



# Sandy City, Utah

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

## Meeting Minutes

### City Council

*Brooke Christensen, District 1*  
*Alison Stroud, District 2*  
*Kris Nicholl, District 3*  
*Marci Houseman, District 4*  
*Aaron Dekeyzer, At-large*  
*Brooke D'Sousa, At -large*  
*Cyndi Sharkey, At-large*

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Tuesday, February 10, 2026

5:15 PM

Council Chambers

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### 5:15 Council Meeting

**Present:** 7 - Council Member Alison Stroud  
Council Member Kris Nicholl  
Council Member Marci Houseman  
Council Member Cyndi Sharkey  
Council Member Brooke Christensen  
Council Member Brooke D'Sousa  
Council Member Aaron Dekeyzer

Council Staff in Attendance  
Dustin Fratto, Council Director  
Justin Sorenson, Assistant Director  
Chris Edwards, Council Clerk  
Liz Theriault, Sr. Policy and Comms Analyst  
Tracy Cowdell, Council Attorney

Administration in Attendance  
Mayor Zoltanski  
Shane Pace, CAO  
Lynn Pace, City Attorney  
Ryan McConaghie, Fire  
Jon Arnold, Police  
Tom Ward, Public Utilities  
Ben Hill, Parks & Recreation  
Ryan Kump, Public Works  
James Sorensen, Community Development  
Brian Kelley, Administrative Services  
Kasey Dunlavy, Economic Development  
Susan Wood, Public Affairs/PIO  
Ryan Mecham, Senior Policy Advisor  
Dan Nelson, Real Estate Manager  
Jetta Marrott, Parks and Recreation

### Prayer, Pledge of Allegiance, and Introductions

Council Chair Cyndi Sharkey welcomed those in attendance.

Council Member Brooke Christensen offered the Prayer.  
Council led the Pledge.

Council moved to Item 1 on the Agenda.

## General Citizen Comment Period (No earlier than 6:00 PM)

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

Dona Bryant was amazed watching the council budget workshop last week. She also expressed support for the Council and Mayor to work together.

Jackelyn Chu lives by a canal by Hillcrest High School and inquired why trees have been cut down. Ryan Kump, Public Works Director met with Ms. Chu following her comments.

Mark Mason Taylor with the American Rose Society thanked the City for accepting the donation of rose plants. He also spoke about the difference between high density housing and high rise housing. He asked the Council to push back on the state's mandate to build, build, build. He asked the Council to build wisely and focus on specialty housing like senior housing.

William Judd lives in the New Castle Drive area of Sandy. He spoke about the poor condition of the city fence in that area which is approximately 30 years old and in decrepit condition. He spoke about the need for the fence to be replaced and that it was a safety problem.

Steve Teerlink commented on the fence in the New Castle area. He has lived in Sandy for forty years and said in that time, many car accidents have occurred in that area and have crashed through the fence. Over the years, neighbors have fixed the fence and made temporary improvements to the fence. They had contacted the Parks Department about funding and installing a new fence. We have many volunteers who will help the parks staff install a new fence and also offered to help pay for the new fence. He hoped they could work out a solution with the City.

Brayden Miller also spoke about the poor condition of the fence. Fences last on the average twenty to thirty years. This fence is forty years old. Safety is a concern. Sections of the fence fall down in wind storms. The neighbors will help build the new fence.

Matt Hurbert has lived in the New Castle area for 40 years. He wondered why sound proofing fences were never installed. There have been many near misses by drivers in his own backyard. A car did go through his neighbor's fence. The sound wall would provide more protection from car accidents. The fence is a safety issue.

Thad Judkins also spoke about the condition of the fence along New Castle. Sections of the fence are eroded and rotted. The fence is unstable and entire sections of the fence have fallen onto the sidewalk.

David McMillan spoke about the fence. Cars have driven through the fence and into his yard a couple of times. The fence is a safety issue for residents and our children.

Mark Brown walks along the fenced area on a regular basis and has identified 119 areas of the fence that are in need of repair and represent a safety issue.

Vernon Liu has trees lined along his backyard on the inside of the New Castle fence. He described two incidents where cars crashed through the fence, landed in his backyard and almost into his house. The community needs help.

Jeffrey Haber said his home backs to New Castle. He has tried to repair the fence numerous times. The fence should be replaced as soon as possible.

Marcus Harelson comments were read into the record by Dustin Fratto, Council Director: Mr. Harelson expressed support for changes to regulations related to ADU's to allow for families to build accessory dwelling units on their property.

Council thanked the residents for coming to the Council meeting and sharing their concerns with the Council and Administration. The Council also thanked the residents for their efforts to maintain the fence along New Castle. You all are always welcome to come to Council meetings and share your concerns with us.

Council moved to Item 2 on the Agenda.

