



# Sandy City, Utah

10000 Centennial Parkway  
Sandy, UT 84070  
Phone: 801-568-7141

## Meeting Minutes

### City Council

*Ryan Mecham, District 1*  
*Alison Stroud, District 2*  
*Zach Robinson, District 3*  
*Scott Earl, District 4*  
*Brooke D'Sousa, At-large*  
*Marci Houseman, At-large*  
*Cyndi Sharkey, At-large*

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Tuesday, July 11, 2023

5:15 PM

City Hall & Online

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### Work Session

#### 5:15 Council Meeting

**Present:** 7 - Council Member Alison Stroud  
Council Member Zach Robinson  
Council Member Marci Houseman  
Council Member Cyndi Sharkey  
Council Member Ryan Mecham  
Council Member Brooke D'Sousa  
Council Member Scott Earl

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

Administration in Attendance:  
Mayor Monica Zoltanski  
Shane Pace, CAO  
Lynn Pace, City Attorney  
Jeff Bassett, Fire Chief  
Greg Severson, Police  
Tom Ward, Public Utilities  
Dan Medina, Parks & Recreation  
Mike Gladbach, Public Works  
James Sorenson, Community Development  
Kasey Dunlavy, Economic Development  
Jared Gerber, Deputy CAO  
Kim Bell, Deputy Mayor  
Susan Wood, PIO

## Prayer / Pledge of Allegiance

Council Chair Alison Stroud welcomed those in attendance.

Council Member Ryan Mecham offered the Prayer.

Council Member Brooke D'Sousa led the Pledge.

Council moved to Item 2 on the Agenda.

## Citizen Comment Procedure

### 1. 23-265 General Citizen Comment Period (No earlier than 6:00 PM)

**Attachments:** [Click here to eComment on this item](#)

Council Chair Stroud invited the public to participate in General Citizen Comment.

Ms. Cathy Spuck expressed support for funding Station 31 and thanked the Council for all their hard work.

Ms. Charlotte Brimhall with the Nomad Alliance, spoke about establishing a sanctioned campground for the homeless population.

Ms. Kseni Knidzeua with the Nomad Alliance spoke about the need to address the homeless issues by establishing a sanctioned campground and more affordable housing.

Mr. Brad Sahleen with the Nomad Alliance expressed support for the establishment of a sanctioned campground for the homeless in Sandy City.

Ms. Kathleen Ballaire expressed concerns with traffic safety by Challenger School and the new town homes along 700 East.

Ms. Pat Jones expressed support for building a new fire station 31 and spoke about funding options for the project.

Mr. Jacob Wiedrich thanked the Council for their discussions. He expressed concerns about the homeless people in Sandy along 90th South and is not supportive of the sanctioned campground.

Mr. Steve Van Maren spoke about the utilization of the cash the city has available for funding capital projects.

Citizen comment closed.

Council moved to Item 5 on the Agenda.

## Work Session Items

2. 23-258 Special Recognition of the Sandy Arts Guild in recognition of receiving the 2023 Best of State Award for Community Theater

Mayor Zoltanski recognized the staff of the Sandy Arts Guild in honor of their recent 2023 Best of State Award for Community Theater. Mearle Marsh, Community Arts Director, introduced his staff and recognized them for their hard work. He thanked the Council and Administration for their support.

3. 23-253 Election of City Council Chair and Vice Chair

**Attachments:** Council Policy on the Election of Council Officers.pdf

Council held elections for the positions of Council Chair and Council Vice Chair. The Council Chair is Brooke D'Sousa and the Vice-Chair is Scott Earl. The positions are effective immediately and will continue through the first Council meeting in January 2024.

