

Sandy, Utah

August 11, 2026

The City Council (the “Council”) of Sandy City, Utah (the “City”), met in regular public session at the regular meeting place of the Council, on August 11, 2026, at the hour of 5:15 p.m., with the following members of the Council being present:

Marci Houseman	Chair
Brooke Christensen	Councilmember
Aaron Dekeyzer	Councilmember
Cyndi Sharkey	Councilmember
Kris Nicholl	Councilmember
Brooke D’Sousa	Councilmember
Alison Stroud	Councilmember

Also present:

Monica Zoltanski	Mayor
Wendy Downs	City Recorder

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the City Recorder presented to the Council a Certificate of Compliance With Open Meeting Law with respect to this August 11, 2026 meeting, a copy of which is attached hereto as Exhibit A.

The following Resolution was then introduced in written form, was fully discussed, and pursuant to motion duly made by Councilmember _____ and seconded by Councilmember _____, was adopted by the following vote:

AYE:

NAY:

The resolution is as follows:

RESOLUTION NO. 26-78C

A RESOLUTION PROVIDING FOR A SPECIAL BOND ELECTION TO BE HELD ON NOVEMBER 3, 2026, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED ELECTORS OF SANDY CITY, UTAH, A PROPOSITION REGARDING THE ISSUANCE OF NOT TO EXCEED \$30,000,000 GENERAL OBLIGATION BONDS FOR THE PURPOSE OF FINANCING ALL OR A PORTION OF THE COSTS OF ACQUIRING THE FORMER CRESCENT VIEW MIDDLE SCHOOL PROPERTY (THE “PROPERTY”) AND RENOVATING, CONSTRUCTING, IMPROVING, EQUIPPING AND FURNISHING THE PROPERTY INTO A COMMUNITY, RECREATION, ARTS, AND OPEN SPACE FACILITY, AND ALL RELATED IMPROVEMENTS; PROVIDING FOR THE POSTING OF A NOTICE OF PUBLIC HEARING; APPROVING THE FORM OF AND DIRECTING THE POSTING OF A NOTICE OF ELECTION AND THE BALLOT PROPOSITION; AND RELATED MATTERS.

WHEREAS, the City Council (the “Council”) of Sandy City, Utah (the “City”) desires to finance all or a portion of the costs of acquiring, developing, constructing, renovating, improving, preserving, equipping, and furnishing the Property, or portions thereof, for community, recreation, arts, cultural, park, open-space, trail, municipal, and related public purposes, including parking, site and utility access, and all related improvements (collectively, the “Project”); and

WHEREAS, the City does not have on hand money to pay for all of the costs of the Project and the Council has determined to finance the cost thereof through the issuance of up to \$30,000,000 of its General Obligation Bonds (the “Bonds”); and

WHEREAS, the Project may be paid for in part or wholly by Bonds as authorized by Section 11-14-103 Utah Code Annotated 1953, as amended; and

WHEREAS, the Council desires to submit a proposition concerning the issuance of the Bonds to the vote of the qualified electors of the City pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, the applicable provisions of the Utah Election Code, Title 20A, Utah Code Annotated 1953, as amended and the Transparency of Ballot Propositions Act, Title 59, Chapter 1, Part 16 Utah Code Annotated 1953, as amended (collectively, the “Act”).

NOW, THEREFORE, it is hereby resolved by the Council as follows:

Section 1. Definition of Terms. The terms defined or described in the recitals hereto shall have the same meaning when used in the body of this Resolution (the “Resolution”).

Section 2. Election Call. On November 3, 2026, there shall be held in Sandy City a special bond election (the “Bond Election”), between the hours of 7:00 a.m. and 8:00 p.m., at which there shall be submitted to the qualified electors of the City the proposition appearing in the ballot proposition portion of the Notice of Election as substantially set out in Section 6 hereof (as may be appropriately and legally updated, modified, corrected or completed).

Section 3. Voting Places and Election Judges. For purposes of the Bond Election, the voting methods, the voting precincts, the voting places, the election judges, alternate judges and poll workers to serve at said voting places shall be the same as those established for the general election held that day.

