



**MAGNA CITY COUNCIL
MEETING AGENDA
July 8, 2025**

Webster Center
8952 West Magna Main Street
Magna, Utah 84044

PUBLIC NOTICE IS HEREBY GIVEN that the Magna City Council will hold a meeting for presentation, discussion, and possible action at **6:00 PM** on the **8th day of July 2025** at the Webster Center, 8952 West Magna Main Street Magna, Utah as follows:

***** Portions of the meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.***

Anticipated meeting duration: 70 Minutes

6:00 PM – PUBLIC MEETING

1. CALL TO ORDER
2. Determine Quorum
3. Pledge of Allegiance

4. PUBLIC COMMENTS (Limited to 3 minutes per person)

Any person wishing to comment on any item not otherwise scheduled for a public hearing on this evening's agenda, should sign-up on the "Public Comment" form located at the entrance. Persons signing up to speak will be called up in the order that they signed-in on the "Public Comment" form. Persons addressing the City Council shall step-up to the microphone and give their name for the record. The City Council is interested in hearing directly from residents. In an effort to be both transparent and responsive, the City Council previously adopted rules to help govern public meetings. As such, Councilmembers cannot respond directly to comments during public comment. However, Magna City staff will be responsible for responding directly to citizens who request a response. Should an item on tonight's agenda generate a question you would like answered, there is a QR code at the front entrance. Please scan the QR code and send your question directly to city staff. The City Council will not interrupt the evening's agenda to take questions from the audience once the formal meeting has commenced. ***Comments should be limited to not more than three (3) minutes unless additional time is authorized by the Governing Body.***

5. STAKEHOLDER REPORTS

- A. Unified Police Department - ***Chief Del Craig*** (5 minutes)

6. CONSENT AGENDA

- A. Approval of City Council Meeting Minutes (3 minutes)
 - November 26, 2024 City Council Meeting
 - April 22, 2025 City Council Meeting
 - June 24, 2025 City Council Meeting

7. PRESENTATION ITEMS

- A. Water Supply Issues – Proposed Property Tax Increase by Jordan Valley Water Conservancy District for Water Service Purposes – ***Council Member, Mick Sudbury*** (10 minutes)
- B. Park Plan Study Request for \$20,000 - ***Dan Torres, Economic Development Manager*** (5 minutes)
- C. Pavement Management Presentation – ***Steven Kuhlmeier, Public Works*** (20 minutes)
- D. Appointing an Alternate for the MSD Board – ***Paul Ashton, Legal Counsel*** (5 minutes)
- E. Discussion and Potential Action Regarding **Resolution R2025-07**, Accepting Property on Behalf of Magna City from the Magna City Community Reinvestment Agency – ***Paul Ashton, Legal Counsel*** (5 minutes)

8. COUNCIL BUSINESS - None

9. MANAGER/CITY ATTORNEY UPDATES (10 minutes)

10. COUNCIL REPORTS (10 minutes)

11. CLOSED SESSIONS IF NEEDED AS ALLOWED PURSUANT TO UTAH CODE §52-4-205

- A. Discussion of the character, professional competence or physical or mental health of an individual.
- B. Strategy sessions to discuss pending or reasonably imminent litigation.
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property.
- D. Discussion regarding deployment of security personnel, devices, or systems; and
- E. Other lawful purposes as listed in Utah Code §52-4-205

12. ADJOURN

ZOOM MEETING: Topic: Magna City Council Meeting

When: July 8, 2025, 06:00 PM Mountain Time (US and Canada)

Register in advance for this webinar at:

<https://us06web.zoom.us/join/7lrwgPtKQz20aTBbGEabfg>

After registering, you will receive a confirmation email containing information about joining the webinar. Upon request with three (3) working days' notice, the Greater Salt Lake Municipal Services District, in support of Magna City, will make reasonable accommodations for participation in the meeting. To request assistance, please call (385) 377-9466 – TTY 711.

A copy of the foregoing agenda was posted at the following locations on the date posted below: Magna City website at <https://magna.utah.gov/> and the Utah Public Notice Website at <https://www.utah.gov/pmn/>. Pursuant to State Law and Magna Ordinance, Councilmembers may participate electronically. Pursuant to Utah Code § 52-4-205, parts of meetings may be closed for reasons allowed by statute.

POSTED: July 5, 2025



MAGNA CITY COUNCIL MEETING

NOVEMBER 26, 2024, 6:00 PM
WEBSTER COMMUNITY CENTER
8952 WEST MAGNA MAIN STREET
MAGNA, UTAH 84044

MAGNA CITY COUNCIL MEETING MINUTES

****DRAFT MINUTES – UNAPPROVED****

Council Members Present:

Eric Barney, Mayor
Trish Hull
Steve Prokopis
Audrey Pierce (via Zoom)
Mick Sudbury

Staff Present:

David Brickey, City Manager
Paul Ashton, Legal Counsel
Daniel Torres, Economic Development Director
Nicole Smedley, Recorder (via zoom)
Brian Tucker, Planning Manager

Others Present:

6:00 PM – PUBLIC MEETING

1. Call to Order

Mayor Barney, presiding, called the meeting to order at 6:00 PM.

2. Determine Quorum

A quorum was present, allowing the meeting to proceed.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. PUBLIC COMMENTS

MAGNA COUNCIL MEMBERS

MAYOR ERIC BARNEY, MAYOR PRO TEM AUDREY PIERCE,
COUNCIL MEMBER TRISH HULL, COUNCIL MEMBER STEVE PROKOPIS,
COUNCIL MEMBER MICK SUDBURY

Chris Aleene – Founder of the Utah Islanders here to begin conversation on old Cyprus High School with students moving into the new school, proposed an ongoing football league at Cyprus High School once it is vacated as the new high school will soon be used. He stated that this would allow for students to continue to train and play football beyond high school bringing tax revenue for football camps. He also mentioned entrepreneurial courses being offered for the youth in the area to help them advance in life as well outside of football. He believes this would be a program Magna could be proud of and give the community and state something that is greatly needed at this time.

Ti Kiny Komy - stated that his family has had businesses in the Magna City area thriving and working with members of the community with disabilities and the elderly over the last decade. He has run a camp here in Salt Lake City for the last 25 years with thousands of kids coming because of the lessons they learn and enjoy in football. With the Utah Football Islanders program they are hoping to create a platform for all walks of life to come and learn and grow, creating a map with academics as a priority. He gave his support for the Utah Football Islanders proposal being held at Cyprus High School. He stated in order to be sustainable they need a training facility year round. He thanked the city of Magna for what they've done for his family, allowing them to help thousands of people in the city and they want to continue that partnership.

Alicia Cartier – LDS Church Stake Communication Director. She invited the public to their Nativity Festival being held December 13-15. December 14th will be from 3-8pm, and Sunday will be from 5:30pm with a musical devotional at 6:00pm with live entertainment throughout, refreshments, a children's room for kids to color and play with age appropriate nativities. They would like this to be a community event and it will be held at the 3100 s 8400 w, the Magna Stake Center.

Terry George didn't sign up on the list, but inquired about the plan for the city in the next 20 years, as well as in the next 2 years. It's great they are looking to bring growth to the city, but there is an infrastructure problem right now with getting people in and out of town, which is a major concern. When they close 9200 off they can't get in and out of town, all of the traffic keeps getting pushed further and further to the east.

5. STAKEHOLDER REPORTS

A. Unified Police Department

Lt. Shane Manwaring shared the recent statistics, highlighting that assaults are up with previous discussions on juvenile fights and fight clubs; that has tapered off now with officers coming in to hit that hard and stop the issue. Burglaries are down by half, damaged property and larceny is down. They have identified that public order and public peace are high numbers, but that has a lot to do with how dispatch is clearing their calls, so they are working on correcting that for proper statistics in coordination with VECC. Under the direction of Chief Craig they are going moving to more of a public-oriented policing program, dividing officers in correspondence with the council districts, based on issues identified in each of those areas.

They will be reaching out to individual council members to discuss what they have discovered as the problems in their area.

Chief Del Craig gave an update regarding towing in the city, noting there have been many complaints to the City Manager regarding town in Little Valley, Oquirrh Hills, and Valley View Apartments, which are the primary areas of focus at this time. UPD has towed a few cars, but the majority of the tows have actually been on private property. All those complexes have parking issues and he hopes those orchestrating the towing are doing it for the right reasons and not in a predatory manner.

Council Member Hull noted that she visits those areas frequently and has seen the signs warning those who park against the rules about towing, they are obvious and easy to understand.

Chief Craig acknowledged that they do share enforcement with private property in parts of Little Valley, and they will continue to take care of the public roads, while the other entities will be responsible for the private roads.

Council Member Hull asked about Cordero Drive, noting that she believes there is only currently one speed limit sign. As that is in her district she has had people call and complain that it's too fast. With the school opening and the seminary building across Cordero, there are concerns about the safety in the area.

Chief Craig said they share her concerns and traffic officers have asked for an engineering study on that road in that area, not just for speed issues, but for the volume of traffic. Discussion ensued regarding speed limits on Cordero. He also noted the commonly known issues with UDOT regarding crossing that road both now and when school opens.

Council Member Hull said she spoke with them a few weeks ago and UDOT is still committed to having things ready before school starts, so she's not too concerned about that piece. She also mentioned she hasn't seen any movement on 4100 S either.

B. Financial Report

Dave Sanderson noted that his report is through October 31, 2024. They are still seeing strong revenues on building permits, \$409,000 for the first four months, which is really good. Interest rates are still keeping up there so they are earning money off that as well. On the expenditure side, in the General Fund, there is not much happening other than the basic monthly occurrences that continue throughout the years without much change. For Communities that Care, they have received the State Liquor Allotment with almost \$25,000 in that fund. On the expense side of things everything is moving along as normal. Regarding the cemetery, they have had some revenue for the sale of lots at \$4600 with grave openings at \$950, along with the common ordinary expenses related to those services. In January they will be starting the Fiscal Year 2026 budget, the MSD wants the city to begin in January and complete it by February to turn in by the end of February. Later in January he will provide a tentative budget for the council to review, basically mimicking this year's budget, and changes can be made at

that time. He also offered to do a workshop if desired by the council in between the tentative and final budget as they've done in the past, but he feels the council is familiar with the process and probably doesn't need that at this time.

Mayor Barney indicated that he had a timeline of the process to share with the council during his council report.

Mr. Sanderson stated the MSD had already sent him a tentative budget to work with and he plans to begin that work with the council during the January council meetings.

Mayor Barney asked for more information regarding the "other revenue" section of the Pleasant Green Cemetery budget.

Mr. Sanderson responded that he would look into those details and get back to the Mayor.

C. Pleasant Green Cemetery

David Brickey reported on Sharon's behalf, noting that since the last time she reported to the council she has sold two non-resident plots. She also agreed to meet with the families to review their wills/trusts so they are comfortable with the locations so when the time comes to bury those individuals identified in the trust that can be done smoothly.

D. Unified Fire Service Area (UFSA) Potential Tax Increase

Tony Hill, CFO, Rachel Anderson, District Administrator and Legal Counsel, Wade Russell with Operations

Rachel Anderson noted she was here a few weeks ago to give the presentation for the Salt Lake Valley Law Enforcement Service Area tax increase, and this is similar. The big difference is that, through a weird nuance of the law, the fire service does not require a vote of the participating cities, just a reporting requirement, which is the reason for her presentation today. Ms. Anderson continued by reviewing the presentation included in the meeting packet materials published online prior to the meeting which included a brief history of the United Fire Service Area, reasons for the proposed increase and the details of the tax increase.

Chief Wade Russell and Tony Hill continued reviewing the prepared presentation, detailing the rising costs associated with fire services including equipment costs, fuel and medical supplies.

Mayor Barney asked if these costs have increased due to an increase in the amount of supplies needed or the actual cost of the materials.

Chief Russell responded that, while they have had to increase the amount of supplies being purchased due to growth, the rising costs are mostly due to the inflation of single item costs. He shared that the lifespan for turnout sets (or any personal protective equipment) is regulated by the NFPA, the standard for firefighting ensembles, and it is a 10 year lifecycle. However, that 10 years is assuming that everything stays perfect without thermal or chemical injuries,

and they do try to refurbish equipment as much as possible. He noted their goal is to recruit and retain the best employees, which explains the rise in costs of personal wages and benefits over the last six years. He also noted that over the past six years there have been some huge increases in costs associated with the fleet, and he showed the associated costs in the prepared presentation, noting that for perspective they are currently maintaining about \$90 million worth of fleet and capital assets. Their capital plan is very robust and detailed, and he shared what is involved in that. He discussed seismic upgrades to all their stations and noted that in 2016 they bonded for six brand new stations which included rebuilding three current stations that had outlived their lifecycle, and three were to increase service in certain areas within the organization. In 2021 they secured a second bond to build three additional stations, and one additional station in Eagle Mountain; the bond was required to make those stations seismically safe and to accommodate for future growth, especially out in Eagle Mountain. He then detailed the costs of a station built with the 2016 bond with the costs of the current Eagle Mountain station, noting that there was a 91% increase on construction costs alone. The current proposed tax increase is meant to address the continued growth and subsequent call volumes being seen, and he shared the statistics. He talked about their process when addressing the potential need for additional stations, including call volume and response time. The presentation included the numbers for each of their communities served, noting Kearns had the highest population being served by one station, meaning that in any given hour the station in Kearns is unable to respond to 20% of their calls for service, requiring other agencies to come in for assistance. To help with this they are adding additional equipment such as an apparatus at Station 107. They are aiming for a seven minutes response time from dispatch to arrival on the scene, and they do really well organization wide with hitting that time mark. However, he noted that in Eagle Mountain they are seeing average times of 10 minutes due to the large size of the city at 50 square miles. He discussed the changes being made there as they quickly change from a rural area to more urban and suburban living. He discussed how adding their new station and truck there will not completely fix the problem, but it will drastically help with those response times.

Tony Hill took continued the presentation, discussing the costs for Phase 2 of their increase which includes additional staffing in Kearns and Eagle Mountain as a cost of \$6.3 million. He reviewed the previous increases and the details behind their costs back to 2008 as shown in the presentation. He discussed the fund balance, noting that they did not have a minimum fund balance policy at the beginning. That was created by the board at a later time with the policy level being 15% of the total revenue, and he shared a slide detailing where things would need to be now to meet that fund balance policy requirement. He discussed property tax rates for the service area back to 2008, shown in the presentation, and the revenues generated from levies. He also reminded everyone that property taxes are the only real revenue source for their services with a less than 10% revenue from impact fees. He shared details of the public hearing on December 10, 2024 at 6:00pm at the UFA headquarters.

6. PUBLIC HEARING

A. Public Hearing for a Petition to Vacate Dora Street

Paul Ashton stated that this was first presented to the council in June of 2024. He reviewed the requirements for a petition for vacation to be granted, including requirements for sewer service

to future development. He noted that the water district serving this area refused issuing a formal letter assuring the service until the city made the decision whether to vacate the street, which held things up for a while. After that delay, Mr. Ashton has recommended moving forward with the public hearing, which was noticed for tonight, to receive input from those affected by the vacations decision. The decision on vacation is not scheduled currently.

Council Member Sudbury moved to open the public hearing for the petition to vacate Dora Street. Council Member Hull seconded the motion; vote was 5-0, unanimous in favor.

Miguel Munabar – He has been here a few times and noted that they have been trying to get the letter from Magna Water but they will not provide the letter because he doesn't own the property. In conversation with Trevor, an engineer with Magna Water, Miguel sent his proposal to which they received the response that "it would work," but even though they have the plans ready, Magna Water would not sign the letter, despite Miguel paying \$20,000 to have the plan created. The three items mentioned by the council were that he needed the letter from Magna Water, which he is unable to get until he gets the option to buy the land and invest in the civil engineering plan. The second item was that the city receives appropriate compensation, and his appraisal would cost \$3000 and take three weeks according to his contacts, which is yet another investment on top of everything else that he has done to keep the piece of property clean and free of debris and garbage from the neighbors. Detective Holt has confirmed that area is a focus of theirs in regards to criminal activity, and neighbors in the area not many of the high school kids in the area use the area. He referenced the tax costs on his lot to estimate the cost of the street area, and sent that proposal to the city for \$100,000. He can get an official appraisal, but he needs some guarantee. In regards to the dirt form, he has tried to contact the neighbors and invite them here to hear about the proposal and has given them an idea of what he is trying to build there. His proposal is to at least get an optional sale, or a sale "subject to" the city's requirements, including the sewer plan approval from Magna Water he can at least move forward towards closing this sale.

Roy Christensen - was a little concerned about what vacating means, and asked if that was just doing away with the street – to which the mayor confirmed that is correct. He asked to confirm that the street runs all the way down the property along the property, about 280 feet in length. He believes there is a public safety issue here with fire. If there were to be a fire, there is no way to get a firetruck down into that area, and they have had a few fires. If they had a major fire, like on Robin Street, and it's so narrow there, how could you get fire equipment in there and be able to get back out. He lives right on the other side of the property there, adjacent to the street, and weeds have been a real problem throughout the time that property has been there. It seems like he's nervous every year about having a major fire, but now it looks like it's even worse because they can't even get in there because it has all this dirt put in there. I thought it was good dirt, but it has garbage in it, and now it's a real mess. Then what happens if this street just disappears, then he knows the interested owner doesn't want people on his property, so all he'd have to do is put a fence all the way across Robin Street with it all sealed in and nobody could get in there – not the fire department, no one. We need that street access for people that come from the apartments to get to the school. They wouldn't have to use that, but he thinks they are forming a big bottleneck there if they were to have a major fire along that street there.