**A motion was made by Marci Houseman, seconded by Zach Robinson, to certify the Election of City Council Chair Brooke D'Sousa and Council Vice Chair, Scott Earl...The motion carried by the following vote:**

**Yes:** 7 - Alison Stroud  
Zach Robinson  
Marci Houseman  
Cyndi Sharkey  
Ryan Mecham  
Brooke D'Sousa  
Scott Earl

4. 23-254 City Council discussion of funding mechanisms for various capital facilities projects

**Attachments:** GO Bond Resolution\_Fire Station.pdf

Stroud Alternative Proposal.pdf

Election GO Timeline 2023 - Public

Sandy Funding Proposals Summary and Analysis - 7.6.2023

Council Member Alison Stroud introduced the item and asked for a Council discussion regarding the funding of additional infrastructure project needs of the city that could be included in the General Obligation Bond. A lengthy Council discussion followed. The discussion included the following: utilizing the GO bond revenue to build fire station 31, prioritizing the capital projects, rising capital cost estimates due to inflation, removing the community center from the GO bond, and the impact to residents. Mayor Zoltanski expressed support for funding the fire station through the property tax increase as proposed in the FY 24 tentative budget. Jason Burningham, Consultant, provided additional information regarding the GO bond timeline and deadlines to provide the needed information to move forward with a GO Bond. Council provided a directional motion to Administration.

A motion was made by Marci Houseman, seconded by Brooke D'Sousa giving Administration direction regarding the GO bond. Per suggestion from the Council Director, the motion was modified to include a review by the Council to deliberate on the term and amount of the GO bond at the July 25th Council meeting and designating that meeting as a Business Session. Jason Burningham provided additional information regarding the financial impact to the residents. The discussion included directing Administration to be prepared to present final costs associated with Fire Station 31 at the July 25th meeting. A roll call vote was taken on the motion.

Following the vote on the motion, Council moved to Item 1 on the Agenda: General Citizen Comment.

**A motion was made by Marci Houseman, seconded by Brooke D'Sousa to designate the July 25, 2023 Council meeting as a Business Session and add an agenda item for Council discussion of the amount and term of the General Obligation Bond for the November ballot...The motion carried by the following vote:**

**Yes:** 6 - Alison Stroud  
Zach Robinson  
Marci Houseman  
Cyndi Sharkey  
Brooke D'Sousa  
Scott Earl

**No:** 1 - Ryan Mecham

5. 23-259 Public Utilities Department presenting on an Interlocal Agreement for road improvements along 300 West and Dry Creek Channel within South Jordan City Boundaries.

**Attachments:** Memo - 300 West Culvert Interlocal Agreement  
300 West Culvert Interlocal Agreement FINAL

Tyler Shelley, Chief Public Utilities Engineer, presented to the Council an Interlocal Agreement for consideration. The project consists of the replacement of the Dry Creek culvert crossing at 300 West. Several entities are involved with this project which has already received approval. The project will be constructed to convey and maintain the 100-year storm runoff flows in the Dry Creek Channel and reduce the potential for storm flows in Dry Creek to back up and spill out of the channel and flood properties in Sandy City and South Jordan City. Council questions followed. Council expressed support of the project and Interlocal agreement. Council will vote on this item at the next business session.

6. CA10262022 Amendments to Title 21 of the Land Development Code related to  
-0006429 Improvement Completion Guarantees (Bonding)  
(CC-WC)

**Attachments:** Staff Report - Improvement Guarantees (Bonding)

A - Title 21 Amendments - PC Recommendation - Redlined Version

B - Title 21 Amendments - PC Recommendation - Clean Version

C - PC Minutes 06.15.2023 Draft

Melissa Anderson presented amendments to Title 21 of the Land Development Code related to Improvement Completion Guarantees (Bonding). She reviewed the changes and the purpose of the amendments. The proposed code changes would effectively remove requirements to bond for on-site landscaping and amenities unless it is for public landscaping improvements or essential for public health and safety. The proposed code changes also set forth the administrative procedures and requirements for improvement agreements and financial assurance for construction improvements prior to recording a plat or obtaining a building permit. The Planning Commission has forwarded a positive recommendation for approval. Council questions followed.