Section 4. Authorization and Reimbursement of Expenses. The Bond Election shall be conducted and the registration therefore shall be governed in conformity with the laws of the State of Utah, including particularly the Act, and the officials of the City and Salt Lake County, Utah (the “County”) as applicable, shall and are hereby authorized and directed to perform and do all things necessary to the proper calling and conducting of the Bond Election and the canvassing of the results thereof.

In the event the proposition for the Bonds is approved at the Bond Election, the City reasonably expects to reimburse itself from proceeds of debt to be incurred by the City for any capital expenditures advanced by the City for the acquisition and construction of the improvements herein described in a principal amount of not more than \$30,000,000.

Section 5. Public Hearing. The Council shall hold a public hearing on [September 22, 2026] to receive input from the public with respect to (a) the issuance of the Bonds and (b) the potential economic impact that the improvements, facilities, or properties to be financed in whole or in part with proceeds of the Bonds will have on the private sector, which hearing date shall not be less than fourteen (14) days after notice of the public hearing is first posted and shall not be sooner than thirty (30) days or later than five (5) business days before the first posting of the Notice of Election as described in this Resolution, such notice to be posted (i) on the Utah Public Meeting Notice Website created under Section 63A-16-601, Utah Code Annotated 1953, as amended, (ii) on the City’s official website and (iii) in a public location within the City that is reasonably likely to be seen by residents of the City. The “Notice of Public Hearing” shall be in substantially the following form:

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN pursuant to the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended, that on August 11, 2026, the City Council (the “Council”) of Sandy City, Utah (the “City”), adopted a resolution (the “Resolution”) in which it authorized the calling of an election (the “Election”) concerning a proposition for the issuance of the City’s General Obligation Bonds (the “Bonds”) and called a public hearing to receive input from the public with respect to (a) the issuance of the Bonds and (b) any potential economic impact that the improvements, facilities or properties financed in whole or in part with the proceeds of the Bonds (see below) may have on the private sector.

TIME, PLACE, AND LOCATION OF PUBLIC HEARING

The Council shall hold a public hearing on [September 22, 2026], at the hour of 6:00 p.m. in the Sandy City offices, located at 10000 Centennial Parkway, Sandy, Utah. All members of the public are invited to attend and participate.

PURPOSE FOR ISSUING THE BONDS, MAXIMUM AMOUNT AND SECURITY

The Bonds are to be issued in the aggregate principal amount of not to exceed \$30,000,000 for the purpose of (a) financing all or a portion of the costs of acquiring, developing, constructing, renovating, improving, preserving, equipping, and furnishing the former Crescent View Middle School Property, or portions thereof, for community, recreation, arts, cultural, park, open-space, trail, municipal, and related public purposes, including parking, site and utility access, and all related improvements and (b) paying the costs of issuance of the Bonds. The Bonds shall be secured by ad valorem property taxes of the City to the extent authorized by law.

The Bonds may be issued in one or more series and be sold from time to time, all as the Council may determine.

DATED this August 11, 2026.

/s/Wendy Downs
City Recorder

(To be posted no less than 14 days before the public hearing.)

Section 6. Notice of Election. In accordance with Section 11-14-202 of the Act, a notice of the Bond Election shall be (i) posted in a place within the boundaries of the City that is most likely to give notice to the voters within the City's bounds (the "Location"), at least 21 days before the Bond Election, (ii) posted on the Utah Public Meeting Notice website (<http://pmn.utah.gov>) for three weeks before the Bond Election and (iii) posted on the City's official website for at least three weeks before the Bond Election. The Council directs the Election Officers (defined herein) to select the Location meeting this criteria.

In addition, the Election Officers (defined herein) are to (i) publish the sample ballot before the election as required in Section 20A-5-405 of the Act and (ii) publish notice of and perform the election voting device and tabulation equipment test procedures as required by Section 20A-4-104 of the Act.