Mayor Barney asked for a motion to close the public hearing, and Mr. Manubar asked from the audience if he could say something at this point in the meeting. Mayor Barney indicated that he had already opened the hearing up and those interested in speaking have already had their three minutes to speak.

Council Member Sudbury moved to close the public hearing. Council Member Hull seconded the motion; vote was 5-0, unanimous in favor.

7. COUNCIL BUSINESS

- A. Consider Resolution 2024-11-04** Approving a 2025 Tax Rate in Excess of the Certified Tax Rate by the Salt Lake Valley Law Enforcement Service Area (SLVLESA)

Council Member Prokopis believes this should have been brought up a few weeks ago, noting he believes the county council already voted today with 100% of the entities voting in favor of this tax increase. They also voted last year to do this same thing, increasing to the cap of the district. The county then did a reevaluation of property values, which revealed such a large increases in values that they were below the cap. SLVLESA believes that in the long term they will need to go to the legislature to raise that cap, allowing for some solvency in this special service district, and to do that they believe they need to be at the cap for the legislature to entertain those conversations. He has been in all the meetings, he feels they have tightened where possible. There will be new asks, like with the UFA and costs drastically rising, including the separation from the Sheriff.

Paul Ashton added that the everyone recognizes the Metro Townships were transformed into cities, and that if SLVLESA couldn't find movement of the cap the cities themselves would have to impose their own property tax. Ultimately, it's the question of who pays and that falls on the residents.

David Brickey interjected that Copperton has not voted, that is scheduled for December 18; Emigration Canyon has already voted yes; Kearns has voted yes; White City has voted yes; the unincorporated vote has not yet taken place, and SLVLESA is scheduled to vote on December 19. Magna does have one last meeting this year and he asked if the council decides not to take action tonight, they put it back on the agenda for December 10.

Council Member Prokopis stated the county council voted on this today, with the public hearing still being scheduled on December 19. If the county council didn't have 100% support from all entities, that triggers a 2/3 vote on the county council. With Magna and Copperton having not voted, they invoked the 2/3 majority rule of the county council and he believes that passed with the county council being told that four of the six who had their vote had passed it.

Council Member Hull moved to approve Resolution 2024-11-04, Approving a 2025 Tax Rate in Excess of the Certified Tax Rate by SLVLESA. Council Member Sudbury seconded the motion; vote was 5-0, unanimous in favor.

Council Member Sudbury noted that in the future this needs to be addressed sooner to allow for direct participation in the larger vote.

B. Consider CUP2024-001185 Delay Agreement for Right-of-Way Improvements: 2100 S.

Justin Smith reviewed the proposed site from the prepared presentation included in the meeting packet. There will be an access on the east side that is highlighted in blue, with a west side access that is not highlighted but will be done through an easement. He shared the proposed development plan showing the proposed north and south accesses, which are proposed to be asphalt. This property is zoned M-2, and with the easement and access within the property lines the two combined are about 126 feet of street frontage. Public Works provided a letter of recommendation for the delay request, along with the Magna Planning Commission recommending approval of the request on October 3. The delay agreement also requires the mayor's approval, and the agreement would be for 10 years. If the city were to put in the right-of-way improvements within 10 years, the developer or applicant would be the ones responsible for payment. Of that 126 feet, roughly 56 feet of that will be paved as access.

Mayor Barney asked if this requires a vote from the council, or just the mayor's signature.

Mr. Smith indicated the code only indicates the mayor's approval, however Mayor Barney responded he would want the blessing of the council before agreeing to anything.

Council Member Prokopsis asked to review the presentation, noting this is in his district. He referred to the curb, gutter and sidewalk coming from the west and noted that it goes all the way to the corner. If it were a sidewalk to nowhere he would agree with the delay agreement, but there is curb, gutter and sidewalk to that corner from the property to the west. That side could tie in at this time to existing sidewalk, but he understands delaying the other sections that have no valid connections at this time.

Mayor Barney asked if this is an all or nothing agreement, or if the areas could be separated in terms of required timing.

Council Member Prokopsis noted it's only about 75 feet of curb, gutter and sidewalk between the two entrances – which isn't a ton of space.

Council Member Hull agreed with the idea of connecting what's already there.

Council Member Prokopsis noted that his frustration is with the fact that this is already built out. He also asked if there are any current delay agreements out there for adjacent properties that could be called out to attach to this property and finish the waiting space.

The council then had a brief discussion about the storm water retention in the area.

Mr. Smith noted there could be a current sidewalk in the area to the west under construction based on his maps, but it was hard to tell at this time. The council then tried to look at Google Maps to get a better idea of what's in the area and what's being planned. Mayor Barney believes this was forced with Whittaker Construction in the past, but was not 100% sure.

The council finally decided to table this decision to a future council meeting, date undetermined. Brian Tucker offered to have staff do some research on surrounding plans and visit the physical site to take pictures.

Council Member Sudbury moved to table a decision on CUP2024-001185, Delay Agreement for Right-of-Way Improvements: 2100 S. to a future council meeting, date undetermined. Council Member Hull seconded the motion; vote was 5-0, unanimous in favor.

Brian Tucker suggested that the council request a drone flight of the area to get a better view of what's going on as a whole.

C. Consider Ordinance 2024-O-16 Amending Section 16.02.340 Glass Requirements in Overpressure Areas (OAM2024-001294 – Applicant: Magna Staff)

Planning Manager Brian Tucker shared his prepared presentation that was included in the published meeting packet. He stated that there was a property owner in Magna attempting to build a home in the overpressure zone, in the least impactful of the overpressure zones labeled as the 0.2 area. The ordinance doesn't allow windowpanes more than 15 sq. ft., and he wants to do bigger windows and sliding glass doors. He can do that under the current ordinance, but the requirement is that no single windowpane can exceed the 15 sq. ft. The Council adopted the ordinance in 2021, as a joint effort between planning staff, county engineering, legal counsel and Northrup Grumman. Chapters were consolidated, and added safety items specific to Magna that Northrup Grumman believed the language lacked. A memo to MSD staff was included in the meeting packet. The owner has reached out to his council representative and city manager, asking to potentially adopt a West Valley version of the ordinance regarding the glass panes. Magna adopted the county's code on the overpressure zone, and in 2021 the ordinance was amended. The only thing related to glass that was amended had to do with a requirement for tempered or laminated glass. West Valley's code allows for larger openings, but the larger the opening the thicker and more robust the glass is required to be. Mr. Tucker reached out to West Valley, and was sent the 1983 ordinance that adopted West Valley's standards. There are no additional scientific studies related to this, just the ordinance originally adopting the code; the ordinance has not been amended since 1983 in West Valley. Magna's 1987 version is newer than West Valley's from 1983 that has not been updated, and Magna actually revisited this code in 2021. There has been no response from Northrup Grumman, the city was hoping for some scientific studies or other data explaining the reasons for the types of glass and sizes. He believe West Valley also required the tempered or laminated glass, and repeated that in their code the larger the space the more robust the glass has to be.

Council Member Prokopis asked to clarify that Magna added the tempered/laminated glass requirement more recently, but did not address the size of the window at that time.

Mr. Tucker responded that he was correct. West Valley's code is very long and difficult to summarize, but once you get to a large enough opening, tempered or laminated glass is required. He did not remember the exact size that triggered that requirement.

Council Member Hull noted that she was involved during this process with Northrup, and that it was a long process. The city didn't want to do anything at the time that Northrup did not support and agree to. She believes they discussed changing the sizes, but Northrup insisted that the size mattered; the bigger the size the higher risk of damage or injury if something exploded in the area. She doesn't believe that West Valley ever had discussions with local experts at the time, and she is confident that they did look at the sizes during those discussions.

Council Member Prokopis noted that Northrup has adjusted their zones since the codes were initially written, and believes that Magna has adjusted accordingly.

Mr. Tucker agreed with Council Member Prokopis' statement and added that he didn't believe West Valley had done that over the years.

Council Member Hull stated that Northrup has also had additional buildings added, closer to the city, and neither party has approached each other with those changes. She disclosed that her husband works for Northrup and shared that he is appalled at how close Little Valley and the High School are to those buildings.

Council Member Prokopis added that West Valley has also built newer higher end homes up closer to the facilities as well.

Mayor Barney has a hard time considering an ordinance that impacts safety, without having solid scientific evidence or justification to support the change. It sounds like this was adequately vetted by Magna a few years ago, which makes him nervous changing the code to anything less restrictive, without strong evidence or justification from engineers and those involved.

Council Member Hull added that none of the research or evidence was taken into consideration when West Valley created their ordinance either, so copying them doesn't seem like a good path.

Council Member Prokopis noted that if the owners are willing to upgrade the quality of glass, the size allowed ought to be larger. However, it sounds like the current code doesn't even allow for that.

Mr. Tucker responded that no, the current code does not allow for that. For a single pane they can't exceed the 15 sq. ft., but they can have multiple panes in the same opening to get around that rule.

Council Member Prokopis asked if the applicant has had the concept of multiple panes to make the window space larger has been explained to him.

Mr. Tucker said they have explained that to the building staff, and he assumes that has been passed on to the applicant, but he is not completely sure.

Council Member Prokopis shared his belief that if someone is willing to upgrade their glass to the required thickness, they should be allowed the larger opening. Council Member Sudbury agreed with that comment.

Mayor Barney agrees with that in theory as well, but he would like to see the evidence or proof showing that is an acceptable option.

Council Member Hull noted the city would be on the hook if something happened in that area and that family in that home was killed because their glass didn't protect them, especially if the ordinance is changed to reflect an ordinance that hasn't been reviewed since the 1980s.

The council discussed the expectations for all southern facing windows in the area, and the new Mahogany Ridge development. Mayor Barney confirmed that all properties along 4100 South have smaller windows along that side. Council Member Hull shared that she lives in one of those overpressure zones, and the houses in her area only face east and west, none face south.

Mr. Tucker said he lives in an overpressure zone as well, and his home faces south, but he does have smaller windows on that side and where there are larger windows there are smaller single panes. He referenced a rezone he did with Northrup a few years ago with the county, including a product associated with their overpressure and from the three specific spots. However, with the new work along the mountainside, they are doing a different kind of rocket there that is not associated with the overpressure, which is why there are times they can be close and not worry about it, but in other areas there are still concerns. Staff's recommendation was not to change anything until and unless they are given something else to go off of. One concern of the planning commission was someone wanting to change the whole frame and window would have to do all laminated or tempered glass. Noting that even if the opening wasn't changed and even if more efficient glass was used, that glass would have to be upgraded to tempered or laminated; they have asked staff to look into that requirement so he asked the council for guidance on potentially making changes to requirements for those replacing current windows rather than adding new windows.

There was a discussion on what window work required permits, and the requirements for that kind of work. The council was asked if they ultimately wanted to leave the code as is, or if they wanted to direct staff to get more information.

Mr. Tucker clarified the two issues before the council with the first being the decision whether or not the council wanted to adjust Magna code to reflect West Valley's overpressure zone requirements. On the other hand, currently you can replace the glass in a window without a permit and with whatever material you choose. However, if you replace the frame, you are required to have a permit and the replacement must be up to current code.

Council Member Prokopis shared that he doesn't believe the applicant understands that multiple smaller panes could be used to create a larger window area, and suggested making that clear to the applicant and seeing what he says. If the applicant is not happy with that option, then the council should wait to hear back from Northrup before taking things to the next

step.

Council Member Prokopis said the applicant got tired of waiting around so he went and bought his windows, replacing them as he desired. He cited poor communication with the MSD, but did pay the extra money for the upgraded window materials. He also noted that not all of the applicant's home was in the overpressure zone, and he didn't feel he needed to use the same materials for the windows not in the overpressure zone.

Council Member Hull shared that there have been explosions out there, and within her first 5 years of moving into her home in 1980 something happened up there. They did have cracked windows, and the company had to come in to fix all the windows damaged in the area. She suggested instructing staff to get more information but allowing them to take their time since the urgency is now gone.

Mr. Tucker noted the planning commission did ask the staff to look at amending the ordinance, allowing for the replacement of one type of frame with another and using whatever materials were used for the glass originally, rather than having to upgrade materials.

Mayor Barney noted that part of this discussion has not been discussed in a workshop and should probably be held until another time.

Mr. Ashton noted that the council could motion to deny the amending of the ordinance to match West Valley, but instruct staff to look at other issues raised by the planning commission.

The council discussed options and the concept that things have changed since originally adopting ordinances, noting that West Valley and Magna's ordinances should match.

Council Member Hull moved to deny Ordinance 2024-O-16, Amending Section 16.02.340 Glass Requirements in Overpressure Areas. Council Member Prokopis seconded the motion; vote was 5-0, unanimous in favor.

D. Consider Ordinance 2024-O-17 Amending the Magna Zoning Ordinance, Title 19 of the Magna Municipal Code, related to residential off-street parking regulations (OAM2024-001231 – Applicant: Magna Staff)

Brian Tucker stated there have been complaints about the parking in Magna. He noted that due to the housing market and families living together, Magna has had a tough time enforcing parking. This amendment is intended to create on-premise parking that ensures front yard continue to promote an attractive streetscape, while allowing parking in other spots on the property. Working with the Magna precinct of code enforcement they created a code that allows for parking on a gravel pad between the driveway and nearest lot line. Driveways are currently required to be at least five feet away from a property line, but this would allow someone to gravel that area and park on it as an exception.

Council Member Sudbury has no problem with the gravel, but he does want a barrier under that gravel to abate weeds, which makes it a code enforcement violation.

Mr. Tucker believes the ordinance requires the area to be kept weed free, and would also allow gravel parking on the side of your yard when it's located behind a view obscuring fence or gate. This would allow for up to 60% of a front yard to be used for parking, if the whole lot including buildings, rooftops, sheds, asphalt, concrete and patios doesn't exceed 60% of the lot area. There is also a caveat for going over 50%, which requires a stormwater analysis. He shared terms that were not previously defined adequately or at all, noting the Planning Commission has recommended approval of this Ordinance.

Mayor Barney asked if the effects of allowing parking in non-standard areas with gravel, rather than concrete, have been looked into and why the decision to allow 60%.

Mr. Tucker noted that currently you can have 50% of specific areas paved separately, however this pulls it together and notes that no more than 60% of your entire lot can be paved or hardscaped. He also pointed out that they require compacted gravel rather than loose gravel, and oil or other car liquids do take longer to permeate that type of surface. He also noted this is the first time the council has seen this item.

The council had a discussion on the current workshop/business format and options for passing items without waiting additional time. The council agreed to discuss this more at their retreat early 2025. The intention is to have this heard today with a decision at the next council meeting.

Council Member Sudbury moved to delay a decision on Ordinance 2024-O-17 to the December 10, 2024 Council Meeting. Council Member Hull seconded the motion; vote was 5-0, unanimous in favor.

E. Consider **Ordinance 2024-O-18** Amending Titles 18 and 19 to replace Magna Township with Magna or Magna City, as appropriate; clarifying when infrastructure and public improvements must be installed by a developer subject to the limitations on exactions in Utah Code; clarifying that Internal and Attached Dwelling Units may only be constructed on single family lots with 6,000 square feet or greater; amending the definition of Commercial Vehicles and clarifying the circumstances in which Commercial Vehicles may be parked in R-1 and R-2 zones; clarifying 1 acre minimum for new development in the A-1 zone; clarifying that a lot must include 20,000 square feet to have "animal rights"; requiring an "all weather surface" in Storage and Salvage Yards; requiring trees and landscaping to be trimmed to 14.5" above the street; and adding or clarifying definitions for "Off Premise Signs", "Animal Rights", "Alteration", "Clustering", "Expansion", "Grading", "Natural Open Space", "Net Developable Acreage", "Retaining Wall", "Site Plan", "Slope", "Stream, Ephemeral", "Stream, Perennial", "Stream Corridor", "Substantial economic hardship", "Undevelopable", and "Waiver" (OAM2024-001293 – Applicant: Magna Staff)

Brian Tucker reviewed background information from the meeting packet, noting that this would change all references to Magna Township in Titles 18 and 19 to either Magna or Magna City as appropriate, they would require an all weather surface in storage and salvage yards areas that are not asphalt or cement, requires trees and landscape to be trimmed to 14.5 feet above the street as opposed to the current 13.5 feet requirement, and added back amended

requirements for infrastructure responsibilities.

The council discussed instances where curb and gutter would be required, and they are still working on more details for that.

Mr. Tucker continued noting that the change would require internal and attached ADUs to be in R-1.6 or larger zone with lot size requirements. It also discusses commercial vehicles in the R-1 and R-2 zones with clarifications on definitions and categories of commercial vehicles, pulled from the Department of Transportation. In a workshop in 2022 or 2023 there were discussions and changes to the code that allowed a 10,000 square foot lots in an A-1 zone. Over time, it was discovered that wasn't as clear and concise as it should have been, and in those cases the tie goes to the applicant, so they wanted to lock down requiring one acre minimum lots in the A-1 zone. He continued reviewing the changes for animal rights for food production, and definition of additional terms.

Council Member Sudbury moved to delay a decision on Ordinance 2024-O-18 to the December 10, 2024 Council Meeting. Council Member Prokopis seconded the motion; vote was 5-0, unanimous in favor.

8. MANAGER/CITY ATTORNEY UPDATES

David Brickey shared that all three properties the council previously authorized him to facilitate the purchase of have been acquired, and he was able to meet with former Mayor Dan Peay to have him sign over the Webster Center to be under Magna City's name. There is now also an agreement signed to put signage at Magna Copper Park as described and authorized by the council, as well as at historic Pleasant Green Cemetery.

City Attorney had no updates at this time.

9. COUNCIL REPORTS

Council Member Trish Hull did some research on city journals and that information will be sent out by David Brickey for further discussion.

