



# 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 25, 2023

5:15 PM

City Hall & Online

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### Business 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  
Liz Theriault, Policy & Comms Analyst  
Tracy Cowdell, Council Attorney

Administration in Attendance:  
Shane Pace, CAO  
Kim Bell, Deputy Mayor  
Lynn Pace, Deputy 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

## Prayer / Pledge of Allegiance

The Prayer and Pledge was conducted by Troop 20.

## Citizen Comment Procedure

### 1. 23-290 General Citizen Comment Period (No earlier than 6:00 PM)

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

Chair D'Sousa invited the public to participate in General Citizen Comment.

Ms. Patricia Jones commented asking whether the proposed no soliciting ordinance will prevent door to door campaigning and/or door to door sharing of information from or on behalf of the City.

Ms. Cathy Spuck requested that code enforcement be studied during the initial round of management studies.

Public comment closed.

Council moved to Agenda Item 5.

## Business Session Items

### Special Recognition

### 2. 23-286 Special Recognition of the Healthy Sandy Champion, Mr. Greg Shaw in honor of his service and commitment to the Sandy City community.

Charles Otis and Darrin Butler of the Healthy Sandy Committee presented the Healthy Sandy Champion quarterly award to Mr. Greg Shaw in recognition of his service to the Sandy community.

### Informational Items

### 3. CA06282023 Amendments to Title 21 of the Land Development Code related to Major Sports Venue Sign Theme -0006555 (CC-WS)

**Attachments:** [Staff Report - Sports Venue Sign Theme](#)

[Exhibits A - C](#)

[Presentation.pdf](#)

Melissa Anderson, Zoning Administrator, presented an overview of proposed amendments to Title 21 of the Land Development Code related to major sports venue signage. Council Member questions and discussion surrounding the proposed amendments followed the presentation. Community Development Director, James Sorensen approached the podium to respond to Council questions related to signage on the scoreboard of America First Field and other portions of the proposed amendments.

4. 23-282 City Council discussing ten year Administrative Department Management Study schedule

**Attachments:** [Departmental Management Studies Policy.docx](#)  
[Executive Departments and Divisions List.pdf](#)

Dustin Fratto, Council Director, introduced a discussion on Departmental Management Studies and turned it over to Council for discussion in order to develop a 10 year schedule of studies.

The Council discussed the order in which departments and divisions should be studied over the coming decade.

Council Member Robinson requested a random approach.

Council Member Mecham requested the Mayor and CAO's opinion.

Council Member Houseman saw the benefit to both a targeted and random approach.

Council Member Sharkey suggested that the Fire Department be the first Department to be studied.

Council Member D'Sousa recommended prioritizing by percentage of city budget used and mentioned concerns that it would take too much time to go division by division.

Council Member Stroud asked Dustin Fratto how much he thinks current funding would cover and for which division/department. Mr. Fratto spoke to the information that we are missing in order to determine the costs of each study. Ms. Stroud expressed that she doesn't have a strong opinion regarding which Department to begin with.

Council Member Earl expressed concern with the diversity of each department and how an individual consultant will cover all of that diversity. He expressed interest in conducting a citizen survey to compare to the management study.

Mayor Zoltanski recommended looking at Police and/or Fire Departments first.

Shane Pace, CAO, recommended approaching the schedule according to needs.

Fire Chief Basset recommended a study encompassing the entire Fire Department as opposed to dividing it up.

Dustin Fratto suggested bringing back a resolution that includes the Fire and Police Departments and two additional large departments over the coming 8 years.

Further Council recommendations ensued.

5. 23-287 First Reading: Council Member Robinson proposing that the Council prepare and adopt a "no-solicitors" ordinance

**Sponsors:** Robinson

**Attachments:** Memo\_No\_Soliciting.pdf

Council Member Robinson presented a proposal to prepare and include a no-soliciting ordinance. He requested feedback from members of the Council. He discussed receiving feedback from the City legal team on this issue as well.

Council Member feedback and discussion followed, primarily surrounding the definition of a solicitor and what the penalty for soliciting when a no soliciting sign is present might be.

James Sorensen, Community Development Director, described the business license process for businesses that solicit. He recommended considering how this type of ordinance might be enforced effectively.

Mayor Zoltanski spoke to concerns with casting too broad of a net and inhibiting non-commercial solicitation.

## Consent Calendar

Approval of the Consent Calendar

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

6. 23-284 Council to consider the re-appointment of expiring members to the Community Development Block Grant (CDBG) Committee

**Attachments:** Megan\_Johnson.docx

**Item adopted.**

## Council Voting Items

7. 23-289 Public Meeting: City Council consideration and vote whether or not to approve Public Works' request for the use of eminent domain authority, pursuant to Utah Code Ann. § 78B-6-505, to condemn property located at approximately 462 West 9400 South, Sandy, UT 84070 owned by Bowen Investments, LLC.

**Attachments:** [Click here to eComment on this item](#)  
[Condemnation Resolution 23-35C.pdf](#)  
[7.25.23 Bowen condemnation Notice of Public Meeting.pdf](#)  
[9400S 500W CONCEPT.pdf](#)  
[9400 S 500 W analysis 2020 update.pdf](#)

Kevin Riddle, Staff Engineer, presented a resolution to consider the use of eminent domain authority for property at 462 W 9400 S.

Council Member discussion and questions followed.

JD Kessler, Outside Legal Counsel, described the process as related to eminent domain in this instance, including what staff is requesting tonight.

Public Comment opened:

Steve VanMaren has no concerns with proceeding. He expressed some concern about the design.

Patricia Jones expressed concerns with eminent domain and requested that the city give the property owner one final chance to respond.

