

SANDY CITY GENERAL OBLIGATION BOND

ARGUMENT IN FAVOR OF THE BONDS

Sandy Residents,

Imagine 17 green acres open to everyone – kids playing soccer, neighbors walking the trails, and grandparents cheering at tournaments beneath a majestic view of the Wasatch.^[1]^[SEP]That's the opportunity before us with the Crescent View Middle School property: keep the land and keep the decisions about its future in our hands, before it's lost to development.

We live in Sandy because it's a great place to raise a family, put down roots, and build a future. But we're feeling the pressure of growth and congestion across the valley, making spaces like this even more valuable.

In our nearly built-out city, 17-acre parcels don't come along anymore, especially in such a desirable location with adjacent parks, trails and TRAX connections. The large school building offers exciting possibilities for sports programming, community arts, staffing space, a business hub, even childcare, but this vote isn't really about a building. It's about securing the land and preserving our ability to decide its future together.

Based on feedback received thus far, residents speak strongly for protecting green space, sports and community space like this shared by generations of Sandy kids who've played youth soccer and little league football on these fields, and Junior Jazz in the gymnasium. Keeping it makes our busy lives better by promoting wellness and building community.

We're taxpayers, too, feeling the pinch of rising prices every day. Asking taxpayers to invest more should only be done if it adds value and residents have a voice. But the value isn't only what we add to our community, it's what we lose if we don't act now.

Investing in community green space helps keep Sandy safe, desirable, and family-friendly. Protecting our high quality of life enhances our own enjoyment and civic pride, but also supports property values across our city for generations to come.

The Crescent property costs \$17 million. The City Council set a \$30 million ceiling on its borrowing limit. A YES vote allows the sale to go through but does not automatically spend \$30 million. Nothing beyond purchasing the property is committed. It means we secure the property while we decide **together** what comes next.

Further spending would occur only after community input and City Council approval. It allows time for the city to explore ways to reduce taxpayer obligation through leasing, sponsorships, business partnerships or the sale of city-owned property to reduce the bond or operating costs.

In Sandy, landmark community amenities we treasure today were made possible through bonds: the Sandy Amphitheater, the soccer stadium, Hale Centre Theatre, and Lone Peak and Quail Hollow Parks.

Unless Sandy buys the property, it goes up for sale to private developers ready and willing to pay the \$17 million.

This is our community, our tax dollars, and our decision. **Let's keep the land and keep the future of Crescent View in our hands. Vote YES!**

Respectfully,
Daniel Kovach

Co-Signed by,
Corlett, Charles Paul, Davis, Shana, Duffin, Daniel O., Earl, Robert Scott, Edmunds, LeAnn, Edwards, Jim, Godot, Paul, Jameson, Scott Reid, Juhl, Clinton Arthur, Kiisel, Ty Matthews, Lipzinski, Corliss Elaine, Meier, Heather L., Normandeau, Monica Dee, Ostler, Ronald J., Patey, Ken, Peterson, Kathleen, Swallow, John, Swenson, Paul, Wilson, Laurie J., Wood, Terry

REBUTTAL TO ARGUMENT IN FAVOR OF THE BONDS

A \$30 MILLION BOND DOES NOT MAKE SANDY SAFER

If taxpayers do not purchase Crescent View, Sandy is not going to stop providing parks, recreation, arts, or community programs.

We do not need an overpriced, 50-year-old school building to provide the services being proposed—especially when taxpayers already helped pay for the school through the school district.

The city just bought an 18-year-old 66,000 square foot Class A office building for \$12 million. How can they say we need more space?

Sandy has delivered major community amenities—including the Sandy Amphitheater, Real Salt Lake Stadium, Hale Centre Theatre, Lone Peak Park, and Quail Hollow Park—without Sandy resident taxpayer participation.

Crescent Park already has ball fields, picnic areas, pickleball and basketball courts, a soccer field, playground, jogging trail, and pavilion.

THE REAL COST IS MORE THAN THE PURCHASE PRICE

Taxpayers need to consider bond interest, renovations, improvements, new programming, additional employees, utilities, operations, maintenance, repairs, and future capital replacement.

Financial facts about Parks, Rec and the Arts

TAXPAYERS PAY THE DIFFERENCE

The Sandy Recreation Center only covered about 50% of its operating costs through programs and user fees. Sandy Arts Guild only covered only about 11% of its operating costs through ticket sales, programs, and user fees

A CITYWIDE DECISION NEEDS CITYWIDE INPUT

Public outreach reached the equivalent of about 1.1% of Sandy's population on this issue. That is not enough public participation to establish community-wide demand for a \$30 million bond and decades of financial obligations.

Vote NO!