Council Member Mick Sudbury had nothing to report at this time.

Council Member Steve Prokopis noted UPD met last week with a resignation on the UPD Board, the Mayor of Midvale, who was replaced by the representative from Emigration Canyon. They will have their truth in taxation meeting on December 19.

Mayor Eric Barney discussed the MSD requesting budgets for the new schedule, and the calendar provided. They have asked the city to provide proposed fiscal year 2026 budget to the MSD by February 26, 2025. The goal is approval of the Capital and MSD Budgets by May 14, 2025. Occupancy at the Salt Lake County offices ends the end of January or beginning of February, moving to the new facilities in Taylorsville. Updated on Capital Improvement Projects, specifically Magna Main Street, noting the last install failed. He shared the results of

that study, that at the base there was too much clay and fines and stilt, with not enough gravel to provide sufficient structural support. That was made worse by water seeping into pavement cracks and infiltrating the substrate with more fines. The root cause best guess was poor construction with insufficient inspection of the original base and sub-base installation of the road. The groundwater was also 5-7 feet deep or not observed at all at the 10 foot boring depth, it is unlikely that drainage was the driving factor for the poor quality. There are two storm drain crossings identified for replacement and those have been included in the project. He reviewed the options for fixing the road with their pros and cons.

10. CLOSED SESSIONS IF NEEDED AS ALLOWED PURSUANT TO UTAH CODE §52-4-205

- A.** Discussion of the character, professional competence or physical or mental health of an individual.
- B.** Strategy sessions to discuss pending or reasonably imminent litigation.
- C.** Strategy sessions to discuss the purchase, exchange, or lease of real property.
- D.** Discussion regarding deployment of security personnel, devices, or systems; and
- E.** Other lawful purposes as listed in Utah Code §52-4-205

11. ADJOURN

Council Member Hull moved to adjourn the November 26, 2024 Magna City Council Meeting. Council Member Sudbury seconded the motion; vote was 5-0, unanimous in favor.

Adjourned at 8:17pm

This is a true and correct copy of the November 26, 2024 City Council Meeting Minutes, which were approved on July 8, 2025.

Attest:

Diana Baun, Magna City Recorder

Eric Barney, Magna City Mayor



MAGNA CITY COUNCIL MEETING

APRIL 22, 2025 @ 6:00 PM
WEBSTER COMMUNITY CENTER
8952 West Magna Main Street
Magna, Utah 84044

MAGNA CITY COUNCIL MEETING MINUTES April 22, 2025

Council Members Present:

Eric Barney, Mayor
Steve Prokopis
Trish Hull
Mick Sudbury

Council Member(s) Excused:

Audrey Pierce

Staff Present:

David Brickey, City Manager
Paul Ashton, Legal Counsel
Diana Baun, City Recorder
Daniel Torres, Economic Development Manager
Brian Tucker, Planning Manager
Justin Smith, Engineer
Dave Sanderson, Accountant

Others Present:

Lincoln Shurtz, Danny Trujillo, Caron Crowe, Sharon Nicholes

6:00 PM – PUBLIC MEETING

1. Call to Order

Mayor Barney, presiding, called the meeting to order at 6:00 pm. He excused Council Member Pierce who was not present.

2. Determine Quorum

A quorum was present, allowing the meeting to proceed.

3. Pledge of Allegiance

MAGNA COUNCIL MEMBERS

MAYOR ERIC BARNEY, MAYOR PRO TEM AUDREY PIERCE,
COUNCIL MEMBER TRISH HULL, COUNCIL MEMBER STEVE PROKOPIS,
COUNCIL MEMBER MICK SUDBURY

The Pledge of Allegiance was recited.

4. PUBLIC COMMENTS

Danny Trujillo addressed the council to express gratitude for their time and for responding to previous emails regarding a neighborhood park located at 2905 South 9150 West. He explained having played at this park during youth and described how the removal of playground equipment in the past had made the park feel neglected and outdated, although residents continued to use the space for various recreational activities. Mr. Trujillo detailed efforts over the past six months to advocate for improvements, including contacting the city manager of Magna and Salt Lake County officials to confirm the transfer of the park property from the county to Magna City. He shared that the transfer had been completed but raised concern upon learning that the park space might be considered for other, unspecified uses. Expressing a desire for the space to remain a park for the benefit of local residents, he requested that the council provide clarity on what other uses were being contemplated and urged them to preserve the park for the community's continued enjoyment and well-being.

Caron Crowe the CEO of Habitat for Humanity for the greater Salt Lake area, addressed the council to express appreciation for the ongoing opportunity to request a rezone for their property. She conveyed gratitude on behalf of the entire staff for the continued partnership with Magna City, highlighting their collaboration on both critical home repair projects and new home construction. She Crowe concluded by thanking the council for their consideration and stated a willingness to answer any questions that might arise.

5. STAKEHOLDER REPORTS

A. Unified Police Department

Chief Del Craig addressed the council and noted it was good to be back after a leave of absence. Chief Craig explained having remained engaged during the leave by attending budget meetings and participating in the employee award selection process to stay informed about departmental matters. He reported on collaborative efforts with school officials to establish safe walking routes in light of changing school boundaries and the upcoming opening of Brockbank as a junior high school. It was emphasized that work was ongoing with city officials, the police department, and the school district to finalize these routes. Chief Craig addressed concerns raised at a previous meeting regarding the potential loss of crossing guards, clarifying that there would be no reduction in crossing guards and that staffing levels would remain stable. He also acknowledged that crime statistics had been presented by Lieutenant Manwaring at the last council meeting and concluded by offering to answer any further questions before yielding the floor.

B. Pleasant Green Cemetery

Sharon Nicholes, representing Pleasant Green Cemetery, reported to the council that the cemetery had recently conducted two burials, sold three plots, installed fourteen headstones, and had five additional burials scheduled in the coming ten days, noting that operations remained very busy. She then raised a concern about signage installed by Magna in Motion, mentioning that one sign appeared to be

significantly bent—likely due to a vehicle incident during a snowstorm—and suggested it needed repair or replacement. Council Member Trish Hull confirmed that the sign had been part of a Healthy Utah Grant project and requested that Public Works inspect and address the damaged signs, with staff acknowledging the directive.

Ms. Nicholes further described an ongoing issue with trespassing on the northeast side of the cemetery property, where individuals—mostly youths—had been accessing adjacent Kennecott-owned land to ride motorbikes, build fires, and engage in other activities, including shooting near the cemetery and gathering for events such as prom photos. She emphasized the serious fire risk posed by these activities, particularly in dry conditions. Council Member Mick Sudbury, Mayor Eric Barney, and other council members discussed the challenges of enforcing trespassing restrictions on the private property, noting that the area falls under the jurisdiction of the county sheriff rather than the city or Unified Police Department. It was clarified that Kennecott owns the property and has private security, but the lack of fencing or effective barriers made it easy for trespassers to gain access despite posted no trespassing signs. Council members acknowledged the risk of damage to city assets like the cemetery should a fire occur and agreed that cooperation among the city, the sheriff's office, Kennecott, and private security would be needed to better address the issue. Ms. Nicholes agreed to work with David Brickey to coordinate further discussions with Kennecott about additional measures to prevent unauthorized access and mitigate fire hazards.

C. Magna 4th of July – *None*

6. CONSENT AGENDA

A. Approve City Council Minutes – *None*

B. Approve Communities That Care (CTC) and Magna City Memorandum of Understanding (MOU)

Council Member Sudbury moved to approve the Communities that Care and Magna City Memorandum of Understanding as published and presented. Council Member Hull seconded the motion; vote was 4-0, unanimous in favor with Council Member Pierce absent from the vote.

Council Member Sudbury moved to suspend the agenda and go back to the Public Comment Section to allow a late arrival the opportunity to speak. Council Member hull seconded the motion; vote was 4-0, unanimous in favor with Council Member Pierce absent from the vote.

Steve Anderson, the new owner of Peel Funeral Home, addressed the council to introduce himself and express his appreciation for the warm welcome he had received from the Magna community. He explained that Council Member Trish Hull had suggested he attend the meeting and apologized for arriving late, not realizing how quickly the public comment portion would proceed. He stated his intention to be actively involved in the community and offered to help wherever possible, emphasizing that he and his family planned to remain in Magna for the long term. Mr. Anderson also commended Sharon Nicholes for her work with the cemetery,

describing her as excellent to work with. He concluded by thanking the council for their time and invited anyone with questions or feedback to speak with him afterward.

7. PRESENTATION ITEMS

A. Legislative Report

Lincoln Shurtz addressed the council to provide an update on legislative outcomes and funding opportunities relevant to Magna City following the conclusion of the 2025 legislative session. He reported that House Bill 502 had successfully passed both the legislature and the governor's desk, securing \$1.4 million in funding to be administered by the Department of Transportation for road improvement projects on 80th West at 3500 South. He noted that this funding was in addition to \$1.8 million previously secured for improvements at 80th West and 4100 South. Lincoln Shurtz emphasized that these funds were on a reimbursement basis, requiring the city to begin work and then submit invoices to the Department of Transportation for reimbursement. He confirmed that he and David Brickey had already met with UDOT to ensure the necessary processes were in place for smooth administration of the funds. Mr. Shurtz also highlighted additional funding opportunities available to Magna. He described an annual state fund of approximately \$15–20 million to support outdoor recreation infrastructure, encouraging the city to identify potential parks or recreation projects that could benefit from this funding. He explained that applications for the 2025 grant cycle would open later this year, with awards finalized by April 2026. Mr. Shurtz also outlined a new program created under House Bill 502 that allocates \$70 million statewide for infrastructure supporting affordable housing projects. He detailed that this funding would be administered prospectively by the Governor's Office of Economic Opportunity and could be used to cover costs for infrastructure such as water, sewer, or roads supporting housing for residents earning between 80% and 120% of the area median income. He clarified that for this funding, projects must demonstrate they will provide at least 50 units of affordable housing to qualify, and he confirmed that developments already underway but not yet completed could still be eligible. He informed the council about the legislative interim committee meetings beginning in May, explaining that these sessions would shape the legislative agenda for the 2026 session. He noted that topics of likely interest to Magna included tax increment financing for economic development, infrastructure investment impacts on housing affordability, water resources, and conservation. He stated he was preparing a full report summarizing expectations for the upcoming session and offered to meet with city staff and the council to develop a "wish list" for potential legislative requests.

In closing, Mr. Shurtz invited questions from the council and clarified that while the road project funds were reimbursement-based, the new affordable housing infrastructure funding would be distributed prospectively once an application was approved, with potential clawback only if the required housing metrics were not met. Mayor Eric Barney and Council Member Trish Hull expressed appreciation for the legislative support and asked follow-up questions about reimbursement processes and eligibility for projects already in progress. Mr. Shurtz confirmed that ongoing affordable housing projects could qualify for the new funding and offered to facilitate discussions with the Governor's Office of Economic Opportunity. In response to a question about a potential county split, Lincoln Shurtz stated that there had been minimal progress and that financial impact analyses were still pending.

B. Discussion Regarding Amending Magna City Code, Specifically Title 8, Animals

Brian Tucker, Planning Manager, addressed the council to provide an update and seek guidance regarding proposed changes to the city's animal ordinances. He explained that the current discussion focused on reconciling inconsistencies between Title 8, which covers animal permitting and care requirements, and Title 19, which addresses land use and zoning, including limits on the number of animals allowed. He noted that Magna's Title 8 had been adopted from the county's version in 2017, but the county had since substantially revised its code in 2021, creating some discrepancies. He detailed that his research showed the county's current practice defers specific limits on animals like chickens and ducks to the zoning ordinance in Title 19, rather than duplicating those limits in the animal care ordinance. He noted that while the county's updated code does not clearly define limits for household pets under Title 8, it does so under Title 19 by limiting household pets to two, with the option of obtaining a kennel permit for three to five dogs if zoning requirements are met. Mr. Tucker suggested this same approach would be clearer for Magna, since Title 19 already includes land use-based animal limits. He recommended that Magna remove references to animal quantity limits from Title 8 and maintain those provisions solely in Title 19 to avoid confusion for residents and enforcement personnel.

Council members discussed the matter, confirming that Title 19 currently limits household pets to two, with an option to apply for a kennel or cattery permit to keep up to five animals, depending on zoning.

Council Member Trish Hull raised questions about enforcement and whether animal control officers would be aware of the distinction.

Mr. Tucker acknowledged the need for better communication but noted that the county's ordinance had the same structural arrangement. Council members agreed that having a single, clear source for animal limits in Title 19 was preferable, while Title 8 should focus on animal care, cruelty prevention, and enforcement processes.

There was general consensus, supported by Mayor Eric Barney and David Brickey, that the proposed change would streamline the ordinances. Brian Tucker stated that he would prepare a revised draft of Title 8 removing any language regarding limits on animal numbers while leaving Title 19 unchanged. He explained that since this adjustment did not require planning commission review, it would be brought back to the council for final consideration at an upcoming meeting.

C. Discussion Regarding a Third Amendment to the Magna United Communities That Care (CTC) Substance Abuse Block Grant Agreement with Salt Lake County Health Department

David Brickey presented the third amendment to the Magna United Communities That Care (CTC) substance abuse block grant agreement with the Salt Lake County Health Department. He explained that the agreement involved a \$10,000 contribution from Magna City, which was

covered by local alcohol tax revenue as required by state law. In return, the Health Department would contribute \$100,000 toward the program. He clarified that this amendment was part of an ongoing five-year grant, which must be renewed annually.

Council Member Trish Hull noted that this was the fourth year the city had received the funding and emphasized that the local contribution had consistently been funded through the beer tax, which is specifically earmarked for prevention and cessation programs.

Mayor Eric Barney and council members confirmed that the arrangement aligned with state code requirements.

Paul Ashton clarified the procedural details, explaining that although the agreement was over \$2,500 and therefore required council approval, the memorandum of understanding designated Council Member Trish Hull, as chair of the CTC, to sign on behalf of the committee while the mayor's approval would be on record for compliance.

Council Member Sudbury moved to authorize the mayor signing the third amendment to the Magna United Communities that Care Substance Abuse Block Grant Agreement with Salt Lake County Health Department. Council Member Prokopis seconded the motion; vote was 4-0, unanimous in favor with Council Member Pierce absent from the vote.

8. COUNCIL BUSINESS

A. Discussion and Potential Action Regarding Ordinance 2025-O-04 - Amending Magna City Code, Specifically Title 8, ALJ Process

Brian Tucker informed the council that he had prepared a revised, clean draft of the proposed changes specific to the Administrative Law Judge (ALJ) provisions, as requested by David Brickey. He clarified that the updated draft contained only the adjustments needed to move enforcement responsibilities for Title 8 matters—such as animal care and related violations—to the ALJ system, along with some clarifying language to support that change.

Mayor Eric Barney confirmed that the purpose of this revision was to ensure that enforcement of Title 8 issues would fall under the jurisdiction of the ALJ, streamlining the process.

Council Member Trish Hull sought clarification on whether this was separate from the previously discussed revisions regarding animal limits.

Mayor Eric Barney explained that the animal limit discussion had been split off and would be handled separately, noting that the council had deliberately bifurcated the ordinance updates to keep the ALJ enforcement changes distinct from other Title 8 amendments.

Council Member Steve Prokopis confirmed the understanding and supported moving forward with the clean draft focused solely on the ALJ provisions.

Council Member Hull moved to approve Ordinance 2025-O-04, Amending the Magna City Code, Specifically Title 8, ALJ Process. Council Member Prokopis seconded the motion; vote was 4-0, unanimous in favor with Council Member Pierce absent from the vote.

B. Discussion and Potential Action Regarding Ordinance 2025-O-05 - Amending Magna City Code, Specifically Section 11.20, Stopping, Standing and Parking

Dan Torres addressed the council to bring forward an item that had come before them previously but had not yet been formally codified into an ordinance. He explained that although there were no comments or requested changes at its last presentation, an ordinance still needed to be prepared by the city's legal counsel to make the action official.

Paul Ashton, City Attorney, confirmed that the council could approve the matter now with the understanding that an ordinance would be drafted to codify it.

Council Member Sudbury moved to approve Ordinance 2025-O-05, Amending Magna City Code, Specifically Section 11.20, Stopping, Standing and Parking with the note that approval is given for the ordinance as prepared after this meeting by legal counsel. Council Member Hull seconded the motion; vote was 4-0, unanimous in favor with Council Member Pierce absent from the vote.

C. Discussion and Potential Action Regarding Ordinance 2025-O-02, An Ordinance of the Magna City Council Amending the Zoning Map to Change the Zone of the Property Located at 7305 W 2100 S from A-20 (Agricultural) to M-2 (Manufacturing)

Justin Smith explained that the ordinance proposed amending the zoning map to change the zoning designation of a 4.76-acre parcel located at 7305 West 2100 South from A-2 Agricultural to M-2 Manufacturing. Justin Smith described the area as an established industrial corridor situated south of 2100 South and north of State Route 201, across from Salt Lake City. He noted that much of the surrounding property was already zoned or recently rezoned to M-2, making this proposed change consistent with neighboring land uses and the area's industrial character. He clarified that the parcel was currently undeveloped and that the applicant had not yet provided a site plan but intended to lease the land for industrial purposes. He confirmed that the property met all applicable lot standards for the M-2 zone and stated that the Magna Planning Commission had recommended approval of the rezoning on March 20.

Council Member Steve Prokopis asked whether it would be possible to require site improvements at the time of the rezone. Mr. Smith explained that such conditions would typically be imposed later during the subdivision process or when a permitted or conditional use application is submitted, not during the rezoning phase.