Jacob Wiedrich expressed questions and concern with the reasoning and wanted a better description of the need to take this property.

Public comment closed.

Council Member Sharkey requested further description of the need for the project that eminent domain is being requested for. City Engineer, Ryan Kump, described that 4 out of 9 warrants for a traffic signal are being met for the intersection in question.

Council Member discussion on the Motion ensued. Council Member Robinson noted the seriousness of eminent domain proceedings and Council Member Sharkey and expressed thanks to those who commented. He noted that the Council has received quite a bit of written justification in the agenda packet. Council Member Earl asked about a property owned by the City related to the project and what will happen to it - it will be torn down. Council Member Mecham asked about the urgency, Ryan Kump described the need to complete the project now. Council Member D'Sousa spoke to weighing private property rights versus public good for this project.

Council convened a brief recess and reconvened at 7:20 PM

**A motion was made by Ryan Mecham, seconded by Cyndi Sharkey, that this Motion to adopt Resolution 23-35C, A resolution authorizing the condemnation of real property owned by Bowen Investments LLC for the installation of signals at the intersection of 500 W 9400 S Project.. The motion carried by the following vote:**

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

**8.**     23-288     City Council Considering a Fire Station 31 General Obligation Bond

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

[Fire Station 31 Financing Plan Memo.pdf](#)

[Station 31 Project Cost Considerations.pdf](#)

[Resolution 23-38C.pdf](#)

[Sandy GO Scenario#1 \\$20.7M.pdf](#)

[Sandy GO Scenario#2 \\$14.8M.pdf](#)

[Election GO Timeline 2023.pdf](#)

Brian Kelley presented Resolution 23-38C calling for a general bond election meant to fund the rebuild of Fire Station 31.

Council Member questions ensued. Council Member asked what other funding may be available for the Fire Station (cash on hand, impact fees, sale of property, etc.), Mr. Kelley provided an overview of other available funding possibilities.

Council Member Robinson expressed his support for Resolution 23-38C as written. He hopes to keep our current cash on hand to help with other priority projects.

Council Member Houseman explained her perspective on a good faith compromise that she made in funding a portion of the public works facility in order to bond for the full amount of Fire Station 31 and keeping other available funds for Alta Canyon Sports Center. She expressed concern with the underlined language in the draft Resolution.

Council Member Stroud expressed support for Resolution 23-38C as written. She expressed concern with holding off any longer.

Council Member Sharkey expressed her support for scenario one as written in the packet and resolution 23-38C, with amendments to the underlined section of the proposed ballot proposition. Ms. Sharkey asked how costs would be kept down. Mr. Kelley and Jason Burningham, financial advisor, responded with a description of how costs would be kept down and what would happen to the tax levy and debt service payments if the project is built under budget. Fire Chief Jeff Bassett spoke to the cost reductions that have already happened, he also spoke to the FF&E amount and the concept plan. He discussed his perspective that this station is being built for the future of the area it will be located in, and not the present.

Council Member Earl expressed his perspective that the \$20.6 million needs to be the cap for the project and expressed support for a 20 year bond. Mr. Kelley and Mr. Burningham spoke to the maximum bond amount as described in Resolution 23-38C.

Council Member D'Sousa spoke in favor of the 20 year term. She expressed concerns about the total cost as well as the underlined language in the ballot proposition within Resolution 23-38C.

Council Member Mecham expressed support for scenario number 2 and questioned whether it would actually compromise the timing of the project. Mr. Kelley spoke to various methods of structuring the bond in order to avoid compromising the timing of the project. Mr. Mecham expressed confusion as to why Scenario 2 doesn't address the cost concerns raised by some other members of the council.

Council Member Robinson spoke to his concerns with compromising the future of the station any more by taking away additional square footage.

Mr. Kelley noted that the Council would still need to approve the final issuance amount for the bond after the proposition passes.

Citizen Comment opened:

Steve VanMaren expressed his support for pursuing the full amount of the bond and his opposition to including the underlined language in the ballot proposition. He mentioned concerns with certain equipment being included in the bond that doesn't have a life as long as the bond. He advocated for a 15 year bond.

Patricia Jones expressed her desire that the Council explore paying cash for the Fire Station. She expressed support for Scenario 2 in tonight's packet.

A motion was made by Council Member D'Sousa and seconded by Council Member Houseman to to adopt Resolution 23-38C with the amendment that the second sentence of the underlined portion within the ballot proposition be stricken from the resolution.

Council discussion on the motion ensued. Council Member Sharkey expressed her support, Council Member Mecham expressed his opposition to the motion, Council Member D'Sousa expressed her perspective on using proceeds from the sale of the current fire station 31 to pay for a new station.

**A motion was made by Brooke D'Sousa, seconded by Marci Houseman, to adopt Resolution 23-38C with the amendment that the second sentence of the underlined portion within the ballot proposition be stricken from the resolution... 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

## Standing Reports

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

Dustin Fratto, Council Director, reminded the Council that next week is Night Out Against Crime. There will no Council meeting.



## Council Member Business

Council Member Houseman commented on a home in Sandy that will be featured in the Parade of Homes. She commented on HomeAid Utah and their efforts to address housing needs.

Council Member Stroud reminded the Council the upcoming Senior Center Car Show. She reported on a recent presentation to the Senior Center Attendees on scams to be aware of.

Council Member Robinson expressed thanks to City Departments for their responses to resident concerns on various issues over the recent past. He reminded the Council that the Music Man, put on by the Arts Guild, begins soon.

## Mayor's Report

Mayor Zoltanski had no report

## CAO Report

Shane Pace updated the Council on a cancellation of a future City running event. He also noted that Phase 2 of public works has been postponed.

## Adjournment

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