7. 23-261 Community Development Department presenting the 2023 Moderate Income Housing Report.

**Attachments:** 2023 Moderate Income Housing Report-draft (7.7.23)

2023 MIH Implementation Plan Review

Moderate Income Housing Element (2022)

Jake Warner, Long Range Planner, presented on the Affordable Housing Discussion. He reviewed the housing-related changes and distributed an updated 2023 Moderate Income Housing Report Questions Reference Sheet. The proposed changes included housing related funding. He reviewed the General Actions taken and the five strategies that were implemented. Council comments followed.

8. 23-260 Public Works Department presenting a progress update on the spring Bulk Waste collection.

**Attachments:** Bulk Waste Update to Council

Mike Gladbach, Public Works Director, provided an update on the city's bulk waste program. He reviewed the spring clean up effort, the data collection related to violations and the goals to improve compliance. Mr. Gladbach reviewed the communications campaign to educate the residents on the bulk waste clean up effort. Council provided feedback and suggestions.

Council moved to Standing Reports on the Agenda.

9. 23-255 Possible Closed Session: character, professional competence, or physical or mental health of an individual.

Council convened a closed session at 8:35 pm in the Mayor's Conference Room to discuss the character, professional competence, or physical or mental health of an individual. The Council meeting adjourned immediately following the closed session.

**A motion was made by Ryan Mecham, seconded by Zach Robinson to convene a closed session in the Mayor's Conference Room to discuss the character, professional competence, or physical or mental health of an individual...The motion carried by the following vote:**

**Yes:** 7 - Alison Stroud  
Zach Robinson  
Marci Houseman  
Cyndi Sharkey  
Ryan Mecham  
Brooke D'Sousa  
Scott Earl

## Consent Calendar

Approval of the Consent Calendar

**A motion was made by Zach Robinson, seconded by Ryan Mecham, to approve the Consent Calendar. The motion carried by a unanimous voice vote.**

10. 23-252 Approval of the June 13, 2023 Sandy City Council Draft Minutes

**Attachments:** June 13, 2023 Draft Minutes

**Item approved.**

## Standing Reports

## Agenda Planning Calendar Review & Council Office Director's Report

Dustin Fratto, Council Director: Next week the department office managers and executive assistants will be joining the Council for dinner as part of our employee outreach initiative. Mr. Fratto provided additional updates regarding upcoming agenda items and agenda items. He also mentioned that the finance team and office staff were working on a fact brief for this budget year that will be sent out to the Council Members.

## Council Member Business

Council Member Houseman thanked the city employees for their dedication in keeping our city splash pad and parks space beautiful and clean.

Council Member Robinson thanked the staff at Alta Canyon Recreation Center for all their hard work running the summer programs and pool area. The July 4th event was a great event and he thanked all those who worked on the event. He also encouraged residents to review their tax bill - it is very eye opening and informative. He thanked the Chair for her service.

Council Member Scott Earl acknowledged the Parks and Recreation staff for all their hard work and all city staff who worked on the July 4th event.

Council Member Alison Stroud thanked the employees who worked on the July 4th event - the fireworks show was amazing. She also acknowledged the Grand Marshall - the Snow Plow Drivers of Sandy City.

## Mayor's Report

Mayor Zoltanski announced that a Utah nonprofit organization, Shelter the Homeless, has purchased a hotel in Sandy off 90th South and is planning on converting the space into transitional housing for qualified medically vulnerable people. The July 4th event was a spectacular event for the community and she thanked all who worked on the event. She thanked Chair Stroud and Vice Chair Mecham for their service and welcomed Chair D'Sousa and Vice Chair Earl.

## CAO Report

Shane Pace, CAO, provided an update on the Google fiber installation which is now 80% complete in Sandy City. He also mentioned the DABS opening of the new state liquor store in Sandy will be on July 31st.

## Adjournment

The City Council meeting adjourned immediately following the closed session.