Council Member Sudbury moved to approve Ordinance 2025-O-02, Amending the Zoning Map for property located at 7305 W 2100 S as discussed. Council Member Hull seconded the motion; vote was 4-0, unanimous in favor with Council Member Pierce absent from the vote.

D. Discussion and Potential Action Regarding Ordinance 2025-O-03, An Ordinance of the Magna City Council Amending the Zoning Map to Change the Zone of the Property located at 7563 W 2820 S from A-1/ZC (Agricultural) to R-1-8 (Residential)

Justin Smith presented a rezone application to the council, explaining that the property in question was currently zoned A-1-ZC, which is an agricultural zone with a zoning condition that restricts the development of dwelling groups and twin homes. He noted that the applicant had previously submitted applications requesting other residential zones, including R-2-6.5 and R-1-5, but was now seeking to rezone the property to R-1-8. He further explained that the R-1-8 zone would establish a minimum lot size of 8,000 square feet per parcel, with each lot required to be at least 65 feet wide, and that the maximum residential density permitted would be approximately four and a half units per acre. He added that this proposal aligned with the city's general plan, which calls for densities ranging from R-2-6.5 to R-1-10 in this area, making the requested R-1-8 designation consistent with surrounding land uses and development patterns. Mr. Smith also clarified that the restriction in the city's code concerning frequent rezones would not apply in this case because it pertains only to repeat requests for the exact same zone classification. He confirmed that the Magna Planning Commission had reviewed the application on March 20 and recommended its approval. In response to Mayor Eric Barney's question about the number of units that could be developed under the new zoning, Justin Smith indicated that the applicant intended to build two units on the site under the proposed R-1-8 zoning.

Council Member Sudbury moved to approve Ordinance 2025-O-03, Amending the Zoning Map for property located at 7563 W 2820 S as discussed. Council Member Hull seconded the motion; vote was 4-0, unanimous in favor with Council Member Pierce absent from the vote.

Following the vote of the rezone application, Council Member Steve Prokopis asked for clarification about the property's address, noting that the listed address, 7563 West 2820 South, appeared to be an odd number, which would typically place it on the south side of 2820 South, while he believed the parcel in question — the Habitat for Humanity project site — was actually on the north side of the street. He stated he wanted to ensure the council was considering the correct parcel, referencing that he initially thought they were discussing a different larger parcel nearby.

Mayor Eric Barney invited representatives from Habitat for Humanity to confirm the address. Brian Tucker confirmed that, despite the numbering irregularity, the address currently listed for the property was indeed 7563 West 2820 South. Mayor Eric Barney acknowledged the clarification, and Council Member Prokopis agreed it was acceptable as long as everyone understood which parcel was under consideration, noting that the listed number was probably the closest usable address for the undeveloped site.

E. Discussion and Potential Action Regarding Authorizing the Mayor to Sign a Contract with AJC Architects for the Magna Webster Center and Instructing Staff to Come

Back with a Budget Amount for the Webster Center Remodel as a Budget Amendment

David Brickey updated the council on progress with the Webster Center project, explaining that the subcommittee and the design team had met to identify additional needs, including the necessity of an assessment of the existing building since there were no original design prints available. He stated that the assessment would cost an additional \$10,000. David Brickey requested that the council authorize the mayor to sign the contract with AJC Architects for the base project amount of \$650,000, along with the budget amendment to cover the assessment. He outlined the project timeline, noting that an assessment of the building was scheduled with the subcommittee for April 28. Initial design concepts would be shared with the subcommittee on May 19, followed by a preferred design on June 2 and a final draft design on June 16. The timeline was structured to allow the subcommittee to review each stage before council meetings, providing opportunities for immediate feedback.

Council Member Steve Prokopis suggested approving the original \$650,000 base amount plus the \$10,000 for the building assessment now, and then revisiting the total project cost once design options were available, ensuring that the city could consider different cost tiers before committing to any large expenditure.

David Brickey agreed that this approach was reasonable.

Council Member Trish Hull added that the design team should provide clear options showing what different budget levels — such as \$650,000, \$1 million, or \$1.5 million — would achieve for the project.

Mayor Eric Barney summarized the request and invited a motion to authorize the mayor's signature on the contract with AJC Architects for the Webster Center project, along with the \$10,000 budget adjustment to fund the assessment study.

Council Member Hull moved to authorize the Mayor to sign a contract with AJC Architects for the Magna Webster Center as detailed in the discussion above. Council Member Sudbury seconded the motion; vote was 4-0, unanimous in favor with Council Member pierce absent from the vote.

9. CITY MANAGER/CITY ATTORNEY UPDATES

David Brickey provided the council with a comprehensive update on several related items concerning the city's property acquisitions, the ongoing environmental site assessments, and plans for park improvements using ARPA funds and other resources. He explained that the Phase One Environmental Site Assessment for the four parcels the city is in the process of acquiring from the county and the County Redevelopment Agency (CRA) had moved forward. He noted that the assessment, which runs over 420 pages, flagged new federal lead level standards that now require further evaluation on all parcels, although no immediate threats had been identified. Paul Ashton clarified that this was a federal regulatory requirement and did not

necessarily indicate confirmed contamination. David Brickey confirmed that the transfer of these parcels, including the small neighborhood park area discussed during public comment, was expected to be finalized by June, pending remaining approvals from involved taxing entities and the county council. He assured the council that no other intended use for the park parcel had been raised by the current council or community beyond its continued use as a park.

Turning to the Copper Park improvement discussion, David Brickey and Dan Torres outlined several ideas for how to responsibly spend ARPA funds before the federal deadline, while also addressing long-term park needs. Dan Torres shared cost estimates for new playground structures, pickleball courts, skate park upgrades, and a potential pump track, emphasizing that the city would need to move quickly to secure contracts before December to retain ARPA eligibility. Council members discussed options such as converting an existing tennis court into pickleball courts, replacing aging playground equipment at Copper Park, and developing a more complete plan for the underutilized neighborhood park at 9150 West.

There was consensus that improvements for teenagers—such as a modern skate park or pump track—were especially important to keep older youth engaged and protect newer playgrounds for smaller children. Council members also emphasized the need to finish the dog park area and address tree removal and replacement at Copper Park for safety and shade. Mayor Eric Barney strongly supported incorporating an urban canopy plan to expand tree cover, referencing successful models from Salt Lake City and highlighting the long-term community benefits of shade and green space.

Dan Torres confirmed he would return with more detailed cost breakdowns, procurement options, and potential grant opportunities, including for park planning, playground upgrades, and tree planting. He noted the city's new MSD grant writer could help pursue state recreation grants for larger projects like the 9150 West park so that funding could be used strategically rather than in a piecemeal fashion.

David Brickey closed by updating the council that the Main Street contract had been reviewed by MSD engineers and sent on for final approval, with hopes of providing final dates and details shortly.

The council expressed support for moving forward with detailed planning, additional site visits to similar facilities, and securing grant applications while ensuring that all projects align with deadlines for spending ARPA funds. Council members agreed that any improvements should be done thoughtfully and to a high standard, avoiding patchwork approaches whenever possible.

No City Attorney Updates at this time.

10. COUNCIL UPDATES

Council Member Trish Hull provided an update highlighting the introduction of a new specialized support truck for the fire department, which she described as an impressive

resource she hadn't realized existed. She explained that the truck's primary function was to support firefighters during extended incidents by providing lighting at fire scenes, refilling air packs (SCBAs), supplying replacement protective suits to reduce carcinogen exposure, and even preparing food on-site for crews working long hours. She emphasized the value of this equipment in helping reduce the health risks firefighters face from cancer-causing contaminants. She also noted that the fire department's budget process was now underway, with larger budget meetings to come. She added that 33 new firefighters would soon complete training, graduating on May 14, after which those without EMT certification would attend EMT school, while certified recruits would move to operational assignments. This staffing expansion supports the opening of two new engine companies this year, one in Kearns and one in Eagle Mountain.

Council Member Steve Prokopis provided a brief update for UPD, explaining that their meeting had been rescheduled to Thursday of the current week, so there were no new updates beyond his last report. He added that UPD was also in the middle of its budget planning process.

Council Member Mick Sudbury noted that the Wasatch Front Waste and Recycling meeting was scheduled for the coming Monday.

Mayor Eric Barney reported on the Municipal Services District (MSD) open house for its new facility on Levoy Avenue in Taylorsville, highlighting that the building offered improved workspaces, lighting, and room for future growth. He shared that the MSD's tentative budget was reviewed and tentatively approved, with the final public hearing and potential final approval set for the following day. He clarified that while the overall budget showed about a 2% increase compared to last year, the operational portion alone reflected an 8% increase due to the removal of last year's one-time expenses related to the new facility. He noted that bringing engineering services in-house had already generated a net cost savings compared to the previous arrangement with Salt Lake County. Mayor Barney reminded everyone that the MSD is funded solely by sales tax revenue from participating municipalities, Class B and C road funds, and related fee income.

Additionally, Council Member Sudbury reminded everyone about the upcoming Unified Fire Authority pancake breakfast, which Council Member Prokopis confirmed would be held on May 17 at the new station on Main Street from 7:00 to 10:00 a.m. Council members encouraged the community to attend, see the new fire station, meet firefighters, and help Magna have a strong showing for what has become a friendly competition among cities for turnout. Council Member Trish Hull added that the breakfast had been well-attended in past years, and children would again have the chance to explore fire trucks during the event.

Council Member Sudbury moved to recess the Council Meeting and moved to a Closed Session for the reasons highlighted below. Council Member Hull seconded the motion; vote was 4-0, unanimous in favor with Council Member Pierce absent from the vote.

11. CLOSED SESSIONS IF NEEDED AS ALLOWED PURSUANT TO UTAH CODE §52-4-205

- A. Discussion of the character, professional competence or physical or mental health of an individual.
- B. **Strategy sessions to discuss pending or reasonably imminent litigation.**
- C. **Strategy sessions to discuss the purchase, exchange, or lease of real property.**
- D. Discussion regarding deployment of security personnel, devices, or systems; and
- E. Other lawful purposes as listed in Utah Code §52-4-205

No need for Closed Session

12. ADJOURN

Council Member Hull moved to adjourn the April 22, 2025 Magna City Council Meeting. Council Member Sudbury seconded the motion; vote was 4-0, unanimous in favor with Council Member Pierce absent from the vote.

The April 22, 2025 Magna City Council Meeting adjourned at 7:49 PM

This is a true and correct copy of the April 22, 2025 City Council Meeting Minutes, which were approved on July 8, 2025.

Attest:

Diana Baun, Magna City Recorder

Eric Barney, Magna City Mayor



MAGNA CITY COUNCIL MEETING

JUNE 24, 2025 @ 6:00 PM
WEBSTER COMMUNITY CENTER
8952 West Magna Main Street
Magna, Utah 84044

MAGNA CITY COUNCIL MEETING MINUTES NO AUDIO 6-24-2025 MEETING

****DRAFT MINUTES – NOT APPROVED****

Council Members Present:

Eric Barney, Mayor
Audrey Pierce
Trish Hull
Steve Prokopis
Mick Sudbury

Council Member(s) Excused:

Staff Present:

David Brickey, City Manager
Paul Ashton, Legal Counsel
Daniel Torres, Economic Development Manager

Others Present:

6:00 PM – PUBLIC MEETING

1. Call to Order

Mayor Barney, presiding, called the meeting to order at 6:00 pm.

2. Determine Quorum

A quorum was present, allowing the meeting to proceed.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. PUBLIC COMMENTS

Gregg Boyer – Discussed streetlight issues in Gateway to Little Valley as well as a lack of

MAGNA COUNCIL MEMBERS

MAYOR ERIC BARNEY, MAYOR PRO TEM AUDREY PIERCE,
COUNCIL MEMBER TRISH HULL, COUNCIL MEMBER STEVE PROKOPIS,
COUNCIL MEMBER MICK SUDBURY

stop signs and parking enforcement.

Stan Pappas – Asked for follow-up on his previous comments regarding the city noise ordinance and shared suggestions and a handout (Attachment A) regarding using tennis courts as pickleball courts to save money.

5. STAKEHOLDER REPORTS

- A. Unified Police Department
- B. 4th of July
- C. Pleasant Green Cemetery

6. CONSENT AGENDA

- A. Approve City Council Minutes
 - 1. June 10, 2025 City Council Meeting Minutes

Council Member Hull moved to approve the June 10, 2025 Meeting Minutes as published. Council Member Sudbury seconded the motion; vote was 5-0, unanimous in favor.

7. PRESENTATION ITEMS

- A. Webster Center Renovations

Heber Slabbert with AJC Architects reviewed his presentation regarding the proposed renovations (Attachment B).

- B. Discussion on Reporting of 0% Tax Rate

Council and staff discussed the letter attached to the meeting packet regarding reporting the current tax rate.

8. COUNCIL BUSINESS - None

9. MANAGER/CITY ATTORNEY UPDATES

David Brickey discussed the parade route, starting at 8400 W and 3100 S, moving west at 8560 W, turning north and heading toward Main Street. Once at Main Street parade turns west on Main Street until it reaches 8950 W, where it will turn North toward Copper Park. At 2600 S (frontage of park) the parade will turn west and finish in the area of 9180 W.

He then addressed a question from Magna City candidate:

Question: “Why did the council elect to become a city?”

Answer: The council did not have a role in the determination that was made by the Utah Legislature. HB35 (during the 2024 session) lines 229-230 made the conversion “automatic” in

May 2024.

Additional updates:

- The Cordero intersection will begin conversion to an intersection with lights June 30, 2025, next Monday.
- Parks has been working on getting the lights in Copper Park operational by July 4.
- Magna Main St. construction has uncovered two significant issues that the Engineering teams are working to resolve. One is a storm drain near 8400 N and the other is a private property issue that was uncovered close to the intersection of 9040 W.
- URS has confirmed eligibility – further discussions and analysis has been undertaken and the reality is that once the determination of eligibility was confirmed the way to “cure” the contribution requirement is that URS is entitled to 10% of stipend paid to elected official, a late fee and interest.
- Salt Lake County has mailed the titles from transfer of properties to Magna.
- Applications have been coming in for the Assistant City Manager Position, with 40 submissions to the MSD.

10. COUNCIL REPORTS

No updates recorded.

Council Member Sudbury moved to recess the City Council Meeting and move to Closed Session. Council Member Hull seconded the motion; vote was 5-0, unanimous in favor.

11. CLOSED SESSIONS IF NEEDED AS ALLOWED PURSUANT TO UTAH CODE §52-4-205

- A. Discussion of the character, professional competence or physical or mental health of an individual.**
- B. Strategy sessions to discuss pending or reasonably imminent litigation.**
- C. Strategy sessions to discuss the purchase, exchange, or lease of real property.**
- D. Discussion regarding deployment of security personnel, devices, or systems; and**
- E. Other lawful purposes as listed in Utah Code §52-4-205**

Council Member Hull moved to adjourn the Closed Session and return to the Council Meeting. Council Member Sudbury seconded the motion; vote was 5-0, unanimous in favor.

12. ADJOURN

Council Member Hull moved to adjourn the June 24, 2025 Magna City Council Meeting. Council Member Sudbury seconded the motion; vote was 5-0, unanimous in favor.

The June 10, 2025 Magna City Council Meeting adjourned at 7:52 PM

This is a true and correct copy of the June 24, 2025 City Council Meeting Minutes, which were approved on July 8, 2025.

Attest:

Diana Baun, Magna City Recorder

Eric Barney, Magna City Mayor

801.565.4300
fax 801.565.4399

jvwcd.org

8215 South 1300 West
West Jordan, UT 84088



June 10, 2025

David Brickey
City Manager
8952 West Magna Main Street
Magna, UT 84044

Subject: Request to present information about Jordan Valley Water Conservancy District proposed property tax increase

Dear David:

On June 4, 2025, the Jordan Valley Water Conservancy District (JVWCD) Board adopted a tentative budget that includes an increase in the property tax levy which exceeds the projected certified tax rate for tax year 2025. Pursuant to Utah law, JVWCD Board Member Mick Sudbury representing Magna City requests the opportunity to report to the City Council during an upcoming public meeting about the JVWCD's proposed tax increase. This report will include the dollar amount of and purposes for the additional tax revenues, the approximate percentage increase in proposed tax revenues for the JVWCD, and any other information requested by the City Council. The report is not expected to take more than ten minutes.

Utah Code Section 17B-1-1003 includes several requirements related to the report to the City Council. First, the report should be listed as a separate item on your Council's agenda. Second, the report to the Council should be scheduled for a meeting within 40 days of your receipt of this request with an opportunity for members of the public to comment on the property tax proposal. Finally, Mr. Sudbury would also be ready to address questions from the City Council and receive the Council's sentiment regarding the property tax proposal. If needed, an alternate assigned by the JVWCD Board chair may make the report in place of Mr. Sudbury.

A suggested entry for the Council's meeting agenda could be this simple:

1. Water Supply Issues
 - a) Report by Mick Sudbury of a proposed property tax increase by Jordan Valley Water Conservancy District for water service purposes.
 - b) Comment on the report by members of the public and/or the City Council.

Alternatively, you could place the report prior to the normal public comments item on the City Council meeting agenda to provide the opportunity to receive public comments on the property tax increase proposal. Please advise me of the date and time of the City Council meeting you schedule for Mr. Sudbury to report.

Thank you. I appreciate the good working relationship that exists between Magna City and JVWCD.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alan E. Packard".