Anonymous Eligible Sandy Voter

ARGUMENT AGAINST THE BONDS

Why you should VOTE NO to the Bond

Purchase Price Exceeds Appraised Value

Canyons School District is asking \$17 million for the Crescent View Middle School. Sandy City's own appraisal valued the property at \$8.5 million, while another appraisal valued it at \$10 million. The \$17 million asking price is nearly double both appraisals!

True Cost Is More Than the Purchase Price

Taxpayers must consider the entire financial commitment, not just the purchase price. Costs include bond interest, renovations and improvements, staffing, operations, maintenance, utilities, and future capital replacement. The cost will be well over \$30 million.

The bond would only fund the purchase and certain capital expenses, the bond will not cover the ongoing cost of operating and maintaining the building. Current estimates indicate these expenses could exceed \$465,000 every year.

Ongoing costs are not currently funded in the City budget, and no permanent funding source has been identified. The City could be forced to reduce services and raise taxes in addition to the Bond.

Future Use Undefined

Many potential uses have been discussed, including visual and performing arts, rehearsal and meeting space, a business incubator, classroom rentals, an art plaza, outdoor event venue, and childcare. Yet the City has not determined exactly what this property will become.

Crescent Park already provides 7.6 acres adjacent to the school property. Adding 17 acres and a large, 50-year-old building would create a significant public facility. Lone Peak Park, one of Sandy's largest developed parks, is about 1.3 miles away.

Taxpayers should know what they are buying, what will be provided, and what it will cost before approving the debt.

Demand Has Not Been Demonstrated

Recent data, surveys, and planning have not demonstrated a clear need for another large, aging community facility or the programs being discussed. Before creating expensive new tax subsidized programs, the City needs to determine whether sufficient resident demand exists and whether public or private facilities can meet those needs.

Duplicating Existing Facilities and Programs Sandy already owns parks, recreation facilities, meeting spaces, and cultural facilities, and a new Community Center scheduled to open in January 2027. Another major facility could duplicate existing services while adding staffing, maintenance, utility, and capital replacement expenses. Community and recreation facilities require ongoing taxpayer support because fees and rentals do not cover full operating costs. The question is not simply whether Sandy can afford to buy this property, but whether taxpayers can afford to operate and maintain it for decades. Too Many Questions Remain The final use is uncertain, renovation costs remain estimates, ongoing expenses have no identified permanent funding source, and future maintenance, capital replacement, access, and water costs remain unresolved. A major taxpayer-funded purchase should be based on a demonstrated need, clearly defined projects, reliable cost estimate, and sustainable long-term funding plan, not simply the possibility that the property may be useful someday. A decision of this magnitude should not be rushed. Sandy taxpayers will bear the financial consequences for decades to come. Vote No!

Anonymous Eligible Sandy Voter

Anonymous Eligible Sandy Voter

REBUTTAL TO ARGUMENT AGAINST THE BONDS

Let's Invest in the Sandy We Want to Be

We are members of the Sandy community, from every quadrant of our city, supporting this bond because Crescent View offers opportunity and lasting value for ALL of Sandy.

Across Utah, communities like ours are feeling the stress of rapid growth, congestion and the loss of open space. Sandy has something exceptionally rare: the opportunity to create the community we want to be, before that choice is made for us by development.

A YES vote secures 17 acres of open space and a building where people can gather, recreate and build community. What it becomes remains in our hands, guided by a public, transparent process. That level of community control is increasingly rare in government today.

The opposition cites the cost of a maximum buildout, but no such plan exists. The bond sets a ceiling but commits only the purchase price, leaving us room to evaluate options and decide together what makes sense.

The purchase secures a tangible land asset. Two private developers offered the same price—proof of its market value. In a nearly built-out city, this large, accessible parcel is scarce and will hold lasting value.

A NO vote closes this opportunity. A YES vote preserves the land, our options and our right to shape Sandy's future.

We endorse this initiative to preserve the green space, community and recreation options that will benefit all of us in Sandy.

Let's invest in the Sandy we want to be. Vote YES.

Respectfully,
Daniel Kovach

Co-Signed by,
Corlett, Charles Paul, Davis, Shana, Duffin, Daniel O., Earl, Robert Scott, Edmunds, LeAnn, Edwards, Jim, Godot, Paul, Jameson, Scott Reid, Juhl, Clinton Arthur, Kiisel, Ty Matthews, Lipzinski, Corliss Elaine, Meier, Heather L., Normandeau, Monica Dee, Ostler, Ronald J., Patey, Ken, Peterson, Kathleen, Swallow, John, Swenson, Paul, Wilson, Laurie J., Wood, Terry

The City conducted a public meeting on September 22, 2026, beginning at the hour of 6:00 p.m. at Sandy City Hall, 10000 S. Centennial Parkway, Sandy, UT . The purpose of the meeting is to hear arguments for and against the issuance of the Bonds.