



Sandy City, Utah

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

Meeting Minutes

City Council

Scott Cowdell, District 1
Maren Barker, District 2
Kristin Coleman-Nicholl, District 3
Chris McCandless, District 4
Steve Fairbanks, At-large
Linda Martinez Saville, At-large
Stephen P. Smith, At-large

Tuesday, March 28, 2017

5:15 PM

Council Chambers

5:15 Work Session

Agenda Planning Calendar Review

Chairman Smith reviewed the Agenda Planning Calendar.

Council Member Business

Steve Fairbanks distributed invitations to the Council from the Draper Philharmonic Orchestra and Chorus. They are looking for support from the City Council.

Chris McCandless updated the Council on a report from the Cottonwood Canyon Analysis. He noted that they had 3.7 million visitors last year which is more than Zion's National Park. He also presented a copy of the UDOT analysis sheet.

Council Office Director's Report

Michael Applegarth informed the Council that an offer was extended to an individual for the new Council Office Analyst. He will be joining the Council Office on April 12, 2017.

Mayor's Report

Deputy Mayor Nicole Martin gave the report on behalf of Mayor Dolan who was out of town. She reported on meetings regarding the Horman property.

CAO Report

CAO Scott Bond informed the Council on the passing of former Deputy Mayor John Hiskey's mother.

Chief Cline provided an update on a recent house fire in the City.

Public Utilities Director Tom Ward briefed the Council on flood preparation.

Public Works Director Mike Gladbach updated the Council regarding the continued recovery of the Public Works facility and return of borrowed equipment.

Information Items

1. [17-010](#) City Council requesting update on code amendments relative to the review of reasonable accommodation requests.

Attachments: [Sandy City Land Development Code 15A-11-08](#)
[15A-11-08 \(redline draft\)](#)

Assistant City Attorney Darien Alcorn provided an update regarding a Code Amendment relative to the review of special accommodations requests.

2. [17-054](#) City Council requesting a 2017 Legislative Session update.

Attachments: [Handout](#)

Deputy Mayor Nicole Martin provided a report about the 2017 Legislative Session, philosophy and themes and things to work on as a City for next year's session.

3. [17-077](#) Redevelopment Agency discussing the Mountain America participation agreement and the sale of the Schulsen property to the Gardner Company.

Attachments: [Presentation: Mountain America Credit Union Participation Agreement](#)

Nick Duerksen updated the Council on the Mountain America participation agreement and the sale of the Schulsen property to the Gardner Company. He reviewed the agreement with Mountain America and RDA participation. He reviewed the Gardner purchase sale agreement details for the land by DelSol and Hilton Garden Inn. Discussions are on going.

Council questions and discussion followed.

4. [17-076](#) Mr. David George with A Better Quality Home, LC briefing the City Council on a proposed project and rezone request at 789 East 7800 South.

Mike Coulam introduced David George and Kory Nielsen. They would like to provide a proposal for middle housing. The City Council has asked that developers come before them to present future plans prior to going through the development and rezone process.

Kory Nielsen, from Brad Reynolds construction, wanted to know what the Council would support on the subject property.

Council comments and recommendations were discussed.

Motion to recess and reconvene at 7:00 p.m.

Meeting went into Recess

Meeting Reconvened

Present: 7 - Council Member Scott Cowdell
Council Member Maren Barker
Council Member Kristin Coleman-Nicholl
Council Member Chris McCandless
Council Member Steve Fairbanks
Council Member Linda Martinez Saville
Council Member Stephen P. Smith

7:00 Council Meeting

Roll Call

Council Office Director Michael Applegarth

Administration:

Mayor Dolan-Absent
Deputy Mayor Nicole Martin
CAO Scott Bond
City Attorney Robert Wall
Assistant CAO Korban Lee
Assistant CAO Shane Pace
Information Services Administrative Services Director Brian Kelley
Community Development Director Mike Coulam
Assistant Community Development Director James Sorensen
Public Utilities Director Tom Ward
Public Works Director Mike Gladbach
Assistant Police Chief Bill O' Neil
Fire Chief Bruce Cline
Parks and Recreation Director Scott Earl
Redevelopment Agency Director Nick Duerksen

Opening Remarks / Prayer / Pledge of Allegiance

Chairman Stephen P. Smith welcomed all those in attendance.

Austin Kehl , from Bou Scout Troop 230, offered the opening prayer.

Trevor Harrison, from Boy Scout Troop 1236, led the audience in the pledge.

Special Recognition

5. [17-072](#) City Council presenting a resolution to Community Development Director Mike Coulam in honor of his years of service to Sandy City.

Council Chairman Stephen Smith along with the members of the City Council read and presented a resolution honoring and commending Mike Coulam for his service to the City for over 35 years. Flowers were presented to his wife Ann on behalf of the City Council.
6. [17-075](#) Proclamation recognizing National Boys & Girls Club Week.

Deputy Mayor Nicole Martin presented a resolution commending the Boys and Girls Club. The Club provides an important gap between the home and schools to help children lean and grow. The week of March 27th - March 31, 2017 was declared as Boys and Girls club week in Sandy.

Citizen Comments

There were no citizen comments.

Approval of the Consent Calendar

A motion was made by Kristin Coleman-Nicholl, seconded by Steve Fairbanks, to approve the Consent Calendar. The motion carried by the following vote:

Yes: 7 - Scott Cowdell
Maren Barker
Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Linda Martinez Saville
Stephen P. Smith

Consent Calendar

7. [17-069](#) The Community Development Department is recommending the City Council adopt Resolution #17-13c indicating the intent to annex an unincorporated area located at approximately 3202 E. 10000 S., setting a hearing to consider such an annexation and directing publication of a hearing notice.

