution 26-57C...

Public hearing comment period opened.

Dawn Sidwell provided comments. She thought time was wasted at tonight's meeting.

Mayor Zoltansk played the audio of a three minute video presentation.

Laurel Livezy did not understand why we could not watch the video.

Collette Engle spoke about changes in Sandy City and thought the Council has worked hard for the city. She commented on the video.

Public hearing comment period closed.

Council discussion on the motion followed. Council Attorney provided additional insight.

A motion was made by Kris Nicholl, seconded by Marci Houseman to adopt Resolution 26-57C...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

No: 0

The Council moved forward with the budget presentations. Mayor Zoltanski introduced Brian Kelley, Administrative Services Director, to present the Mayor's FY 2027 Tentative Budget. He provided a broad overview of the budget. Mr. Kelly reviewed the vision, foundational values, guiding financial principles, and revenue policies. He reviewed the consolidated financial structure and noted proposed changes related to the accounting of the Arbor building and the Sandy Recreation Center. He also noted some revisions to the presentation and noted those changes to the Council. He reviewed key challenges and opportunities. He spoke about Sandy's lifecycle stage, general fund pressures, inflation, public safety needs, fleet needs, and employee retention. The Council's budget priorities have been considered into the proposed budget. He provided an overview of general fund ongoing sources, one-time sources, and restricted revenues. The proposed budget does not include a property tax increase. General fund reduction efforts included the following: streamlining and cutting costs, department budget reductions of 2-4% and merging the public utilities and public works departments. Mr. Kelly reviewed general fund prioritization which included retaining quality employees, public safety, fleet replacement needs, risk charges, and information technology charges. Compensation proposed plan included a 2.5% COLA, 2% extra for fire and police officers, step and grade adjustments and 3% pay performance for employees. Also proposed was the merger of the Public Works and Public Utilities Departments, and Mr. Kelley reviewed the savings that would result from the merger and the impact to staff positions. He also reviewed the budget calendar, process and key dates. The final budget must be adopted prior to June 30th. June 23rd is the last Council meeting scheduled for June. Mr. Kelly thanked the city budget team for their work and noted the budget has been posted to the City website for the public to review. Council questions and comments occurred throughout the presentation.

Katrina Frederick, Human Resources Director reviewed the compensation plan goals, preparation process, compensation study and FY 2027 compensation plan proposal. She reviewed employee demographics, turnover, employee pay bands, and economic data. She provided a recent history of COLA and other range adjustments and a public sector compensation survey and analysis. She reviewed a city comparison of proposed raises for FY 2027 and changes to benefits costs and the impact to the budget presentation. Council questions and comments occurred throughout the presentation.

The Public Hearing was closed by the Council Chair.

The City Council convened a recess at 8:47 pm

The City Council reconvened at 8:57 and moved to Item 8 on the Agenda.

Informational Items

8. [26-258](#) Water Week, Water Conservation, and Great Salt Lake Update

Attachments: [Sandy Water Conservation & Water Week - May 2026](#)
[Water for Great Salt Lake - Municipal Water Conservation - Sandy Council April 2026](#)

Tom Ward, Public Utilities Director, presented the item. Governor Cox and the Great Salt Lake Commissioner, Brian Steed requested all cities present information on the importance of the Great Salt Lake. Residents of Sandy have done a great job in conserving water. The City has entered into a contract with the Great Salt Lake Trust to lease the city's saved water to the Great Salt Lake. The city will receive a credit with Metro Water which may total in excess of \$1 million dollars during the next fiscal year. He showed a history of water use in Sandy over the last 30 years which has decreased over 30%. Water Week is May 3rd - 9th and he reviewed the City's events planned for the week. Educational programs include WaterSmart, Segoe Lily Gardens, Rain barrel program, USU Water Check program and waterwise classes. Our team is leading the way on water education and conservation. We all play a role in saving the Great Salt Lake. Council questions and comments followed.

Council moved to Item 9 on the Agenda.

9. [26-263](#) Public Works and Public Utilities presenting an overview of their tentative departmental budgets for FY 26-27.

Attachments: [FY27 PW Budget Presentation](#)
[PW Budget Pages](#)

Brian Kelley, Administrative Services Director, introduced the item and spoke on the proposed merger of the Public Works and Public Utilities Department merger. He reviewed the proposed organizational chart of the merged departments which included one department head, a water rights specialist, and four divisions. He spoke about the cross-training of employees and the streamlining of staffing positions.

Ryan Kump, Public Works Director, provided a general overview of the tentative budget for FY 2027 of the current Public Works Department and then would present on the impact of the proposed merger of the two departments. He reviewed budget requests and budget cuts proposed for FY 2027. He spoke about reductions to the "snowy day fund", restricted capital projects, waste collection expense increases and proposed waste collection fees. There are no proposed changes to bulk waste fees and he spoke about the impact and efficiencies of the transfer station. He reviewed fleet replacement needs and requests. Mr. Kump also spoke on the proposed merger and the resulting efficiencies with staffing, fleet and facilities needs. Council questions and comments occurred throughout the presentation.