## Council Business

### Informational Items

1. [26-040](#) City Council receiving a 2026 Economic Outlook Presentation

**Attachments:** [ZB City Economic Update](#)

Robert Spendlove, Senior Economist with Zions Bank provided the Council and Administration with an economic overview and outlook for 2026. Mr. Spendlove reviewed an economic snapshot comparison of Idaho, Wyoming and Utah. There is uncertainty on what the Federal Reserve will do with interest rates. There is a possibility of up to two more rate cuts. The current rate is 3.6%. He discussed the impact on the economy from the tariffs. Tariffs generate revenue which may have an impact on inflation. He reviewed the job market data. Unemployment is trending up. More than 1 million workers were laid off in 2025, but initial unemployment insurance claims were down. He reviewed the possible impact AI will have on the workforce. Utah ranked top five in the country for growth rate and our employment growth is twice the national average. Net migration to Utah is slowing. Unemployment is lower than the national average. Utah home prices are slowing down. Council questions followed. Council thanked Mr. Spendlove for his time and presentation.

Council moved to General Citizen Comment.

2. [26-043](#) Parks and Recreation Department providing an update on the recreation center construction, and their proposed public feedback plan for naming the center

**Attachments:** [Proposed Recreation Center Naming Process](#)

Ben Hill, Parks and Recreation Director, and Jetta Marrott provided the Council an update on the construction of the new recreation and community center and he provided photos of the construction progress. He invited the Council to tour the construction site. He also reviewed the proposed public feedback plan for naming the new recreation center. The public input process will launch in the next few weeks and conclude on March 11th. The information will be compiled and presented to the Council at the March 24th Council meeting to finalize the name of the new center. Mr. Hill reviewed the proposed center names. Council questions and comments followed.

3. [26-038](#) City Administration providing information on the Arbor Plaza Office building for Council discussion

**Attachments:** [Arbor City Council Presentation 2-10-26](#)

Dan Nelson, Real Estate Manager, provided a recap of the Arbor Plaza Office Building which is located directly south of City Hall. The City is currently under contract to purchase the Arbor building. The building was built in 2008, has a total of 66,153 sq ft with approximately 52,309 of that space leased and 13,844 vacant. The City's current office space needs for Police, Parks & Rec and the Arts Guild are approximately 29,702 sq ft. He provided a review of the proposed transaction details and time line for the purchase, with a closing date of March 2, 2026. Mr. Nelson reviewed the due diligence conducted on the property with the Council, the operating costs and the potential use of the office space by city staff. Council questions and comments followed.

4. [26-041](#) First Reading: Council Member Nicholl proposing the construction of a new Police Department Public Safety Headquarters

**Sponsors:** Nicholl

**Attachments:** [PD Headquarters Memorandum\\_Nicholl](#)

Council Member Kris Nicholl introduced a proposal for the Council to begin the process of planning for a new, purpose-built Public Safety Building to serve as the headquarters for our police department. The proposal recommends funding the construction of the building through a General Obligation Bond, which would be placed before voters for approval during the 2027 general election. Ms. Nicholl reviewed the importance of providing Police with a high-quality facility tailored to the needs of law enforcement. Council discussed the proposal and possible funding options, provided feedback and was generally supportive of gathering more information.

#### Consent Calendar

**A motion was made by Brooke D'Sousa, seconded by Brooke Christensen to approve the Consent Calendar...The motion carried by a unanimous voice vote.**

5. [26-024](#) Approval of the January 6, 2026 Draft Minutes

**Attachments:** [January 6, 2026 Draft Minutes](#)

**Item approved**

6. [26-027](#) Approval of the January 13, 2026 Draft Minutes

**Attachments:** [January 13, 2026 Draft Minutes](#)

**Item Approved**

#### Public Hearing(s)

7. [26-042](#) Public Hearing to receive input from the public with respect to (i) the issuance of the Series 2026 Bonds and (ii) any potential economic impact that the project to be financed with the proceeds of the Series 2026 Bonds may have on the private sector.

**Attachments:** [Debt Schedule](#)  
[Parameters Resolution 26-05C Approved](#)

Public Hearing: Brian Kelley, Administrative Services Director reviewed bond process and parameters. The funding generated from the bond will be used for the acquisition of the Arbor Plaza Building, located adjacent to City Hall and the remodel of the Council Chambers. The bond parameters were set by the Council to not exceed \$9 million and not to exceed an interest rate of 6.5% for a period of time not to exceed 22 years. The City has solicited to fifteen financial institutions regarding the bonds and we are expecting bids by the end of this week. Included in the packet was an updated debt schedule for the Council's review. Mr. Kelley explained the reasoning for offering Series A and Series B bonds for the acquisition and chamber remodel.

Public Hearing comment period opened.

Steve Van Maren discussed the interest the city will be paying on the bonds over a twenty year period and suggested renting the office space needed for city staff. He questioned why the City would fund the acquisition of the Arbor building and thought the City should explore other options.

Public Hearing comment period closed.

Council questions followed.

Council recessed the meeting at 7:55 pm. and reconvened at 8:00 pm.

## Council Voting Items

8. [26-039](#) Second Reading: Council Member Nicholl proposing an addition to Chapter 4-5 (Human Resources) of the Sandy Municipal Code addressing compensation limitations for elected officials.