Attachments: [Mock Annexation Resolution 1.pdf](#)
[Executed Resolution 17-13 C.pdf](#)

Item adopted.

8. [17-074](#) City Council Office recommending the City Council adopt Resolution 17-16C reappointing Don Milne to the Metropolitan Water District of Salt Lake Sandy for a four year term beginning on January 1, 2017.

Attachments: [Resolution 17-16C](#)
[Letter from Metropolitan Water District](#)
[Executed Resolution 17-16 C.pdf](#)

Item adopted.

9. [17-078](#) Approval of the February 28, 2017 City Council Meeting Minutes.

Attachments: [February 28, 2017 Meeting Minutes.pdf](#)

Item approved.

7:05 Public Hearing(s)

10. [17-071](#) Finance Department recommending the City Council adopt Resolution #17-14C increasing appropriations within the governmental funds.

Attachments: [17-14C Governmental Funds Executed Resolution 17-14 C.pdf](#)

Brian Kelley explained the appropriations within the governmental funds to accommodate a remodel of the council office for a new position, Resolution 17-14 C.

Brian Kelley explained the total appropriations and transferring funds within the proprietary funds, Resolution 17-11 C, for water bonds for the well replacement of the Flat Iron tanks.

Chairman Smith opened the Public Hearing.

Steve Van Maren, 11039 Lexington Circle, felt it was early on in the process to modify the budget for the bond.

Chairman Smith explained that this project was not included in the Capital Budget, so in order to authorize for a bond, this line item needed to be put in the budget.

As there were no further comments, the hearing was closed.

Steve Fairbanks made a motion seconded by Kris Coleman Nicholl to adopt Resolution #17-14C increasing total appropriations and transferring funds within the governmental funds decreasing line item City Council travel by \$16,000 and increasing line item City Council remodel by \$16,000. The motion carried as follows:

Yes: 7 - Scott Cowdell
Maren Barker
Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Linda Martinez Saville
Stephen P. Smith

11. [17-073](#) Finance Department recommending the City Council adopt Resolution #17-11C increasing appropriations within the proprietary funds.

Attachments: [17-11C Proprietary Funds - water bond Executed 17-11 C.pdf](#)

Maren Barker disagreed with the water bond. She felt that the City should have had a 30 year plan in place to pay for the replacement of the water tank, and not burden our residents. She feels that this was a failure on the City's part.

Chairman Smith also shared his concerns. A prior Council made a choice to move funds from the water fund into the general fund by using the vehicle of a franchise tax, and did not allow the water fund to recover those funds through their rate structure. The need has been created for a bond, it was either a property tax increase a few years ago, or bonding now and paying the interest costs in lieu of a property tax increase.

Scott Cowdell asked what the rate increase would be to the residents on their water rates.

Tom Ward outlined the costs with a projected fee of \$ 1.85.

A lengthy discussion was held after a motion was made.

Chris McCandless called the question.

A motion was made by Chris McCandless seconded by Steve Fairbanks, to adopt Resoluton #17-11C increasing total appropriations and transferring funds within the proprietary funds with sources coming from bond proceeds and bond premiems and being used to pay for the Flat Iron tank and well replacement as well as bond issuance costs in the amount of \$7.150.000....The motion carried by the following vote:

Yes: 5 - Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Linda Martinez Saville
Stephen P. Smith

No: 2 - Scott Cowdell
Maren Barker

Council Items

12. [17-045](#) Public Utilities Department recommending the City Council consider adoption of Resolution #17-15C authorizing the issuance and sale of not more than \$7,200,000 aggregate principal amount of Water Revenue Bonds, Series 2017; and related matters.

Attachments: [Parameters Resolution v4 \(super\) -Sandy Water Bonds 2017](#)
[Memo to Council - Public Utilities](#)
[Third Supplemental Indenture of Trust - Sandy City Water RevenueBonds, Series 2017](#)
[Bond Purchase Agreement - Sandy Water Revenue Bonds 2017_1](#)
[Preliminary Official Statement - Sandy City Water Revenue Bonds2017 - DRAFT 03-09-2017 v1](#)
[Water Debt Service Coverage Table 3.22.2017](#)
[Calendar of Events](#)
[Summary of Structuring Scenarios](#)

Brian Kelley explained the parameters in which the Administration can act with the Council's approval. This would also set a hearing date of April 18, 2017.

Chairman Smith asked for a summary on how the parameter resolution relates to the summary of bond structuring scenarios.

Council questions and discussion followed.

Chairman Stephen Smith opened the public hearing.

A motion was made by Steve Fairbanks, seconded by Chris McCandless, to adopt Resolution #17-15C authorizing the issuance and sale of not more than \$7,200,000 aggregate principal amount of Water Revenue Bonds, Series 2017; and related

matters.

- Yes:** 5 - Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Linda Martinez Saville
Stephen P. Smith
- No:** 2 - Scott Cowdell
Maren Barker

Adjournment

The meeting adjourned at approximately 9:00 p.m. by Scott Cowdell. The next scheduled meeting of the City Council is Tuesday, April 4, 2017 at 7:00 p.m.

Stephen P. Smith, Chair
Sandy City Council

Pam Lehman
Meeting Clerk