



Sandy City Council Office

10000 South Centennial
Parkway Suite 231
Sandy, UT 84070
O | 801-568-7141
Sandy.Utah.Gov

MEMORANDUM

April 17, 2026

To: City Council Members

CC: Monica Zoltanski, Mayor
Shane Pace, CAO
Dustin Fratto, Council Director

From: Kris Nicholl, Council District 3

Subject: Second Reading: Proposal for New Sandy City Police Department Public Safety Headquarters

Executive Summary

Following my February 10, 2026, proposal for a new, purpose-built Public Safety Building to serve as the headquarters for the Sandy City Police Department, this memo outlines the tactical next steps required to move the project forward. Our primary objective is to align all preparatory work with a target date for the November 2027 General Election

To ensure the proposed Public Safety Building meets the long-term needs of the department while remaining fiscally responsible a feasibility analysis and formal needs assessment should be considered. These analyses will help us move beyond “rough numbers” to provide accurate estimates required for the 2027 General Obligation (GO) Bond.

Outline of Next Steps

Tonight – Early 2027

- **Provide Direction to City Administration (Tonight):** Adopt a resolution authorizing the City Administration to conduct a feasibility analysis.
- **Determine who will Conduct the Analyses (By May 31, 2026):** City Administration will determine whether the analysis will be conducted in-house or whether an outside consultant will be needed. Issue RFP, if consultant is needed.
- **Set aside Funds for the Analyses (In FY27):** Once responses to a RFP are received, funds will need to be appropriated to pay for the study. The Council may opt to adopt a “Reimbursement Resolution,” authorizing the city to spend general fund money on the analysis now, with the intention of reimbursing the General Fund from the future GO bond proceeds.
- **Perform Feasibility Analysis and Needs Assessment (Complete by December 31, 2026):** The City Administration will conduct, or have a consultant conduct, a detailed feasibility analysis and needs assessment.
- **Present Analyses to Council (By January 31, 2027):** Once the feasibility analysis is complete it will be presented to the Council and the City will decide whether to move forward.

- **Begin Public Engagement (Throughout):** Launch a transparent initiative to show residents the current conditions of our facilities and the benefits of a new facility. Ensure the building reflects Sandy's aesthetic and community values. This process should continue throughout the project.

Early 2027 – November 2027

- **GO Bond Resolution:** The Council must pass a formal resolution to place the bond on the ballot at least 75 days before the November 2027 election.
- **Continuing Public Engagement:** The City is required to hold at least one public hearing regarding the bond and its economic impact.
- **Public Arguments:** Both "Pro" and "Con" arguments regarding the bond must be published.
- **Voter Information Pamphlet (VIP):** A detailed pamphlet explaining the bond must be mailed to every residence in Sandy.
- **Election Notice:** Formal notice of the bond election must be published for a designated period leading up to the vote.
- **Voter Approval:** Success requires a simple majority of voters.

2028 - Completion

- **Construction:** Issue the bonds, levy the tax authorized by the voters, begin reimbursing the General Fund for expenses already incurred, hire a builder and begin construction.

How to Move Forward

The immediate next step is for the Council to adopt a resolution authorizing city administration to conduct a comprehensive **feasibility analysis and formal needs assessment**. These analyses should be performed by city staff or a third-party consultant and must include site recommendations, conceptual designs, and accurate construction cost estimates. At minimum this analysis should include the following components:

- **Operational & Space Requirements**
 - Space Verification: Conduct an audit to verify if the preliminary recommendation of 47,000 square feet aligns with current staff counts and projected city growth.
 - Specialized Infrastructure: Define technical requirements for hardened exteriors, secure "sally ports" for prisoner transport, and specialized ventilation for evidence processing.
- **Site-Specific Suitability Studies:** The analyses must provide conceptual designs and construction cost estimates for, at minimum, the following locations:
 - West Parking Lot: Evaluate the feasibility of creating a "Justice Campus" by building in the West Parking lot of the Justice Court Building/City Hall
 - Other Locations: Evaluate the feasibility of other locations recommended by the group conducting the analyses, should the West Parking lot prove to be insufficient or ill suited.
- **Conceptual Design & Financial Modeling**
 - Conceptual Design: Develop initial Conceptual drawings for each location
 - Refined Cost Estimates: Transition from the current \$700 per square foot "rough number" to a more accurate estimate based on the unique constraints of the selected sites and the overall needs of the Police Department
 - Future Proofing: Include projections for future inflationary adjustments and the cost of specialized equipment not covered in the preliminary construction estimate

- **Other:** Include other items of importance in the study as recommended by the City Administration and Police Department

Act Tonight

This evening I'm asking the council to consider adoption of the attached Resolution, which signifies our interest in using a general obligation bond to construct a Police Department Public Safety Headquarters and authorizes the City to begin the process of conducting a feasibility analysis and formal needs assessment.