



# SANDY URBAN RENEWAL BOARD MEETING

Monday, September 18, 2023 at 6:00 PM  
Sandy City Hall and via Zoom

## MINUTES

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### ROLL CALL

#### PRESENT

Chair Stan Pulliam  
Board Member Chris Mayton  
Board Member Laurie Smallwood  
Board Member Rich Sheldon  
Board Member Kathleen Walker  
Board Member Carl Exner  
Board Member Don Hokanson  
Board Member Phil Schneider  
Board Member Khrys Jones

### APPROVAL OF MINUTES

1. Approval of Minutes: August 7, 2023

#### **MOTION: Approve the August 7, 2023 minutes**

Motion made by Board Member Sheldon, Seconded by Board Member Mayton.

Voting Yea: Chair Pulliam, Board Member Mayton, Board Member Smallwood, Board Member Sheldon, Board Member Walker, Board Member Exner, Board Member Schneider, Board Member Jones

Voting Abstaining: Board Member Hokanson

**MOTION CARRIED: 8-0-1**

### NEW BUSINESS

2. Contract Award - Asbestos Removal at the Community Campus

The Parks and Recreation Director summarized the staff report, which was included in the agenda packet.

Board discussion ensued on the following issues related to the proposed contract:

- Asbestos removal will occur at the former aquatic center and 1950s era middle school buildings, not the 1970s era annex building
- Professionals will follow rigorous procedures to investigate and safely remove all materials; it is likely that some additional amount of materials will be found during the demolition process, what will be addressed as needed at that point
- Clarification on the amount of demolition and material removal that will occur during this initial process, versus what will occur when full demolition takes place
- Clarification on the likely condition of the buildings after hazard material removal is complete but before demolition occurs; emphasis on the importance of building safety and project management to ensure that the site is secure against unauthorized entry

**MOTION: Award the contract for asbestos removal of the Olin Bignall Aquatic Center and Old Middle School to Pacific Northwest Environmental, LLC, in the amount of \$150,365.00**

Motion made by Board Member Mayton, Seconded by Board Member Smallwood.

Voting Yea: Chair Pulliam, Board Member Mayton, Board Member Smallwood, Board Member Sheldon, Board Member Walker, Board Member Exner, Board Member Hokanson, Board Member Schneider, Board Member Jones

**MOTION CARRIED: 9-0**

3. Approval of Changes to Grant Program Guidelines

The Economic Development Manager summarized the staff report, which was included in the agenda packet. The Board received clarification on ensuing updates to competitive bidding thresholds. A typo in the document title was also noted and addressed.

**MOTION: Approve the changes to the Program Guidelines documents for the Façade Improvement and Tenant Improvement grant programs as presented**

Motion made by Board Member Walker, Seconded by Board Member Exner.

Voting Yea: Chair Pulliam, Board Member Mayton, Board Member Smallwood, Board Member Sheldon, Board Member Walker, Board Member Exner, Board Member Hokanson, Board Member Schneider, Board Member Jones

**MOTION CARRIED: 9-0**

#### 4. Approval of Increased Project Cost: Tollgate Inn Covered Structure

The Economic Development Manager summarized the staff report, which was included in the agenda packet.

Board discussion ensued on the following topics:

- Whether the structure design will look acceptable in the context of the existing buildings
- Clarification on the composition of beams, brackets, and other components
- Explanation of the history of the project thus far, including rebidding
- Reasoning for the choice of metal structure and acrylic roofing, and concerns regarding fire risk
- Cost of the acrylic roof
- Discussion of Sandy Style and exemptions for this particular property
- Discussion of the 'old west' aesthetic
- Consideration of whether this particular design may look out of place in context
- Suggestions to make certain design adjustments in pursuit of consistency
- Confidence in the judgment of the property owner
- Importance of maintaining consistent rules for everyone
- Concern about delaying the project further

While they expressed general support for the project, the consensus of the Board was that staff should return at a subsequent meeting with a more detailed visual rendering of the proposed project, to facilitate further discussion of the design in the context of the existing buildings.

**ADJOURN**

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Stan Pulliam, Chair

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Jeffrey Aprati, City Recorder