



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, April 18, 2017

5:15 PM

Council Chambers

5:15 Work Session

1. [17-095](#) Bell Canyon Trailhead Tour.

Attachments: [Memo - City Council - Bell Canyon Trailheads Tour](#)
[Bell Canyon Trailhead Tour Docs](#)

The City Council along with members from the Administration participated in a bus tour of the Bell Canyon Tailhead.

Agenda Planning Calendar Review

Chairman Smith reviewed the agenda calendar.

Council Member Business

Chris McCandless presented an article to the Council on how homeownership hits 50-year record lows; restricting economic growth and stalling the American Dream for Millions.

Kris Nicholl presented a letter to the Council from the Granite Community Council on their opposition to the proposed Dimple Dell paved trail. She asked to speak regarding a earlier request of hers for a statistical report from code enforcement similar to an earlier report that was presented by the Police Department.

Maren Barker asked that a discussion be scheduled with the Council on the proposed .45 cent street lighting fee increase. She spoke with Shane Pace and Tom Ward regarding options and alternatives.

Council Office Director's Report

Mike Applegarth briefed the Council on a constituent complaint regarding a gopher infestation on a parcel of UDOT property. Mr. Applegarth was happy to report that UDOT responded and has hired a pest control company to handle the problem. Mr. Applegarth stated, " This was a slam dunk response".

Chris McCandless felt that neighborhoods should be advised when poison is being used in order to help protect animals who may run lose.

Mayor's Report

Mayor Dolan reported on a Charette he attended on Dry Creek. He will bring back the ideas that were discussed and presented at a later date. He noted that he will be speaking with two development groups regarding the Horman property.

CAO Report

Korban Lee reported that Sandy City will be hosting the 2017 ICMA Mountain Plains Regional Summit May 4-5, 2017 at Sandy City Hall. Meetings will be held in the Council Overflow.

Information Items

2. [17-096](#) Finance Department and Public Utilities Department briefing the City Council on the proposed the issuance of approximately \$7,200,000 Water Revenue Bonds.

Chairman Smith requested a briefing on the proposed issuance of approximately \$7,200,000 Water Revenue Bonds. The Council adopted the Parameters Resolution back on March 28, 2017.

Brian Kelley noted that the parameters resolution set the public hearing date for this evening's (April 18th) Council Meeting. No action is required from the Council. The public hearing is for any citizens who wish to make comments on the water revenue bonds.

Public Utilities Director Tom Ward noted that once the authorization within the bonds is approved, the bonds will go out to bid. Construction could begin on the water tank this summer.

Council questions were entertained.

Kris Coleman Nicholl made the motion seconded by Maren Barker to recess Work Session. The Council responded in favor.

Yes: 6 - Maren Barker
Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Linda Martinez Saville
Stephen P. Smith

Absent: 1 - Scott Cowdell

3. [17-093](#) City Council Office introducing new Management Analyst Dustin Fratto.

Michael Applegarth introduced Dustin Fratto who was hired as the new Management Analyst for the Council. Mr. Applegarth stated that he is "very excited to have him, and that he will be a fantastic member of the team".

Dustin Fratto addressed the Council. He stated that he is excited to be part of Sandy.

7:00 Council Meeting

Roll Call

Council Office Director Michael Applegarth

Council Office Analyst Dustin Fratto

Administration:

Mayor Tom Dolan

CAO Scott Bond

Deputy to the Mayor Nicole Martin

Assistant CAO Shane Pace

Assistant CAO Korban Lee

City Attorney Rob Wall

Community Development Director James Sorensen

Administrative Services Director Brian Kelley

Fire Chief Bruce Cline

Parks & Recreation Director Scott Earl

Police Chief Kevin Thacker

Public Utilities Director Tom Ward

Public Works Director Mike Gladbach

Opening Remarks / Prayer / Pledge of Allegiance

Chairman Stephen P. Smith welcomed all those in attendance.

Jarius McGuire offered the opening prayer.

Campbell Mishmash led the audience in the pledge.

Both Scouts represented Troop 533.

Consent Calendar

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: 6 - Maren Barker
Kristin Coleman-Nicholl
Chris McCandless
Steve Fairbanks
Linda Martinez Saville
Stephen P. Smith

Absent: 1 - Scott Cowdell

4. [17-083](#) Approval of the March 7, 2017 Meeting Minutes.

Attachments: [March 7, 2017 Minutes.pdf](#)

Item approved.