The Bond Election notice shall be given in substantially the following form (with such completion, amendments, updates, changes, additions or alterations as may be required to conform such notices to the Act (including amendments thereto prior to such posting) and actual election information or calendar items to be confirmed prior to the posting of such notice):

ELECTION NOTICE

To all qualified electors of Sandy City, Utah:

Take notice that on November 3, 2026, between the hours of 7:00 a.m. and 8:00 p.m., a special bond election (the “Bond Election”) will be held in Sandy City, Utah (the “City”) in conjunction with the general election to be held that day.

Information regarding polling places for each voting precinct, each early voting polling place, and each election day voting center, including changes to the location of a polling place and the location of an additional polling place, may be found at the Statewide Electronic Voter Information Website at vote.utah.gov or at the Salt Lake County Clerk’s Website at <https://www.slco.org/clerk/> or at the City’s Website at <https://www.sandy.utah.gov>.

To obtain information regarding the location of a polling place, voters may also call 801-568-7118.

The Election will be held for the purpose of submitting the following ballot proposition:

OFFICIAL BALLOT PROPOSITION FOR THE
SANDY CITY, UTAH
SPECIAL BOND ELECTION

NOVEMBER 3, 2026

/s/ Wendy Downs
City Recorder

PROPOSITION

Shall the City Council (the “Council”) of Sandy City, Utah (the “City”), be authorized to issue General Obligation Bonds in an amount not to exceed Thirty Million Dollars (\$30,000,000) (the “Bonds”) for the purpose of financing all or a portion of the costs of acquiring, developing, constructing, renovating, improving, preserving, equipping, and furnishing the former Crescent View Middle School Property, or portions thereof, for community, recreation, arts, cultural, park, open-space, trail, municipal, and related public purposes, including parking, site and utility access, and all related improvements; said Bonds to be due and payable in not to exceed twenty one (21) years from the date of issuance of the Bonds?

Property Tax Cost of Bonds: If the Bonds are issued as planned a property tax sufficient to pay debt service on the Bonds will be required over a period of twenty one (21) years in the estimated average amount of \$59.98 per year and \$5.00 per month on a \$739,100 primary residence and in the estimated amount of \$109.06 per year and \$9.09 per month on a business property having the same value.

The foregoing information is only an estimate and is not a limit on the amount of taxes that the Council may be required to levy to pay debt service on the Bonds. The Council is obligated to levy taxes to the extent provided by law in order to pay the Bonds. The amounts are based on various assumptions and estimates, including estimated debt service on the Bonds and taxable values of property in Sandy City, Utah.

FOR THE ISSUANCE OF BONDS (YES)

☐

AGAINST THE ISSUANCE OF BONDS (NO)

☐

Pursuant to applicable provisions of Utah State law, the period allowed for any contest of the Bond Election shall end forty (40) days after November 17, 2026 (the date on which the returns of the Bond Election are to be canvassed and the results thereof declared). No such contest shall be maintained unless a complaint meeting the requirements of applicable law is filed with the Clerk of the District Court of Salt Lake County within the prescribed forty (40) day period.

GIVEN by order of the City Council of Sandy City, Utah.

By: /s/ Marci Houseman
Chair

ATTEST:

By: /s/ Wendy Downs
City Recorder

Section 7. Mailing of Voter Information Pamphlet. The Council hereby directs the City Recorder of Sandy City, Utah (the “City Recorder”) to mail at least fifteen (15) but not more than forty-five (45) days before the scheduled Bond Election, a voter information pamphlet or a notice printed on a postage prepaid, preaddressed return form that a person may use to request delivery of a voter information pamphlet by mail, to each household with a registered voter who is eligible to vote on the Bonds. Said voter information pamphlet shall include, in the following order: (a) the date of the Bond Election, (b) the hours during which the polls will be open, (c) the address of the Statewide Electronic Voter Information Website and, if available, the address of the Salt Lake County Clerk’s official website, and the City Recorder’s official website, with a statement indicating that the Election Officers will post on the official website the location of each polling place for each voting precinct, each early voting polling place, and each election day voting center, including any changes to the location of a polling place and the location of an additional polling place; (d) a phone number that a voter may call to obtain information regarding the location of a polling place; (e) the title and text of the ballot proposition, and (f) an explanation of the property tax impact, if any, of the issuance of the Bonds which may be based upon information the Council determines to be useful, including (i) expected debt service on the Bonds to be issued, (ii) a description of the purpose, remaining principal balance, and maturity date on any outstanding general obligation bonds of the City, (iii) funds other than property taxes available to pay debt service on general obligation bonds, (iv) timing of expenditure of Bond proceeds, (v) property values and (vi) any additional information the Council determines may be useful to explain the property tax impact of issuance of the Bonds.