Alan E. Packard, P.E.
General Manager

cc: Mick Sudbury



JORDAN VALLEY WATER
CONSERVANCY DISTRICT

TENTATIVE FINANCIAL PLAN FOR THE 2025/2026 BUDGET

July 1, 2025 through June 30, 2026



PARAMETERS FOR 2025/2026 BUDGET PREPARATION

Preparation of the fiscal year 2025/2026 budget will be based upon the following budget parameters, derived from the document Establishing a Level of Service for the fiscal year 2025/2026 budget and preliminary assumptions from the 10-year Financial Plan.

WATER DELIVERIES

Budgeted water deliveries do not include an adjustment for minimum purchase contracts either missed or carried over, as historically those adjustments have been immaterial.

BUDGETED WATER DELIVERIES (acre-feet)	2024/2025	Preliminary 2025/2026	Final 2025/2026
Wholesale water deliveries	95,500	98,500	98,600
Retail water deliveries	8,500	8,000	7,900
Total budgeted water deliveries	104,000	106,500	106,500

WATER RATE ADJUSTMENTS

A water rate study update will be completed by HDR Engineering, including the calculated revenue requirement and any needed water rate adjustment. Transfers from the Short-Term Operating Reserve and Revenue Stabilization Funds may be included in the budget, at the desired amount, to offset the water rate adjustment. Proposed updated water rates for wholesale member agencies and retail customers will be calculated by HDR Engineering. The Board may approve these rates on a tentative basis during the April board meeting, when approving the tentative budget. Final water rates will be approved at the June board meeting.

BUDGETED WATER RATE ADJUSTMENT	2024/2025	Preliminary 2025/2026	Final 2025/2026
Average water rate adjustment	6.0%	5.0% - 6.0% *	4.90%

* range includes use of funds available from the Short-Term Operating Reserve and Revenue Stabilization Funds

SHORT-TERM OPERATING RESERVE AND REVENUE STABILIZATION FUNDS

The Short-Term Operating Reserve and Revenue Stabilization Funds are funded by year-end annual transfers of PayGo Capital from operations. The District intends to use amounts in those funds, when available, as a source of funds when budgeting and calculating water rates.

BUDGETED USE OF RESERVE FUNDS	Balance as of 11/30/2024	Preliminary reserves to use 2025/2026	Final reserves to use 2025/2026
Short-Term Operating Reserve Fund	\$ 4,062,666	\$ 4,062,666	\$ 4,062,666
Revenue Stabilization Fund	2,918,220	1.0 – 2.0 M	1,571,063

PROPERTY TAX RATE AND TAX REVENUE

By State statute, the District may levy a maximum property tax rate of 0.0004 for operation and maintenance expenses. The District has sought to maintain its tax rate at or near the maximum, holding Truth in Taxation public hearings when needed.

The District will reserve the date of its August 2025 Board meeting for a possible hearing, pending receipt of the actual certified tax rate, and decision by the Board. The current version of the 10-year Financial Plan assumes a tax rate increase.

BUDGETED TAX RATE AND TAX REVENUE	2024/2025		Preliminary 2025/2026		Final 2025/2026	
	Tax Rate	Tax Revenue	Tax Rate	Tax Revenue	Tax Rate	Tax Revenue
Certified tax rate	0.000321	\$27,612,531	0.000311	\$ 28,300,000	Tax rates are not released until June	
Adopted tax rate	0.000321	27,612,531	0.000340	30,900,000		
Tax rate increase	0.0%	0	9.3%	2,600,000		

Note: Net of RDA outlays; includes new growth; excludes vehicle flat tax, redemptions, interest



PARAMETERS FOR 2025/2026 BUDGET PREPARATION

OTHER RESERVE FUND BALANCES

OTHER RESERVE FUND BALANCES TO BE MAINTAINED	Balance as of 11/30/2024	Preliminary 2025/2026	Final 2025/2026
Operation & Maintenance Fund minimum balance of three-months working capital (required by bond covenants)	\$ 7,900,000	\$ 8,200,000	\$ 8,200,000
Revenue Fund minimum balance of 25% of annual debt service amount (required by bond covenants)	7,123,625	7,759,838	7,759,838
Emergency Reserve/Self-Insurance Fund (proposed to be increased over the next several years)	5,988,314	6,040,000	6,040,000

OPERATION AND MAINTENANCE EXPENSES

Budgeted Operation and Maintenance expenses will be based on level of service with inflationary increases and cost variations related to changing water demands.

BUDGETED OPERATION AND MAINTENANCE EXPENSES	2024/2025	Preliminary 2025/2026	Final 2025/2026
Total Operation & Maint.	1.1%	4.0% - 6.0%	7.0%
Personnel compensation adj.	5.0%	4.2% - 5.5%	5.0%
New personnel positions	3 full-time	3 full-time	3 full-time
	2 Maintenance Workers Maintenance Lead	Elec. & Instr. Tech III Meter Service Technician Corrosion Control Tech II	Elec. & Instr. Tech III Meter Service Technician Corrosion Control Tech II

CAPITAL PROJECT EXPENDITURES

BUDGETED CAPITAL PROJECT EXPENDITURES (BY CATEGORY)	2024/2025	Preliminary 2025/2026	Final 2025/2026
CP1: Major rehabilitation or replacement of existing facilities	\$ 11,883,725	\$ 11,646,000	\$ 12,820,373
CP2: New facilities needed for compliance or functional upgrades (no new capacity)	6,270,576	10,563,000	10,175,028
CP3: New water supply, treatment, conveyance, or storage facilities (new capacity)	47,623,898	75,925,000	58,337,919
CP4: Projects to serve lands currently outside current boundaries	902,000	913,000	1,122,500
CP5: Landscape conversion projects	557,500	375,000	540,450
Total budgeted net capital project expenditures	\$ 67,237,699	\$ 99,422,000	\$ 82,996,270

Major projects include: JVVTP expansion and seismic upgrades, Southwest Aqueduct extension, two new storage reservoirs, four new wells, transmission facilities and distribution pipeline replacements.

Note: CP1 and CP5 projects are funded by the Replacement Reserve Fund through annual PayGo Capital transfers (see below). All other capital projects are funded by either new bonds issued or fund balances available in the Capital Projects Fund.

PAYGO CAPITAL FROM OPERATIONS

BUDGETED PAYGO CAPITAL TRANSFERS FROM OPERATIONS	2024/2025	Preliminary 2025/2026	Final 2025/2026
Amount generated from operations for PayGo Capital to be budgeted as a year-end funding transfer.	\$ 19,991,123	\$ 19,200,000	\$ 21,322,682

Funds to receive budgeted PayGo Capital funding transfer:

- Replacement Reserve Fund
- Development Fee Fund
- General Equipment Fund
- Emergency Reserve/Self-Insurance Fund
- Operation & Maintenance and Revenue Funds minimum reserve requirements



OVERVIEW - 2025/2026 BUDGET

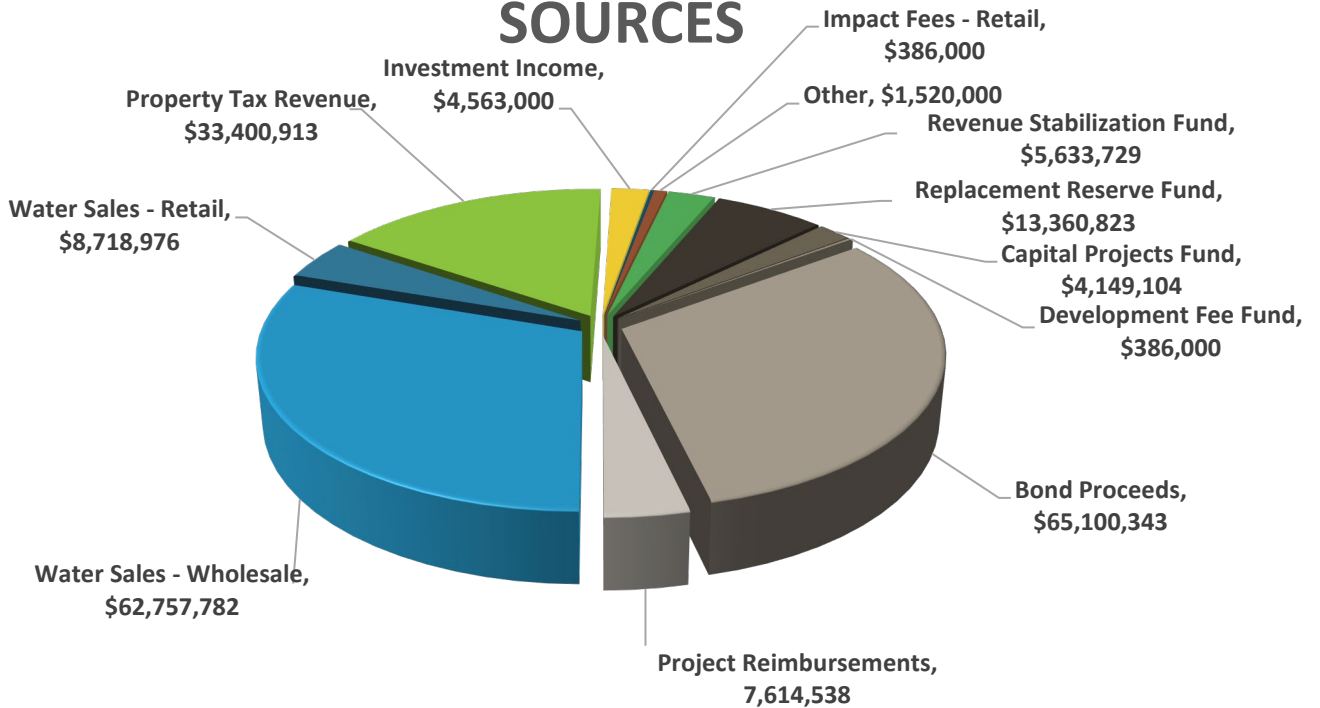
SOURCES OF FUNDS	2023/2024 Actual	2024/2025 Projected	Budget	2025/2026 Budget	Budget to Budget \$ Variance	% Var.
Water Sales - Wholesale	\$ 55,846,116	\$ 60,675,608	\$ 58,959,984	\$ 62,757,782	\$ 3,797,798	6.4%
Water Sales - Retail	7,477,432	7,949,989	7,743,193	8,718,976	975,783	12.6%
Property Tax Revenue	29,868,863	29,484,156	29,461,200	33,400,913	3,939,713	13.4%
Investment Income	6,611,115	7,510,060	5,575,700	4,563,000	(1,012,700)	-18.2%
Impact Fees - Retail	345,294	382,319	416,000	386,000	(30,000)	-7.2%
Other	17,962,654	1,469,328	1,530,000	1,520,000	(10,000)	-0.7%
Subtotal	118,111,474	107,471,460	103,686,077	111,346,671	7,660,594	7.4%
Short-Term Operating Res	-	3,386,936	3,386,936	4,062,666	675,730	20.0%
Revenue Stabiliz. Fund	5,663,452	1,800,748	1,800,748	1,571,063	(229,685)	-12.8%
Capital Projects Fd. (net)	42,114,546	44,232,331	67,237,699	82,996,270	15,758,571	23.4%
Capital Projects (reimb.)	1,090,408	2,237,128	6,547,432	7,614,538	1,067,106	16.3%
TOTAL SOURCES	\$ 166,979,880	\$ 159,128,603	\$ 182,658,892	\$ 207,591,208	\$ 24,932,316	13.6%
USES OF FUNDS						
Operation and Maintenance	\$ 55,515,421	\$ 57,882,528	\$ 60,388,138	\$ 64,618,368	\$ 4,230,230	7.0%
Bond Principal and Interest	24,739,364	28,330,230	28,494,500	31,039,350	2,544,850	8.9%
Transfers to Reserve Funds:						
Replacement Reserve Fd.	14,328,572	13,703,323	13,703,323	15,659,882	1,956,559	14.3%
Capital Projects Fund	16,773,703	525,487	-	-	-	N/A
Development Fee Fund	345,294	382,319	416,000	386,000	(30,000)	-7.2%
General Equipment Fund	900,000	700,000	700,000	1,000,000	300,000	42.9%
Emergency Reserve Fund	300,000	200,000	200,000	200,000	-	0.0%
Interest Allocated to Funds	4,787,110	5,550,000	3,971,800	2,976,800	(995,000)	-25.1%
Short-Term Operating Res.	4,062,666	2,669,880	-	-	-	N/A
Revenue Stabilization Fd.	1,522,796	1,715,377	-	-	-	N/A
Revenue Fund	200,000	700,000	700,000	600,000	(100,000)	-14.3%
Operation & Maint. Fund	300,000	300,000	300,000	500,000	200,000	66.7%
Total Transfers	43,520,141	26,446,386	19,991,123	21,322,682	1,331,559	6.7%
Subtotal	123,774,926	112,659,144	108,873,761	116,980,400	8,106,639	7.4%
Capital Projects (gross)	43,204,954	46,469,459	73,785,131	90,610,808	16,825,677	22.8%
TOTAL USES	\$ 166,979,880	\$ 159,128,603	\$ 182,658,892	\$ 207,591,208	\$ 24,932,316	13.6%
Non-Operating and Non-Cash Expenses and Accruals*						
Depreciation & Amortiz.	\$ 10,004,639	\$ 9,500,000	\$ 9,500,000	\$ 10,200,000	\$ 700,000	7.4%
Net Pension Expense	(419,317)	(1,000,000)	(1,000,000)	(800,000)	200,000	-20.0%
OPEB Expense	451,447	440,000	440,000	450,000	10,000	2.3%
Self Insurance Claims	29,906	70,000	100,000	100,000	-	0.0%
Bond Issuance Costs	731,256	770,000	300,000	-	(300,000)	-100.0%
	\$ 10,797,931	\$ 9,780,000	\$ 9,340,000	\$ 9,950,000	\$ 610,000	6.5%

* These are non-operating and non-cash expenses and accruals, not included in the operating budget, but disclosed here for reference. The operating budget is prepared on a modified accrual basis.

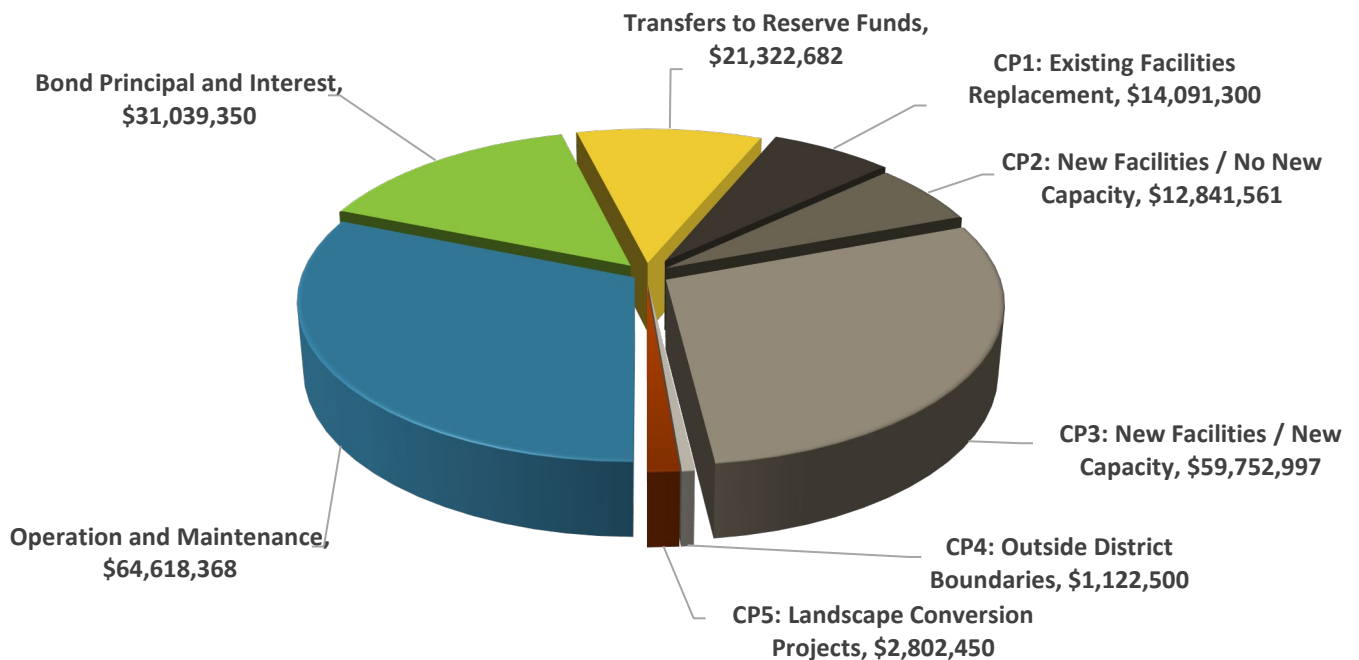


OVERVIEW - 2025/2026 BUDGET (SOURCES & USES)