5. [17-084](#) Approval of the March 14, 2017 Minutes

Attachments: [March 14, 2017 Minutes.pdf](#)

Item approved.

6. [17-085](#) Approval of the March 21, 2017 Minutes.

Attachments: [March 21, 2017 Minutes .pdf](#)

Item approved.

7. [17-087](#) Approval of the March 28, 2017 Minutes.

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

Item approved.

8. [17-090](#) Approval of the March 31, 2017 Minutes.

Attachments: [March 31, 2017 Minutes.pdf](#)

Item approved.

Citizen Comments

Kathy Stark, 9095 South Enchanted Oak Lane, asked for an update on Bonanza Flats. She stated that it looked like Sandy pitched in. She thanked the City.

Chris McCandless stated that several entities in the Wasatch County area have made contributions including the Metropolitan Water Board. He was glad to see our trustees step up. This is a critical piece of land.

Oly Mitchell, 11160 Susan Drive, horse owner, utilizes Dimple Dell and enjoys the open space. He asked the Council to keep this area as unpaved space.

Mr. Mitchell also addressed a piece of ground located west of 17th East on the corner of 106th South by the Larkin Mortuary. There is a bridal path that goes behind a subdivision, and neighbors are encroaching on the bridal path, which has shrunk in half. He asked the City to be aware of preserving open space since it is impossible to put back.

Chris McCandless reported that this is private property and the City does not have the

authority to do anything. There are three to four homeowner associations associated with this development. The property owners who abut the bridal path want to take 50% of the trail for a bridal path which has been in use since 1974. They contacted Mr. McCandless and asked if the city could help. The City does not have any jurisdictional authority to do anything. This is a private property and easement issue. He promoted the idea of getting everyone involved together to work out a peaceful resolution. However, he understands that it has turned into a lawsuit.

Oly Mitchell felt that wider gates may be able to be installed once the issue has been resolved.

Citizen Comments closed.

Maren Barker asked if the Council would be willing to hold further discussion on the water bond. Chairman Smith asked if anyone was opposed.

The majority of the Council did not feel that further discussion was necessary.

7:05 Public Hearing(s)

9. [17-044](#) Public hearing to receive input from the public with respect to (a) the issuance of approximately \$7,200,000 Water Revenue Bonds and (b) the potential economic impact that the improvements to be financed with the proceeds of said bonds will have on the private sector.

Attachments: [Memo to Council - Public Utilities Bond projects - Flat Iron Tank and Well 3-9-17 FINAL w signature](#)
[Third Supplemental Indenture of Trust - Sandy City Water Revenue Bonds, Series 2017](#)
[Bond Purchase Agreement - Sandy Water Revenue Bonds 2017_1](#)
[Preliminary Official Statement - Sandy City Water Revenue Bonds2017 - DRAFT 03-09-2017 v1](#)
[Calendar of Events - Draft 3.10.17](#)
[Summary of Structuring Scenarios 3.10.2017](#)
[Water Debt Service Coverage Table 3.10.2017](#)
[Executed Resolution #17-15C](#)
[Executed Resolution #17-11C](#)
[Public Hearing Minutes - Sandy Water Revenue 2017](#)

Brian Kelley explained that the bond is for replacement and restoration of the Flat Iron well. A public hearing and public comment is required for the issuance of the bond, which will not exceed \$7,200,000. The bond term is for 15 years at a 2.7% interest rate. They project that the bond will go to the market in early June or July.

Tom Ward explained the condition of the two water tanks at Flat Iron Park. The tanks are 50 years old and do not meet current seismic standards. The cost to paint the tank along is one million dollars. Staff came up with a plan to build a 5 million gallon tank which would meet the need for growth and water storage in the City..

Chairman Smith opened the Public Hearing.

Kathy Stark, 9095 Enchanted Oak Lane, was hopeful the City would use more forethought when it comes time to plan for future repairs on the water tanks.

Steve Van Maren 11039 Lexington Circle, felt that the potential water rate increase would have an effect on the private sector. Water rates go up over time and consumption goes down. It seems to be a never ending cycle.

Chairman Smith closed the hearing.

Adjournment

The meeting adjourned at approximately 7:20 p.m. by Steve Fairbanks. The next scheduled meeting of the City Council is Tuesday, April 25, 2017 at 7:00 p.m.

Stephen P. Smith, Chair
Sandy City Council

Pam Lehman
Meeting Clerk