Section 8. Compliance with the Transparency of Ballot Propositions Act, Title 59, Chapter 1, Part 16, Utah Code Annotated 1953, as amended. The City shall comply with the requirements of the Transparency of Ballot Propositions Act, Title 59, Chapter 1, Part 16, Utah Code Annotated 1953, as amended and shall post the arguments and rebuttal arguments as required by such act on the Statewide Electronic Voter Information Website as described in Section 20A-7-801, Utah Code Annotated 1953, as amended, for thirty (30) consecutive days before the Bond Election. The City shall further post all arguments and rebuttal arguments in a prominent place on the City’s official website for thirty (30) consecutive days before the Bond Election. If the City has a newsletter published between finalization of the arguments and rebuttal arguments and the date of the Bond Election, it shall further post arguments and rebuttal arguments in such newsletter. When posting the argument and rebuttal argument, the City Recorder shall ensure that: (a) a rebuttal argument is posted in the same manner as a direct argument; (b) each rebuttal argument follows immediately after the direct argument that it seeks to rebut; and (c) information regarding the public meeting (described in the next sentence), follows immediately after the posted arguments, including the date, time, and place of the public meeting. The City shall conduct a public meeting on [September 22, 2026], a date which is no more than forty-five (45), but at least four (4), days before the Bond Election, beginning at the hour of 6:00 p.m. at 10000 Centennial Parkway, Sandy, Utah. The purpose of the meeting is to hear arguments for and against the issuance of the Bonds. Information regarding this public meeting shall follow immediately after the posted arguments set forth on the Statewide Electronic Voter Information Website and the City’s official website described herein. Within three days following the public meeting, the City will post a digital audio recording of the meeting on its official website and at the primary office of the City.

Section 9. Election Supplies and Ballots. The ballots to be used at the Bond Election shall comply in all respects with the requirements of the Act at the time of the Bond Election, including, but not limited to, Title 20A, Chapter 6 and Section 11-14-206 of the Act, and the proposition and election instructions with respect to the Bond Election shall be in substantially the form contained in the Election Notice set forth in Section 6 hereof.

Section 10. Appointment of Election Officers. Pursuant to Sections 20A-1-102 and 20A-5-400.5 of the Act, the County Clerk of Salt Lake County and the City Recorder will act as election officers (the “Election Officers”). Other officials of the City are hereby directed and authorized to coordinate with the Election Officers as required for the Bond Election. The Election Officers shall be authorized and directed to give appropriate notices as required by the Act.

Section 11. Canvass. The ballots shall be counted and the results delivered to the City in accordance with the procedures of Title 20A, Chapter 4, of the Act. The Council shall meet as a Board of Canvassers no sooner than seven (7) nor later than fourteen (14) days after the date of said election, currently set for Tuesday, November 17, 2026, at [5:15 p.m.], at the regular meeting place of the Council in Sandy City, Utah, and if the majority of the votes cast at the Bond Election are in favor of the propositions submitted, then the City Recorder shall cause an entry of that fact to be made upon its minutes. Thereupon the Council shall be authorized and directed to issue such Bonds.

Section 12. Severability. It is hereby declared that all parts of this resolution are severable, and if any section, clause, or provision of this resolution shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, clause, or provision shall not affect the remaining sections, clauses, or provisions of this resolution.