SOURCES



USES





REVENUE DETAIL - 2025/2026 BUDGET

		Rate	Budgeted Revenues	Total
WATER SALES - WHOLESALE	<u>Deliveries AF</u>	<u>per AF</u>		
Wholesale Deliveries	98,600	\$634.25	\$ 62,537,050	
Meter Base Charges			220,732	\$ 62,757,782
WATER SALES - RETAIL				
Retail Deliveries	7,900	1,043.98	8,247,442	
Meter Base Charges			388,572	
Other Fees			26,300	
Fire Line Charges			56,662	8,718,976
PROPERTY TAX REVENUE (S.L. & Utah Co.)	<u>Prop. Valuation</u>			
2024 Certified Tax Rate Value	\$88,211,519,104			
x Collection Rate (97.55%)	86,050,336,886			
x 2024 Adopted Tax Rate (0.000321)			\$27,622,200	
2025 New Growth (5-year avg.) x Collection Rate	2,028,200,564			
New Growth x 2025 Estimated Certified Tax Rate (0.000311)			630,913	
<u>Truth In Taxation (CTR of 0.000311 to 0.000345)</u>				
Tax Increase on 2024 Taxable Value	2,134,200			
Tax Increase on 2025 Est. Reappraisal (2-yr avg.)	<u>1,043,600</u>			
	3,177,800		3,177,800	
+ Vehicles Flat Tax (2024=\$1,519,368)			1,520,000	
+ Redemptions (2024=\$371,566)			380,000	
+ Interest (2024=\$73,156)			70,000	33,400,913
INVESTMENT INCOME	<u>Average Bal.</u>			
Revenue Fund	\$16,070,000	3.83%	\$615,700	
Operation & Maintenance Fund	19,000,000	3.95%	751,000	
General Equipment Fund	800,000	4.00%	32,000	
Emg. Reserve/Self Insurance Fund	5,900,000	4.13%	243,500	
Other Maintenance Reserve Funds	433,000	4.00%	17,300	
Revenue Stabilization Fund	5,000,000	4.00%	200,000	
Capital Projects and R&R Funds	46,100,000	4.00%	1,844,000	
Bond Projects Fund	16,000,000	4.00%	640,000	
Bond Debt Service Reserve Funds	5,165,000	4.25%	219,500	4,563,000
RETAIL IMPACT FEES				
Retail Impact Fees (3/4" to 8" size) - Restricted to Development Fee Fund				
5-Year Average Impact Fee Revenue				386,000
OTHER				
Operation & Maintenance Cost Sharing			\$750,000	
Site Leases (Cell Towers)			250,000	
Land Leases/Home Rentals/Conserv. Bldg Rental/Easements			160,000	
Grant Revenue			110,000	
Sale of Assets/Scrap/Surplus			100,000	
Board Service/Other			65,000	
Miscellaneous Water Sales			50,000	
Lab Services			35,000	1,520,000
TOTAL REVENUES				\$ 111,346,671



REVENUE DETAIL

REVENUE SOURCE	2023/2024 Actual	2024/2025 Projected	Budget	2025/2026 Budget	Budget to Budget \$ Variance	% Var.
Water Sales						
Wholesale Deliveries	\$ 55,625,090	\$ 60,457,260	\$ 58,740,733	\$ 62,537,050	\$ 3,796,317	6.5%
Wholesale Meter Charges	221,026	218,348	219,251	220,732	1,481	0.7%
Retail Deliveries	7,029,098	7,496,255	7,288,467	8,247,442	958,975	13.2%
Retail Meter Charges	385,980	385,221	386,000	388,572	2,572	0.7%
Other Fees	20,270	24,987	25,034	26,300	1,266	5.1%
Fire Line Charges	42,084	43,526	43,692	56,662	12,970	29.7%
	63,323,548	68,625,597	66,703,177	71,476,758	4,773,581	7.2%
Property Tax Revenue	29,868,863	29,484,156	29,461,200	33,400,913	3,939,713	13.4%
Interest Income	6,611,115	7,510,060	5,575,700	4,563,000	(1,012,700)	-18.2%
Impact Fees - Retail	345,294	382,319	416,000	386,000	(30,000)	-7.2%
Miscellaneous Revenue						
O&M Cost Sharing	698,554	712,525	720,000	750,000	30,000	4.2%
Grant Revenue	702,889	114,061	120,000	110,000	(10,000)	-8.3%
Other Revenues	16,561,211	642,742	690,000	660,000	(30,000)	-4.3%
	17,962,654	1,469,328	1,530,000	1,520,000	(10,000)	-0.7%
Total Revenues	\$118,111,474	\$107,471,460	\$103,686,077	\$111,346,671	\$ 7,660,594	7.4%



OPERATION AND MAINTENANCE DETAIL

Obj No.	Description	2023/2024 Actual	2024/2025 Projected	2024/2025 Budget	2025/2026 Budget	Budget to Budget \$ Variance	% Var.
5110	Emp. Wages & Benefits	\$ 20,117,439	\$ 20,647,652	\$ 21,442,591	\$ 23,437,454	\$ 1,994,863	9.3%
5170	Gen. Admin. & Uniforms	302,515	408,652	411,005	358,260	(52,745)	-12.8%
5180	Tuition Assistance	33,743	26,061	40,000	40,000	-	0.0%
5210	Insurance	1,275,527	1,357,817	1,374,378	1,430,636	56,258	4.1%
5220	Office Supplies	44,787	47,130	51,076	51,336	260	0.5%
5230	Computer Equipment	743,102	892,812	916,159	1,022,941	106,782	11.7%
5250	Mailing	96,595	97,398	104,700	110,900	6,200	5.9%
5260	Safety	108,685	100,281	106,163	130,665	24,502	23.1%
5270	Public Relations	186,227	182,491	185,500	240,900	55,400	29.9%
5280	Prof Consulting	248,010	311,185	409,200	506,072	96,872	23.7%
5282	Prof Consulting - Audit	19,500	18,200	35,900	34,500	(1,400)	-3.9%
5284	Prof Consulting - Legal	367,172	396,847	452,300	478,300	26,000	5.7%
5286	Bond and Bank Fees	407,774	399,092	402,300	399,200	(3,100)	-0.8%
5290	Training & Education	269,074	290,940	378,221	396,919	18,698	4.9%
5310	Tools & Equipment	394,302	345,626	345,305	361,494	16,189	4.7%
5330	Parts - General Equip.	125,942	124,966	140,925	159,690	18,765	13.3%
5340	Fuel	152,348	163,674	201,660	180,300	(21,360)	-10.6%
5350	Bldg. & Grounds Maint.	391,772	417,157	440,700	468,030	27,330	6.2%
5360	Scheduled Maint.	566,258	601,794	663,477	758,817	95,340	14.4%
5380	Repair & Replacement	797,994	1,510,680	1,837,670	2,059,566	221,896	12.1%
5390	Utility Location	29,491	32,994	37,050	41,300	4,250	11.5%
5400	General Property	75,615	94,227	168,270	155,270	(13,000)	-7.7%
5410	Electrical Power	3,475,726	4,242,586	4,566,568	5,609,502	1,042,934	22.8%
5420	Heat	222,831	187,481	192,081	200,793	8,712	4.5%
5430	Sewer	34,905	35,135	36,353	41,663	5,310	14.6%
5440	Water	79,828	56,502	52,158	61,559	9,401	18.0%
5450	Phone & Telemetry	40,213	60,737	26,904	31,104	4,200	15.6%
5530	Lease	37,928	55,170	65,826	46,576	(19,250)	-29.2%
5670	Conservation Programs	2,257,746	469,508	520,830	544,613	23,783	4.6%
5710	Chemicals	2,801,347	3,270,648	3,611,101	3,493,571	(117,530)	-3.3%
5720	Lab	162,678	169,756	201,660	218,900	17,240	8.5%
5750	Water Qual. - Field	4,423	7,465	15,170	13,970	(1,200)	-7.9%
5770	Water Qual. - Analysis	298,865	307,461	467,516	457,624	(9,892)	-2.1%
5810	Water Purchases	18,022,362	19,014,376	19,082,090	19,262,920	180,830	0.9%
5820	Water stock assess.	1,322,697	1,538,027	1,405,331	1,813,023	407,692	29.0%
Total Expenses		\$ 55,515,421	\$ 57,882,528	\$ 60,388,138	\$ 64,618,368	\$ 4,230,230	7.0%



OPERATING FUNDS - CASH FLOW PROJECTIONS

	Revenue Fund	Operation & Maintenance Fund	General Equipment Fund
Beginning Balance July 1, 2025	\$13,500,000	\$14,700,000	\$500,000
SOURCES OF FUNDS:			
Water Sales	71,476,758		
Property Tax Receipts		33,400,913	
Transfer from Short-Term Oper Res Fd	4,062,666		
Transfer from Revenue Stabilization Fd	1,571,063		200,000
Transfer from DSRF's (Interest Income)	219,500		
Transfer from Revenue Fund		27,300,000	
2024/2025 PayGo Capital Transfer			700,000
Connection Fees / Miscellaneous	1,906,000		
Interest Income	615,700	751,000	32,000
Total Sources	79,851,687	61,451,913	932,000
USES OF FUNDS:			
Debt Service Payments	(31,039,350)		
Operation and Maintenance Expenses		(64,618,368)	
General Equipment Fund Purchases			(1,316,678)
Transfer to O&M Fund	(27,000,000)		
Transfer to O&M Reserve	(300,000)		
Transfer to Replacement Reserve Fund	(13,703,323)		
Transfer to Development Fee Fund	(416,000)		
Transfer to General Equipment Fund	(700,000)		
Transfer to Self Ins./ Emer. Reserve Fd	(200,000)		
Transfer to Short-Term Oper Res Fd	(2,669,880)		
Transfer to Revenue Stabilization Fund	(1,715,377)		
Total Uses	(77,743,930)	(64,618,368)	(1,316,678)
Ending Balance June 30, 2026	\$15,607,757	\$11,533,545	\$115,322



CAPITAL FUNDS - CASH FLOW PROJECTIONS

	Capital Projects Fund	Replacement Reserve Fund	Development Fee Fund
Beginning Balance July 1, 2025	\$62,000,000	\$9,000,000	\$0
SOURCES OF FUNDS:			
2024/2025 PayGo Capital Transfer		13,703,323	416,000
Transfer from Bond Project Fund	31,140,000		
Transfer from Capital Projects Fund			
Transfer from Bond DSR Funds	0		
Reimbursement - from other agencies	3,080,043	3,467,389	
Interest Income	1,106,400	719,160	18,440
Total Sources	35,326,443	17,889,872	434,440
USES OF FUNDS:			
Transfer to Replacement Reserve Fund			
CP1 Capital Projects (gross)		(14,091,300)	
CP2 Capital Projects (gross)	(12,841,561)		
CP3 Capital Projects (gross)	(59,318,557)		
CP4 Capital Projects (gross)	(1,122,500)		
CP5 Capital Projects (gross)		(2,802,450)	
Development Fee Fund expenditures			(434,440)
Total Uses	(73,282,618)	(16,893,750)	(434,440)
Ending Balance June 30, 2026	\$24,043,825	\$9,996,122	\$0



RESERVE FUNDS - CASH FLOW PROJECTIONS

	Emg. Reserve/ Self Insurance Fund	Maintenance Reserve Funds	Short-Term Operating Reserve Fund	Revenue Stabilization Fund
Beginning Balance July 1, 2025	\$5,900,000	\$433,000	\$4,062,666	\$3,160,000
SOURCES OF FUNDS:				
2024/2025 PayGo Capital Transfer	200,000		2,669,880	1,715,377
Interest Income	243,500	17,300		200,000
Total Sources	443,500	17,300	2,669,880	1,915,377
USES OF FUNDS:				
Self Insurance claims	(100,000)			
Transfer to Revenue Fund			(4,062,666)	(1,571,063)
Transfer to Capital Projects Fund				
Transfer to General Equipment Fund				(200,000)
Other expenditures				
Total Uses	(100,000)	0	(4,062,666)	(1,771,063)
Ending Balance June 30, 2026	\$6,243,500	\$450,300	\$2,669,880	\$3,304,314

REVENUE STABILIZATION FUND TRANSFER FOR JULY 1, 2025

Transfer to Revenue Fund - Prior Year Unspent O&M Funds ¹	\$4,062,666	\$0
Transfer to Revenue Fund - Additional Funding Transfer ¹	0	1,571,063
Transfer to Capital Projects Fund ²	0	0
Transfer to General Equipment Fund ³	0	200,000
	\$4,062,666	\$1,771,063

¹ Transfer amount determined by the Board to be used as an operating source to reduce the water rate adjustment

² Transfer amount determined by the Board to be used as an additional source to fund the Capital Projects Fund or Replacement Reserve Fund

³ Transfer any additional amount needed to fund general equipment items



RESTRICTED FUNDS - CASH FLOW PROJECTIONS

	2008 B-1 DSR Fund	2009C DSR Fund	2024A Bond Project Fund
Beginning Balance July 1, 2025	\$5,005,000	\$165,000	\$30,500,000
SOURCES OF FUNDS:			
New Money Bond Issue			
Transfer from Other Fund			
Interest Income	212,500	7,000	640,000
Total Sources	212,500	7,000	640,000
USES OF FUNDS:			
Bond Issuance Costs			
Transfer to Capital Projects Fund			(31,140,000)
Transfer Interest to Revenue Fund	(212,500)	(7,000)	
Transfer to Bond Fund			
Total Uses	(212,500)	(7,000)	(31,140,000)
Ending Balance June 30, 2026	\$5,005,000	\$165,000	\$0



SUMMARY OF FUND PURPOSES

OPERATING FUNDS

REVENUE FUND

<i>Purpose</i>	<i>Balance</i>
Established by bond covenants in 1982. All cash receipts, except property tax receipts and O&M reimbursements, are deposited into this fund. Money is transferred from this fund to the Principal and Interest Funds to make debt service payments and to the O&M Fund to pay operating expenses. At year-end, PayGo Capital from operations may be transferred to the Capital Projects Fund and other reserve funds, or used for other purposes as authorized by the Board.	Bond covenants require that a minimum balance of 25% of total annual debt service (currently defined in the 2025/2026 budget as \$7,123,625) be maintained in the fund at all times. (Master Resolution 6.12(ii))

OPERATION & MAINTENANCE FUND

<i>Purpose</i>	<i>Balance</i>
Established by bond covenants in 1982. All operation and maintenance expenses are paid from this fund. Property tax receipts, O&M reimbursements, and transfers from the Revenue Fund are the sources of funding.	Bond covenants require that a minimum balance of three months working capital (currently defined as \$7,900,000) be maintained in the fund at all times. (Master Resolution 5.05e)

In accordance with Utah law, including but not limited to Utah Code Ann. (1953) § 17B-1-642, and with the internal policies and practices of the District, all expenditures exceeding \$75,000 shall be brought to the Board for approval, with the exception of routine and budgeted expenditures exceeding that dollar amount that involve payroll, payroll-related expenses, insurance premiums, utilities, debt service and related bond expenses, supplies, materials, chemicals, water purchases, and software maintenance.

GENERAL EQUIPMENT FUND

<i>Purpose</i>	<i>Balance</i>
Established by the Board in 1993, this fund facilitates the budgeting and funding of vehicles and other depreciable assets over \$10,000. Items under \$10,000 are budgeted and expensed from the O&M Fund. Expenditures from the fund are approved according to the procurement policy.	The maximum balance will be determined by the cost of designated general equipment purchases approved by the Board in the 2025/2026 budget.

CAPITAL FUNDS

CAPITAL PROJECTS FUND

<i>Purpose</i>	<i>Balance</i>
Established in 1989 in conjunction with the 1990 budget. Capital projects authorized by the Board are paid from this fund. Bond proceeds and capital reimbursements are transferred into the fund as projects are completed. At year-end, PayGo Capital from operations may be transferred from the Revenue Fund, when approved by the Board.	The maximum balance will be determined by the cost of designated projects approved by the Board. This fund has a target balance of approximately one to two years future project costs. Interest earnings accrue in the fund.

REPLACEMENT RESERVE FUND

<i>Purpose</i>	<i>Balance</i>
Established in 2016 to ensure a sustainable ongoing source of funding to rehabilitate and replace capital assets, as required by a new Utah Legislature enacted policy. The goal is to fund all replacements of qualified capital assets.	Upon Board approval, PayGo Capital from operations may be transferred from the Revenue Fund or Revenue Stabilization Fund at the end of each fiscal year.

DEVELOPMENT FEE FUND

<i>Purpose</i>	<i>Balance</i>
Established by the Board in 1992 to receive retail impact fees that will be used to fund expansion or improvements of the retail system. For example, the 5600 West Pipeline Project loan from the Board of Water Resources was repaid from this fund, also well development and other new water sources.	The balance in this fund is determined by impact and development fees collected. Fees collected in the 2025/2026 budget period will be transferred to this fund from the Revenue Fund, upon Board approval.



SUMMARY OF FUND PURPOSES

RESERVE FUNDS

EMERGENCY RESERVE / SELF-INSURANCE FUND

<i>Purpose</i>	<i>Balance</i>
Established by the Board in 1987. All self-insured claims and deductibles are paid from this fund. In addition, this fund will be used to begin repairs in the case of catastrophic events.	Interest will be allowed to accumulate, when possible. Additional funding may be budgeted as needed.

BOND RENEWAL AND REPLACEMENT FUND

<i>Purpose</i>	<i>Balance</i>
Established by bond covenants in 1982. Separate funds are maintained for bond issues and the Jordan Aqueduct Repayment Contract. This fund is used in the case of extraordinary O&M expenses or major repairs not covered by insurance.	Bond covenants require a balance of \$100,000, subject to the periodic revision by a qualified engineer. Interest earnings have continued to accrue in the fund.

JORDAN AQUEDUCT MAINTENANCE FUND

<i>Purpose</i>	<i>Balance</i>
Established by contract with the U.S. Bureau of Reclamation in 1986. Separate funds are maintained for bond issues and the Jordan Aqueduct Repayment Contract. This fund is used in the case of extraordinary O&M expenses or major repairs not covered by insurance.	The current balance for the Jordan Aqueduct Repayment contract portion is approximately \$136,000. Interest earnings continue to accrue in the fund.

JVWTP MAINTENANCE FUND

<i>Purpose</i>	<i>Balance</i>
Established by the Operation and Maintenance Agreement for the JVWTP and Terminal Reservoir in 1993, through a contract between JVWCD, MWDSL&S, and CUWCD. This fund is used to cover unforeseen extraordinary O&M expenses and repair & maintenance costs at the treatment plant.	The District added \$10,000 annually to its portion of the fund until the fund reached a balance of \$50,000. Interest earnings have continued to accrue in the fund.