Tom Ward and Myrna Groomer, Public Utilities, provided an overview of the Public Utilities proposed budget for FY 2027 for Water, Storm Water and Street Lighting. She reviewed department revenue sources and expenses and FY 2027 requests for on-going and one-time needs. Budget increases include higher costs for training, postage, software, audit services, sample testing, treated water purchases, grant costs, and building maintenance. One-time budget requests included the purchase of a 2 ton dump truck, replacement vehicles and transport truck savings contribution. Ryan Kump mentioned that a fleet review of the proposed combined departments would occur to determine the department fleet needs. Ms. Groomer reviewed increased costs associated with capital project improvements which totaled approximately \$3.8 million. Council questions and comments occurred throughout the presentation.

Richard Benham, Public Utilities reviewed asset management for the Public Utilities Department. In the past three years, the department has completed \$11 million dollars in capital improvement projects and have \$4.3 million dollars under contract for main line replacement. He also spoke about the five-year plan and funding needs for capital improvements and main line replacement. He reviewed projects that are currently under contract that include a trailer mounted generator and a pad mounted generator at Pepperwood to meet the needs if the power goes out. He also reviewed the waterline breaks along 9400 South. As pipes age, water breaks occur and need replacement. He also reviewed capital projects planned for storm water and street lighting. Council questions and comments occurred throughout the presentation.

Following the presentations, Council moved to the Consent Agenda.

Consent Calendar

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

10. [26-249](#) Approval of the March 31, 2026 Sandy City Council Draft Minutes

Attachments: [March 31, 2026 Draft Minutes](#)

Item approved.

11. [26-255](#) Approval of the April 7, 2026 Draft Minutes

Attachments: [April 7, 2026 Draft Minutes](#)

Item approved.

12. [26-256](#) Approval of the April 14, 2026 Draft Minutes

Attachments: [April 14, 2026 Draft Minutes](#)

Item approved.

Council Voting Items

13. [26-264](#) Second Reading: Council Member Nicholl proposing the adoption of Resolution 26-55C authorizing the City to investigate the construction of a new Police Department Public Safety Headquarters and to conduct a feasibility analysis and formal needs assessment for the project

Sponsors: Nicholl

Attachments: [Second Reading Memo Nicholl](#)
[Cowdell Legal Review](#)
[Resolution 26-55C_Redline](#)
[Resolution 26-55C_Clean](#)
[Resolution 26-55C_Amended in meeting](#)

Second Reading: Council Member Kris Nicholl, presented the Item. She mentioned that she incorporated the feedback she received from the First Reading. If a GO bond is used to finance a new public safety building for the Police Department, then the residents will have an opportunity to decide if they want to finance this project. Dustin Fratto, Council Director, explained how the costs were estimated and discussed the feasibility study and process proposed this evening. The study would likely cost in the six figure range and we would issue an RFP to gather bids. The Council would review and consider whether or not to fund the study before proceeding forward. The CAO requested the study include a review of utilizing the Justice Court building. Both Legal and CAO have reviewed and approved this item. Council questions followed. The motion this evening will direct the Administration to issue an RFP to conduct this study. The Council would need to consider whether or not to fund the study prior to awarding a contract for the study. Council also discussed including the Arbor building in the proposed study.

Public comment opened.

Steve Van Marin commented on concerns regarding parking if a new public safety building was constructed.

Public comment closed.

Following the motion, Council moved to General Citizen Comment.

A motion was made by Kris Nicholl, seconded by Marci Houseman, to adopt Resolution 26-55C and include the Arbor Building in the study... The motion carried by the following vote:

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

Nonvoting: 0

14. [26-254](#) Recess the City Council meeting and convene a meeting of the Sandy City Redevelopment Agency

Attachments: [5-5-26 RDA Agenda](#)

[Summit Agreement Summary](#)

[Raddon Summit Omnibus Amendment to Purchase and Sale Agreement - 7\[10\]](#)

Council convened a meeting of the Redevelopment Agency Board at 6:12 pm.

A motion was made by Cyndi Sharkey seconded by Aaron Dekeyzer to convene a meeting of the Redevelopment Agency Board...The motion carried by a unanimous voice vote.

Council reconvened at 6:39 pm and moved to Item 7 on the Agenda.

Standing Reports

Agenda Planning Calendar Review & Council Office Director's Report

No report.

Council Member Business

Council Member Cyndi Sharkey spoke about adding an item to next week's Consent Agenda. Council expressed their support.

Council Member Brooke D'Sousa provided an update from the Wasatch Front Regional Council Transcom meeting. As a voting member of this committee, she was happy to report that the committee reviewed and recommended several funding programs for inclusion in the draft 2027-2032 transportation improvement program. This included two projects in Sandy City considered by the committee: safety improvements at 9400 S 1210 E and intersection improvements at 8800 S and 700 E.

Council Member Alison Stroud participated in the Sandy 5K race. It was a great event.

Mayor's Report

Mayor Zoltanski acknowledged the South Valley Chamber for their work with the business community. She also congratulated the Jr. Women in Business members who recently graduated from the program.

CAO Report

No report.

Adjournment

Council unanimously agreed to adjourn the meeting at 11:01 pm.