Section 13. Conflict. All resolutions, orders, and regulations or parts thereof heretofore adopted or passed which are in conflict herewith are, to the extent of such conflict, hereby repealed. This repealer shall not be construed so as to revive any resolution, order, regulation, or part thereof heretofore repealed.

Section 14. Captions. The headings herein are for convenience of reference only and in no way define, limit, or describe the scope or intent of any provisions or sections of this resolution.

Section 15. Recording of Resolution; Effective Date; Notice to Lieutenant Governor and Election Officers. Immediately after its adoption, this Resolution shall be signed by the Mayor and City Recorder, shall be recorded in a book for that purpose, and shall take immediate effect. The City Recorder shall immediately furnish a certified copy of this Resolution to the Lieutenant Governor and the Salt Lake County Clerk in accordance with Section 11-14-201 of the Act by no later than August 20, 2026, a date at least 75 days before the Bond Election.

Section 16. Further Authority. The Council hereby authorizes the City Recorder to make changes to any notice or the ballot proposition described herein to complete the same, cure any ambiguity or defect therein or to make any other changes to such notice or ballot proposition as may be required or allowed by the laws of the State of Utah.

PASSED AND APPROVED this August 11, 2026.

(SEAL)

By: _____
Chair

ATTEST:

By: _____
City Recorder

PRESENTATION TO THE MAYOR

The foregoing resolution was presented to the Mayor for approval or disapproval on August 11, 2026.

Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing resolution is hereby approved this August 11, 2026.

Mayor

Pursuant to motion duly made and seconded, the meeting was adjourned.

(SEAL)

By: _____
Mayor

ATTEST:

By: _____
City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

I, Wendy Downs, hereby certify that:

(a) I am the duly qualified and acting City Recorder of Sandy City, Utah (the “City”);

(b) the above and foregoing constitutes a true and correct copy of a portion of the minutes of a regular meeting of the City Council of Sandy City, Utah, including a resolution adopted at said meeting held on August 11, 2026, as said minutes and resolution are officially of record in my possession;

(c) a certified copy of the within Resolution will be filed with the Lt. Governor and the Salt Lake County Clerk/Auditor, as Election Officers, as described herein;

(d) the Resolution, with all exhibits attached, was deposited in my office on August 11, 2026;

(e) pursuant to the Resolution, a Notice of Public Hearing will be posted (i) on the Utah Public Notice website (<http://pmn.utah.gov>) (ii) on the City’s official website, and (iii) in a public location with the City that is reasonably likely to be seen by residents of the City, with each such posting being no less than 14 days prior to the Public Hearing; and

(f) pursuant to the Resolution, an Election Notice will be (i) posted in the Location determined by the Council in the foregoing resolution, (ii) posted on the Utah Public Meeting Notice website (<http://pmn.utah.gov>) and (iii) posted on the City’s official website, with each such posting being at least three weeks before the Bond Election.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and affixed the seal of Sandy City, Utah, this August 11, 2026.

(SEAL)

By: _____
City Recorder

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Wendy Downs, the undersigned City Recorder of Sandy City, Utah (the “City”), do hereby certify that I gave written public notice of the agenda, date, time and place of the regular meeting (the “Notice”) held by the City Council (the “Council”) of the City on August 11, 2026, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) By causing the Notice, in the form attached hereto as Schedule 1, to be posted at the City's principal offices at least twenty-four (24) hours prior to the convening of the meeting;

(b) By causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the City’s official website at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2026 Annual Meeting Schedule for the City (attached hereto as Schedule 2) (the “Annual Notice”) was given specifying the date, time and place of the regular meetings of the City Council to be held during the year, by causing said Annual Notice to be (i) posted in December 2025 at the principal office of said Council, (ii) posted on the Utah Public Notice Website (<http://pmn.utah.gov>) and (iii) posted on the City’s official website.

IN WITNESS WHEREOF, I have hereunto subscribed my signature and impressed hereon the official seal of the Council this August 11, 2026.

(SEAL)

By: _____
City Recorder

SCHEDULE 1

NOTICE OF MEETING

SCHEDULE 2

NOTICE OF ANNUAL MEETING SCHEDULE