SHORT-TERM OPERATING RESERVE FUND

<i>Purpose</i>	<i>Balance</i>
Established by the Board in 2023. Uses PayGo Capital generated by unspent budgeted expenditures from the prior year, to be used as a source of funds for the subsequent year.	Upon Board approval, funds may be transferred into this fund at the end of the fiscal year, and then transferred out at the beginning of the next fiscal year.

REVENUE STABILIZATION FUND

<i>Purpose</i>	<i>Balance</i>
Established by the Board in 2019. Used to fund the Replacement Reserve Fund and Capital Projects Fund, General Equipment Fund, to reduce water rate adjustments, pay off debt, or other purpose approved by the Board.	Upon Board approval, PayGo Capital from operations (in excess of budgeted) may be transferred from the Revenue Fund at the end of the fiscal year.

RESTRICTED FUNDS

PRINCIPAL AND INTEREST FUNDS

<i>Purpose</i>	<i>Balance</i>
Established by bond covenant in 1982. Semiannual debt service payments are paid from these funds after money is transferred from the Revenue Fund.	The balance is generally \$0. Funds are deposited and dispersed on April 1st and October 1st.

DEBT SERVICE RESERVE FUNDS

<i>Purpose</i>	<i>Balance</i>
Established by bond covenants for each applicable bond issue. Maintained as a reserve, in case revenues are not sufficient to meet debt service payments.	The balance must equal the average aggregate debt service payment.

BOND PROJECT CONSTRUCTION FUNDS

<i>Purpose</i>	<i>Balance</i>
Established through the issuance of bonds. The fund holds the bond proceeds until transferred to the Capital Projects Fund for payment of project costs.	The balance in the fund is the remaining amount of bond proceeds from the bond issue.

SUMMARY OF FEES

Approved fees charged by the District are included and described in the District's Administrative Policy and Procedures Manual, Rules and Regulations for Wholesale Water Service, and Rules and Regulations for Retail Water Service documents. The following is a summary of those fees.

	2024/2025 Fees	2025/2026 Fees
GRAMA REQUEST FEES		
Copies:		
Paper (per sheet)	\$ 0.25	\$ 0.25
Personnel time (charged in 15 minute increments):		
First 15 minutes	No fee	No fee
Administrative Assistant (per hour)	40.00	40.00
Records Manager (per hour)	40.00	40.00
Consultant	Actual cost	Actual cost
Conversion and mailing costs	Actual cost	Actual cost
COMMUTING VALUATION FEE		
Employees assigned District vehicles to commute to and from work have a "Commuting Valuation" fee added to their semi-monthly paycheck (set by I.R.S.)		
Commuting valuation fee (each one-way)	1.50	1.50
ENCROACHMENT FEES		
Processing fee for the following easement encroachment applications:	300.00	300.00
Southwest Aqueduct Reaches 1 & 2		
150th South Pipeline		
134th South Pipeline		
5600 West Pipeline		
Central Pipeline		
Wasatch Front Regional Pipeline right-of-way		
JORDAN AQUEDUCT LICENSE AGREEMENT FEES		
Processing fee for all Jordan Aqueduct easement encroachments:		
District fee	150.00	150.00
U.S. Bureau of Reclamation fee	100.00	100.00

SUMMARY OF FEES (CONTINUED)

WHOLESALE AND RETAIL WATER RATES AND FIRE LINES

WHOLESALE AND RETAIL WATER RATES

Wholesale and retail water rates are reviewed and updated annually by a water rate consultant performing a comprehensive water rate study. The updated wholesale and retail water rates for this proposed budget and financial plan are included in a separate accompanying document.

METER BASE CHARGE/FLAT FEES

Meter base charges/flat fees are based on meter capacity and charged monthly to wholesale member agencies and retail customers for each active meter, regardless of the actual volume of water taken through the meter. Meter base charges/flat fees for this proposed budget and financial plan are included in a separate accompanying document.

FEE IN LIEU OF TAX

A fee approximating property tax is charged to customers outside the District's boundaries.

IN LIEU OF FEE

A fee enabling the District to acquire water in-lieu of water interest conveyance. Calculated when paid.

RETAIL IMPACT AND CONNECTION FEES

Meter Size	FISCAL YEAR 2024/2025				FISCAL YEAR 2025/2026			
	Impact Fee	Meter Fee	Install. Fee	Inspec. Fee	Impact Fee	Meter Fee	Install. Fee	Inspec. Fee
5/8"	\$ 2,907	\$ 370	\$ 200	\$ 200	\$ 2,907	\$ 370	\$ 200	\$ 200
3/4"	4,153	370	200	200	4,153	370	200	200
1"	8,305	456	200	200	8,305	456	200	200
1-1/2"	16,611	781	200	200	16,611	781	200	200
2"	26,577	841	200	200	26,577	841	200	200
3"	64,782	(a)	(a)	200	64,782	(a)	(a)	200
4"	118,767	(a)	(a)	200	118,767	(a)	(a)	200
6"	237,533	(a)	(a)	200	237,533	(a)	(a)	200
8"	472,575	(a)	(a)	200	472,575	(a)	(a)	200

Note: An impact fee for non-standard use can be calculated by the District using the following formula:

Estimated Peak Usage (gpm) x \$4,153 = Impact Fee

a) Meters larger than 2" are purchased independently by, and installed by, a contractor.

UPGRADING CONNECTION SIZE

(Refer to Connection Fees above for amounts)

New connection fee is based on meter size

Existing meter credit and impact fee are based on meter size

SUMMARY OF FEES (CONTINUED)

OTHER RETAIL CUSTOMER FEES

	2024/2025 Fees	2025/2026 Fees
TEMPORARY CONNECTIONS		
Temporary connection fee:		
Actual charges for services rendered, cost of District's labor and materials, plus ten percent	\$ 202.00	\$ 202.00
Deposit (if meter provided by customer)	300.00	300.00
Deposit (if meter provided by District)	1,500.00	1,500.00
LINE EXTENSION		
Cost of extending facilities	Applicant pays all exp.	Applicant pays all exp.
Deposit from applicant	2% of cost	2% of cost
FIRE HYDRANTS, FIRE LINES, AND DETECTOR CHECK SYSTEMS		
Installation and materials cost	Actual cost paid by cust.	Actual cost paid by cust.
Inspecting and maintaining fire lines:		
Initial installation inspection fee	200.00	200.00
Annual fire line charges by meter size		
2"	5.96	7.50
4"	36.90	46.40
6"	107.20	134.78
8"	228.44	287.21
10"	410.82	516.51
RETAIL CUSTOMER ACCOUNT FEES		
Past due interest fee	18%	18%
Collection charge for past due service fee	20.00	20.00
Service charge for dishonored checks	20.00	20.00
Service restoration fee	75.00	75.00
Damage to existing connection (fee plus cost of labor and materials)	75.00	75.00
Unauthorized use of services charge (fee plus water usage)	200.00	200.00
Water-efficient landscaping performance bond (per sq. foot)	2.00	2.00

GENERAL EQUIPMENT FUND OVERVIEW

Beginning Balance July 1, 2025 **\$ 500,000**

SOURCES OF FUNDS:

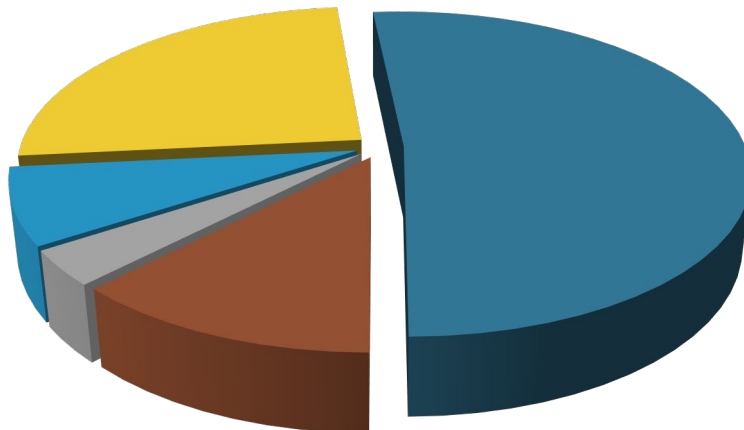
Transfer from Revenue Stabilization Fund	200,000
Budgeted 2024/2025 PayGo Capital Transfer	700,000
Conservation Garden Park fundraising	0
Interest Income	32,000

Total Sources **\$ 932,000**

USES OF FUNDS:

Account	Description	Budgeted 2024/2025	Budgeted 2025/2026	Budget to Budget	
				\$ Variance	% Var.
140 6010	Conservation Assets	\$ -	\$ -	\$ -	N/A
190 6010	IS Equipment	162,000	162,000	0	0.0%
192 6010	Office Equipment	0	46,000	46,000	N/A
194 6010	Telemetry Equipment	68,000	100,200	32,200	47.4%
196 6010	General Equipment	242,000	330,478	88,478	36.6%
198 6010	New Vehicles	509,000	678,000	169,000	33.2%
Total Uses		\$ 981,000	\$ 1,316,678	\$ 335,678	34.2%

Ending Balance June 30, 2026 **\$ 115,322**





GENERAL EQUIPMENT FUND DETAIL

<u>Account</u>	<u>Description</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Amount</u>
<u>140 6010</u>	<u>Conservation Assets</u>				
	MOVED TO CAPITAL PROJECTS BUDGET				\$ -
					<u>\$ - *</u>
<u>190 6010</u>	<u>IS Equipment</u>				
	Network servers	2	EA	\$ 31,000	\$ 62,000
	Storage server	1	EA	50,000	50,000
	Security video server	1	EA	50,000	50,000
					<u>\$ 162,000</u>
<u>192 6010</u>	<u>Office Equipment</u>				
	Mezzanine cubicle furniture and shades (ADMIN)	4	EA	\$ 11,500	\$ 46,000
					<u>\$ 46,000</u>
<u>194 6010</u>	<u>Telemetry Equipment</u>				
	Variable Frequency Drives for 3 sites	3	EA	\$ 33,400	\$ 100,200
					<u>\$ 100,200</u>
<u>196 6010</u>	<u>General Equipment</u>				
	Polaris Ranger Crew SP570 UTV (JVWTP)	1	EA	\$ 25,000	\$ 25,000
	Adv Metering Infrastructure base station (SYS OPS)	1	EA	46,000	46,000
	THM auto sampler/purge and trap (LAB)	1	EA	72,000	72,000
	Equipment tilt deck trailer (MAINT)	1	EA	15,000	15,000
	Dump bed trailer (MAINT)	1	EA	12,000	12,000
	Pressure washer (MAINT)	1	EA	20,000	20,000
	UTV incld. plow, sprayer, salter, light bar (MAINT)	1	EA	46,000	46,000
	Mobile 4000 lb gantry crane, trolley & hoist (MAINT)	1	EA	18,000	18,000
	Forklift for new WVC site (MAINT)	1	EA	46,000	46,000
	Front-end loader lease to own (MAINT)	1	EA	30,478	30,478
					<u>\$ 330,478</u>
<u>198 6010</u>	<u>New Vehicles</u>				
	Light duty pickup truck (MAINT)	4	EA	\$ 54,000	\$ 216,000
	Utility truck and attachments (MAINT)	1	EA	70,000	70,000
	Service truck and body (MAINT)	2	EA	196,000	392,000
					<u>\$ 678,000</u>
Total General Equipment Fund Purchases					<u>\$ 1,316,678</u>

* Fundraising donations will be applied to garden exhibits.



DEBT SERVICE SCHEDULE & LONG-TERM DEBT SUMMARY

Debt Service Payment Due:				October 1, 2025		April 1, 2026		Total
	<u>Orig. Issue Amount</u>	<u>Maturity Date</u>	<u>Outstanding Bal. 7/1/2025</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	
2008 B1 Ref. Bonds*	\$64,665,000	10/1/37	\$45,065,000	\$ 4,000,000	\$ 800,000	\$ -	\$ 800,000	\$ 5,600,000
2009C Bonds (Utah Brd of Wtr Res)	3,600,000	10/1/34	1,557,000	157,000	-	-	-	157,000
2016A&B Bonds & Refunding Bonds	63,920,000	10/1/46	32,310,000	715,000	807,750	-	789,875	2,312,625
2017A Ref. Bonds	9,880,000	10/1/28	4,140,000	960,000	103,500	-	79,500	1,143,000
2017B Ref. Bonds	77,140,000	10/1/41	63,600,000	5,220,000	1,335,275	-	1,263,500	7,818,775
2019A Bonds	29,030,000	10/1/49	26,615,000	555,000	659,825	-	651,500	1,866,325
2021A Bonds & Refunding Bonds	61,855,000	10/1/51	52,380,000	2,985,000	1,126,000	-	1,051,375	5,162,375
2024A Bonds	90,865,000	10/1/54	90,865,000	1,340,000	2,271,625	-	2,238,125	5,849,750
2025A Ref. Bonds	22,590,000	10/1/44	22,590,000	-	564,750	-	564,750	1,129,500
								-
TOTAL			\$339,122,000	\$ 15,932,000	\$ 7,668,725	\$ -	\$ 7,438,625	\$ 31,039,350
				\$23,600,725		\$7,438,625		

* Variable rate debt, interest paid monthly



SUMMARY OF CAPITAL PROJECT EXPENDITURES BUDGET

CP1 Category: Major rehabilitation or replacement of existing facilities

Example Projects: JVWTP filter media replacement, distribution pipeline replacement, rehabilitation and replacement on transmission system vaults, pump stations, HVAC systems, and wells.

\$ 14,091,300

(1,270,927) *

\$ 12,820,373

CP2 Category: New facilities needed for compliance or functional upgrades, but provide no new system capacity

Example Projects: Vehicle and equipment storage building, generator installations, system evaluation plans, and landscape improvements.

12,841,561

(2,666,533) *

10,175,028

CP3 Category: New water supply, treatment, conveyance, or storage facilities which provide new system capacity

Example Projects: Design and construction of four new wells, Southwest Aqueduct Reach 2, 11800 S 7000 W storage reservoir, and JVWTP filter and chemical feed upgrades.

59,752,997

(1,415,078) *

58,337,919

CP4 Category: Projects to serve lands currently outside current District boundaries

Example Projects: WFRP right-of-way acquisition.

1,122,500

- *

1,122,500

CP5 Category: Landscape conversion projects

Example Projects: Landscape conversion to water-wise.

2,802,450

(2,262,000) *

540,450

TOTAL OF ALL CATEGORIES (GROSS)

\$ 90,610,808

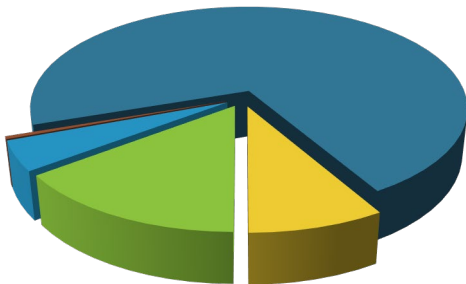
***amounts shown in red are reimbursements (MWDSLs, grants, etc.)**

\$ (7,614,538)

TOTAL OF ALL CATEGORIES (NET)

\$ 82,996,270

PROJECTED CAPITAL PROJECTS FUNDING

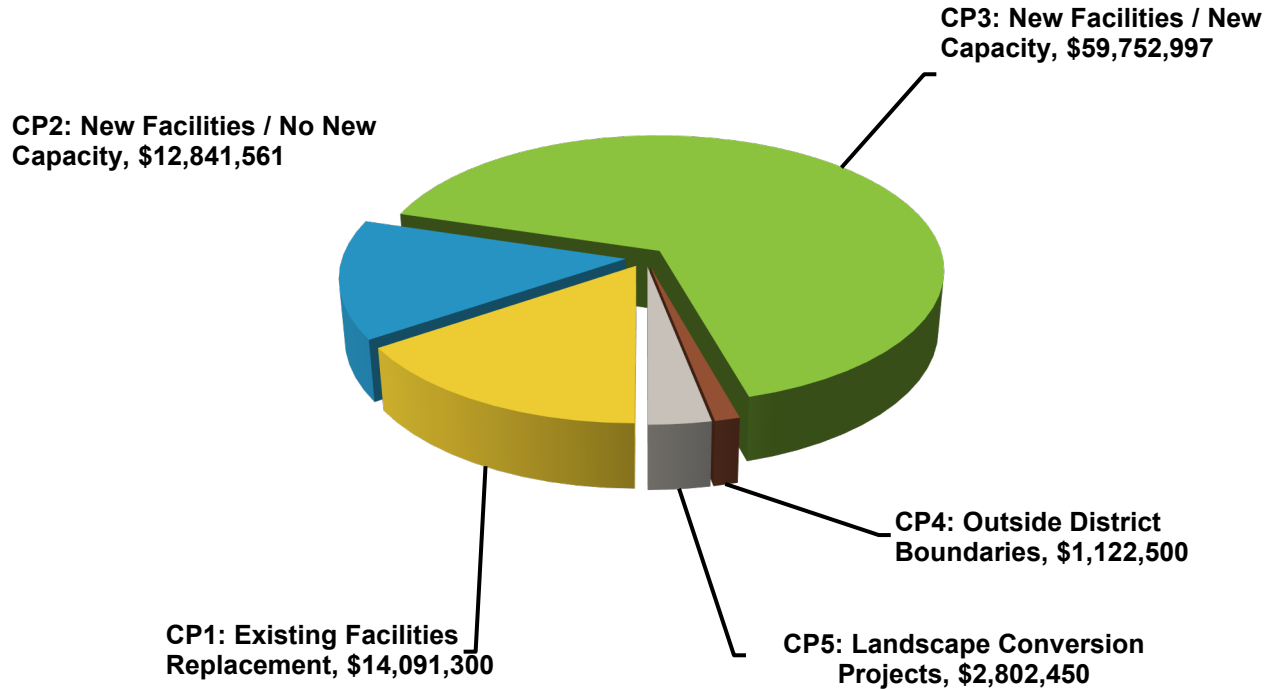


Replacement Reserve Fund	\$ 13,360,823	14.8%
Capital Projects Fund	4,149,104	4.6%
Development Fee Fund	\$386,000	0.4%
Bond Proceeds	65,100,343	71.9%
Project Reimbursements	7,614,538	8.4%
	<u>\$ 90,610,808</u>	<u>100.0%</u>