**Sponsors:** Nicholl

**Attachments:** [Ordinance 26-03 Adopted](#)  
[Ordinance 26-03 Draft](#)  
[January 20, 2026 Memorandum](#)

Second Reading: Council Member Kris Nicholl presented Ordinance 26-03 for Council consideration. She mentioned that this ordinance has nothing to do with salary or setting salary ranges for the Mayor or Council. She further clarified that this ordinance is only related to fringe benefits offered. She reviewed her five points in support of the ordinance: continuity between elections, public trust, alignment with our budget statements, transparency, the ability for Council set pay and compensation. She reviewed the proposed ordinance with the Council. Council discussion, comments and questions followed. Council Member Houseman also mentioned that she did not believe merit pay was appropriate for elected officials to receive. Mayor Zoltanski provided comments. Council provided feedback and expressed support for the ordinance. Katrina Frederick, Human Resources Director, responded to Council questions. A lengthy Council discussion continued.

Public comment opened.

Kirby Croyle had technical difficulties and was not able to provide comment.

Steve Van Maren expressed support for the vehicle allowance for the Mayor and thought it was appropriate. He also thought the Council should also have a vehicle allowance.

Public comment closed.

**A motion was made by Kris Nicholl, seconded by Marci Houseman to adopt Ordinance 26-03, an ordinance amending the Sandy City Municipal Code creating additional compensation limitations for the Mayor and members of the City Council as discussed and amended this evening, removing Item (a)(3)...The motion carried by the following roll call vote:**

**Yes:** 7 - Alison Stroud  
Kris Nicholl  
Marci Houseman  
Cyndi Sharkey  
Brooke Christensen  
Brooke D'Sousa  
Aaron Dekeyzer

**Nonvoting:** 0

- 9. [26-035](#) Recess the City Council meeting and convene a meeting of the Sandy City Redevelopment Agency

**Attachments:** [2-10-26 RDA Agenda](#)  
[2026.02.05 ILA Arbor Building](#)  
[DSousa\\_2026.02.05 Amendment to ILA Arbor Building](#)  
[1.13.26 MInutes\[59\]](#)  
[1.20.26 Minutes](#)

Council recessed the City Council meeting and convened a meeting of the Redevelopment Agency Board of Sandy City at approximately 9:17 pm.

**A motion was made by Cyndi Sharkey, seconded by Brook Christensen to recess the City Council meeting and convene a meeting of the RDA...The motion carried by a unanimous voice vote.**

Council reconvened at 9:29 pm. Council moved to Standing Reports.

Council Member Aaron Dekeyzer and Mayor Zoltanski were excused from the meeting at approximately 9:21 pm.

Council Member Kris Nicholl was excused from the meeting at approximately 9:29 pm.

- 10. [26-044](#) Possible Closed Session to discuss the purchase, exchange or lease of real property.

Council convened a closed session to in the Council conference room at 9:41 pm to discuss the exchange or lease of real property and adjourned the Council meeting immediately following the closed session.

**A motion was made by Cyndi Sharkey, seconded by Alison Stroud to convene a closed session in the Council conference room to discuss the purchase, exchange or lease of real property and to adjourn the Council meeting immediately following the closed session...The motion carried by the following roll call vote:**

**Yes:** 5 - Alison Stroud  
 Marci Houseman  
 Cyndi Sharkey  
 Brooke Christensen  
 Brooke D'Sousa

**Excused:** 2 - Kris Nicholl  
 Aaron Dekeyzer

**Nonvoting:** 0

## Standing Reports

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

Dustin Fratto, Council Executive Director: Next week, The Council will participate in a training on the Council's Rules of Procedure. The Council will consider the next step in the process to purchase the Arbor building and convene a meeting of the RDA.

## Council Member Business

Council Member Marci Houseman thanked Hale Centre Theatre for sponsoring their annual legislative night at the theatre.

Council Member Cyndi Sharkey thanked the Economic Development Agency for coordinating the business appreciation luncheon. She provided an update from the internal legislative briefings. She also mentioned that she joined Representative Okerlund on the floor of the House. It was a great experience and she encouraged her fellow Council Members to reach out to Representative Okerlund if they were interested in joining him on the floor.

Council Member Alison Stroud mentioned that this Thursday the Sandy Youth Council will be meeting with the Fire Department and Station 31. She invited up to two Council Members to join us for the meeting.

## Mayor's Report

Mayor's report was given by the CAO.

## CAO Report

Shane Pace, CAO had no report.

## Legislative Report

Ryan Mecham, Senior Advisor to the Mayor, updated the Council on several bills under consideration by the state legislature: SB97, HB236, HB238, HB184, HB492, HB477. He provided additional background and impact to the city if the proposed bills passed.

Following the update, Council moved to Item 10 on the Agenda and convened a closed session.

## Adjournment

Council convened a closed session at 9:41 pm and adjourned the meeting immediately following the closed session.