SUMMARY OF CAPITAL PROJECT EXPENDITURES BUDGET

CAPITAL PROJECT EXPENDITURES

Gross Total \$90,610,808





JORDAN VALLEY WATER
CONSERVANCY DISTRICT

JORDAN VALLEY WATER CONSERVANCY DISTRICT

2025/2026 **ADOPTED** Water Rates Summary

**4.9% AVE
RATE ADJ**

WHOLESALE WATER RATES (NON-PUMPED)

MEMBER AGENCY (Rate per Acre Foot)	PUMP ZONES	2024/2025 RATES	2025/2026 RATES	\$ CHANGE	% CHANGE
Bluffdale City Water	JVWTP	\$592.09	\$598.12	\$6.03	1.0%
Draper City		597.28	624.77	27.49	4.6%
Draper Irrigation (Water Pro)		762.35	759.95	(2.40)	-0.3%
Granger-Hunter Impr. District	B North	616.30	633.95	17.65	2.9%
Herriman City	C South, D South	696.93	686.57	(10.36)	-1.5%
Hexcel Corporation	B North	461.25	497.50	36.25	7.9%
Kearns Improvement District	B North	624.50	671.82	47.32	7.6%
Magna Water District	B North	438.72	453.45	14.73	3.4%
Midvale City Water		551.54	609.24	57.70	10.5%
Riverton City	C South	513.76	527.47	13.71	2.7%
City of South Jordan	B North/South, C South, D South	597.28	627.28	30.00	5.0%
City of South Salt Lake		440.83	456.08	15.25	3.5%
Taylorsville-Bennion Impr. Dist.	B North	436.66	451.16	14.50	3.3%
Utah Div. of Fac. Const. Mgmt.		441.99	458.16	16.17	3.7%
City of West Jordan	B North/South, C South, D South	591.09	614.12	23.03	3.9%
BLOCK 2 RATE	Plus Pumping	1,146.44	1,197.49	51.05	4.5%
BCWTP RATE		531.75	535.90	4.15	0.8%

ZONE	PUMP ZONE SURCHARGE			
B North	\$21.07	\$22.01	\$0.94	4.5%
B South	35.62	36.73	1.11	3.1%
C South	54.64	55.87	1.23	2.3%
D South	85.08	80.54	(4.54)	-5.3%
JVWTP	25.21	26.41	1.20	4.8%

METER SIZE	METER BASE CHARGE (MONTHLY)			
4"	\$25.00	\$25.00	\$0.00	0.0%
6"	50.00	50.00	0.00	0.0%
8"	78.00	78.00	0.00	0.0%
10"	114.00	114.00	0.00	0.0%
12"	168.00	168.00	0.00	0.0%
14"	228.00	228.00	0.00	0.0%
16"	300.00	300.00	0.00	0.0%
18"	378.00	378.00	0.00	0.0%
20"	462.00	462.00	0.00	0.0%
24"	672.00	672.00	0.00	0.0%
30"	1,050.00	1,050.00	0.00	0.0%



JORDAN VALLEY WATER CONSERVANCY DISTRICT

2025/2026 **ADOPTED** Water Rates Summary

JORDAN VALLEY WATER
CONSERVANCY DISTRICT

RETAIL WATER RATES (Overall Average **11.2%** Rate Increase)

RETAIL SYSTEM (Rate per 1,000 Gal.)	TIER / SIZE	2024/2025 RATES	2025/2026 RATES	\$ CHANGE	% CHANGE
Non-Pumped Water Rate	Tier 1	\$1.70	\$1.73	\$0.03	1.8%
	Tier 2	2.58	2.78	0.20	7.8%
	Tier 3	4.20	4.75	0.55	13.1%
	Tier 4	5.19	6.64	1.45	27.9%
PUMP ZONE SURCHARGE / SERVICE AREA					
Zone C South (Riverton Foothills) Casto/Upper Willow Creek	Charged	0.17	0.17	0.00	0.0%
	all Tiers	0.75	0.75	0.00	0.0%
PRIVATE FIRE PROTECTION					
Fireline Charges (Annual)	2"	\$5.96	\$7.50	\$1.54	25.8%
	4"	36.90	46.40	9.50	25.7%
	6"	107.20	134.78	27.58	25.7%
	8"	228.44	287.21	58.77	25.7%
	10"	410.82	516.51	105.69	25.7%

Meter Size	TIER THRESHOLDS				METER BASE CHARGES (MONTHLY)			
	Tier 1	1,000 gallon usage Tier 2	Tier 3	Tier 4	2024/2025 RATES	2025/2026 RATES	\$ CHANGE	% CHANGE
5/8"	1-6	7-16	17-37	38+	\$3.00	\$3.00	\$0.00	0.0%
3/4"	1-9	10-23	24-53	54+	3.00	3.00	0.00	0.0%
1"	1-18	19-46	47-106	107+	4.00	4.00	0.00	0.0%
1-1/2"	1-36	37-92	93-212	213+	5.00	5.00	0.00	0.0%
2"	1-58	59-147	148-339	340+	8.00	8.00	0.00	0.0%
3"	1-140	141-359	360-827	828+	15.00	15.00	0.00	0.0%
4"	1-257	258-658	659-1516	1517+	25.00	25.00	0.00	0.0%
6"	1-515	516-1316	1317-3032	3033+	50.00	50.00	0.00	0.0%
8"	1-1024	1025-2617	2618-6031	6032+	78.00	78.00	0.00	0.0%



PUBLIC WORKS
OPERATIONS

Magna Pavement Management

July 2025



Public Works Operations Provides the Following Services:

- Road inspections (3-year rotation)
- Data management
- Mill and overlays of asphalt surface (2")
- Repairs
 - Potholes
 - Crack sealing
 - Mastic patch
 - Asphalt patch
- Micropave (contracted)
- Slurry seals (contracted)

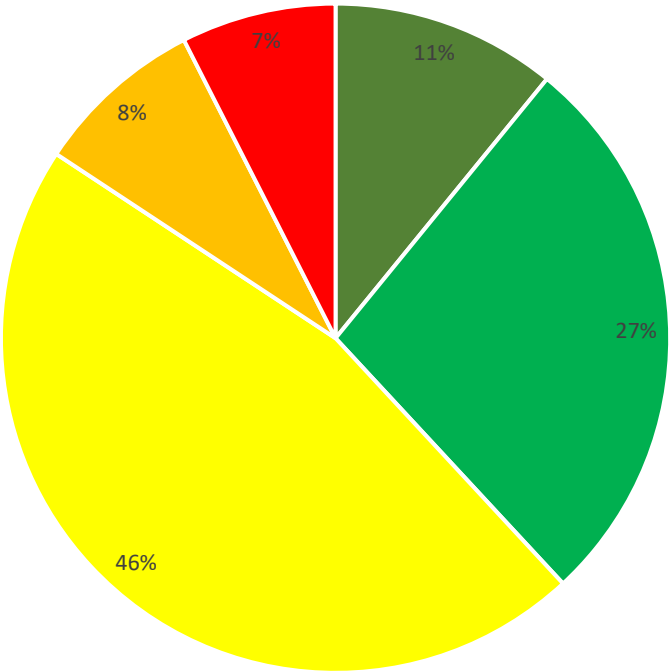


Pavement Preservation

	Very Good	Good	Fair	Poor	Very Poor	Total
Condition	11%	27%	46%	8%	7%	100%
Centerline Miles	9.49	24.82	41.20	7.83	6.30	89.66
Area Square Feet	1,578,247	3,944,509	6,693,808	1,193,034	1,085,343	14,494,941

Average Road Segment OCI = 73.86

Magna Pavement Condition



■ Very Good ■ Good ■ Fair ■ Poor ■ Very Poor

Magna Current Condition





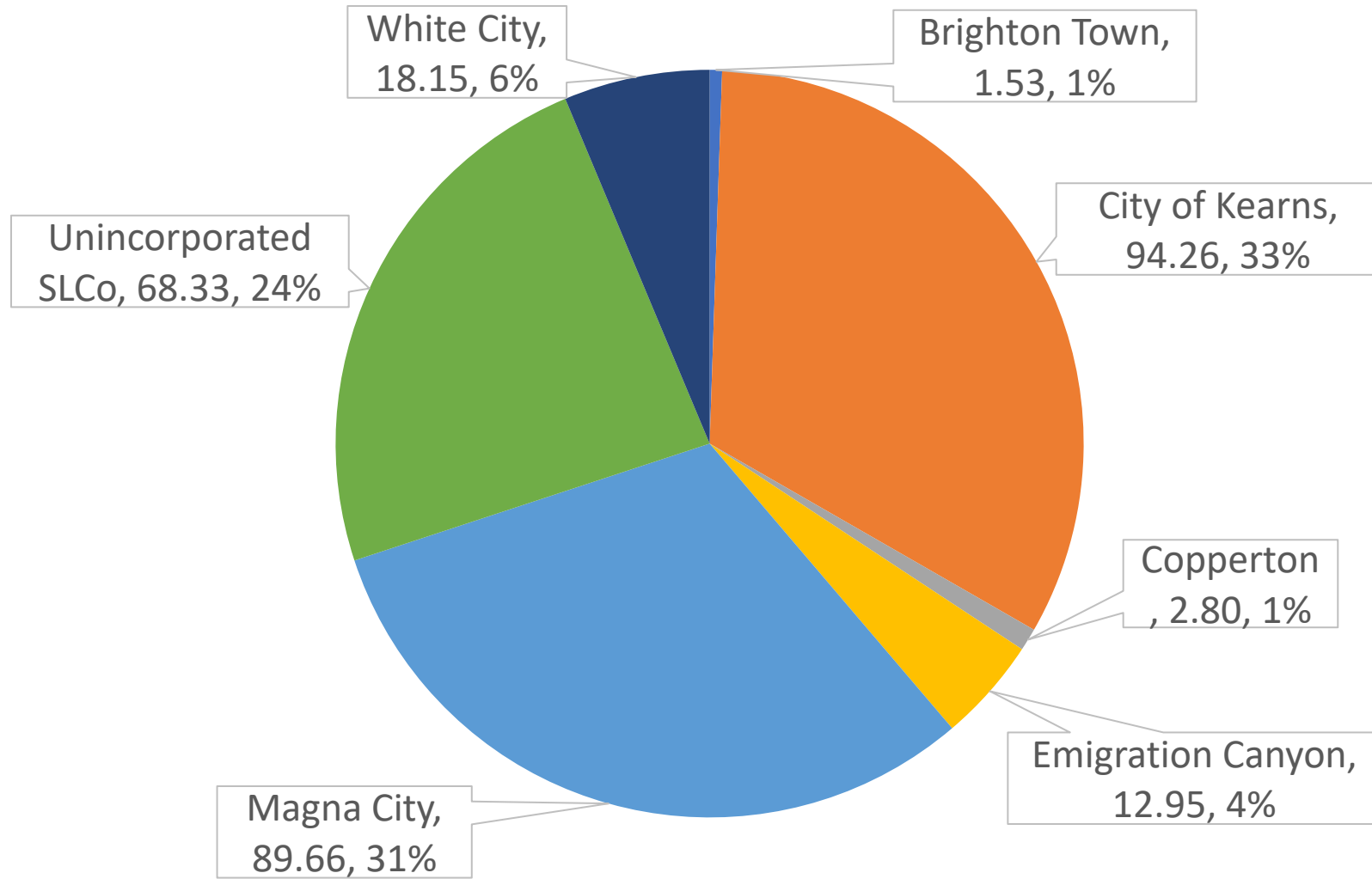
Budget Forecast Assumptions:

- Does not consider concrete improvements, asphalt maintenance only.
- Class B&C road fund allocations to jurisdiction set at 2024 allocations plus 3% annual growth (avg. statewide from past 5-yr)
- Linear deterioration rate of asphalt vs. 20-yr service life
- Construction inflation of 6.5%
- Engineering reconstruction projects available every ~ 3 years up to approximately ~200,000 – 300,000 SF.



2025-2045 Budget Forecast





GSLMSD Road Miles (July 2025)

SL SALT LAKE
COUNTY
PUBLIC WORKS
OPERATIONS



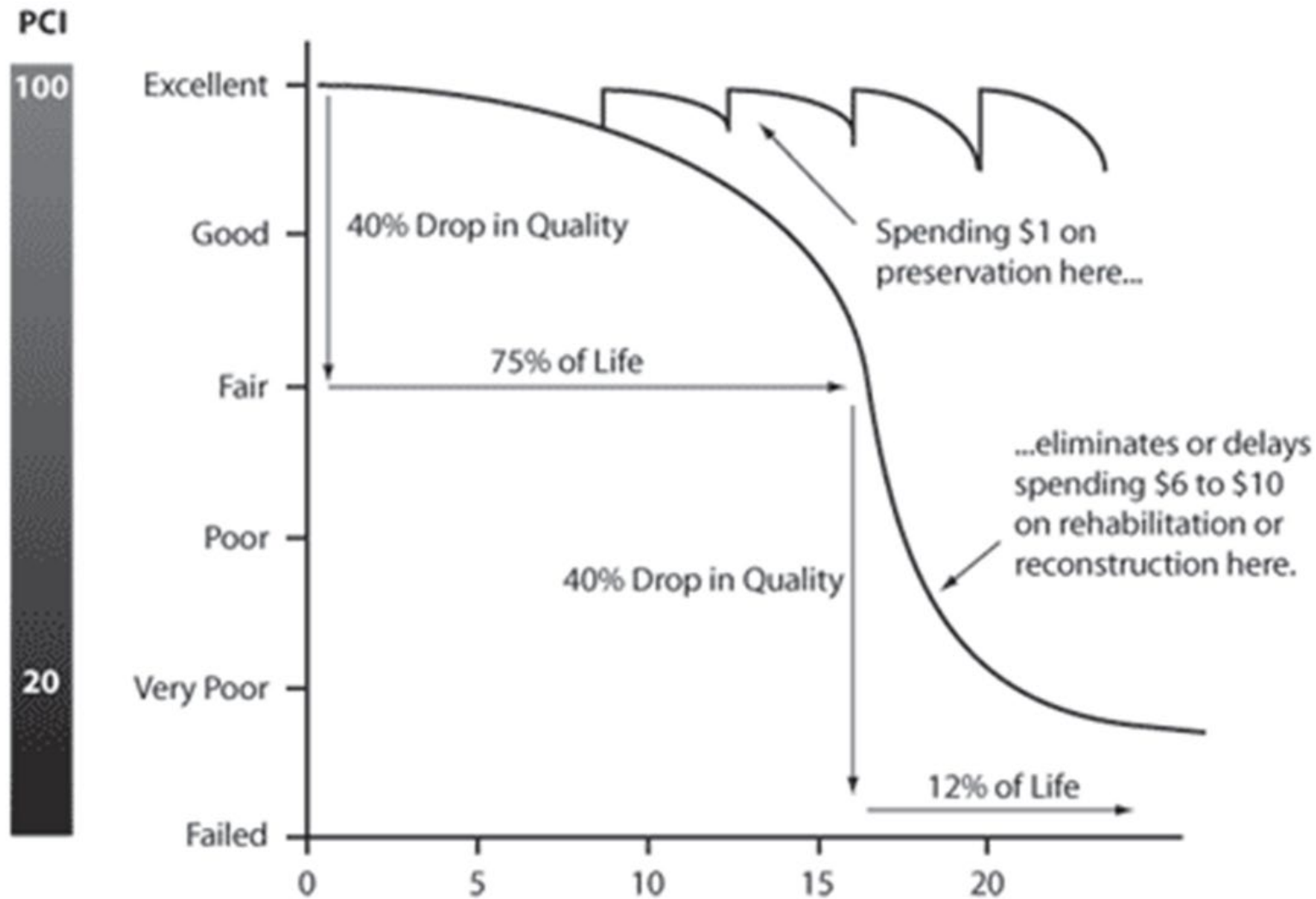
Treatment Type	Minimum (yrs)	Average (yrs)	Maximum (yrs)
Thin (< 2.5-inch) Hot-Mix Asphalt (HMA) Overlay	2	8	12
Thick (≥ 2.5-inch) HMA Overlay	6	10	17
Single Chip Seal	1	6	12
Double Chip Seal	4	9	15
Thin (< 2.5-inch) Mill and Fill	4	8	20
Thick (≥ 2.5-inch) Mill and Fill	6	10	17
Cold-In-Place HMA Recycling	5	10	20
Crack Sealing	2	3	10
Microsurfacing	4	6	10

Source: Federal Highway Administration. (2017). *Pavement performance measures and forecasting and the effects of maintenance and rehabilitation strategy on treatment effectiveness (Revised)* (FHWA-HRT-17-095). U.S. Department of Transportation.

<https://www.fhwa.dot.gov/publications/research/infrastructure/pavements/ltp/17095/003.cfm>

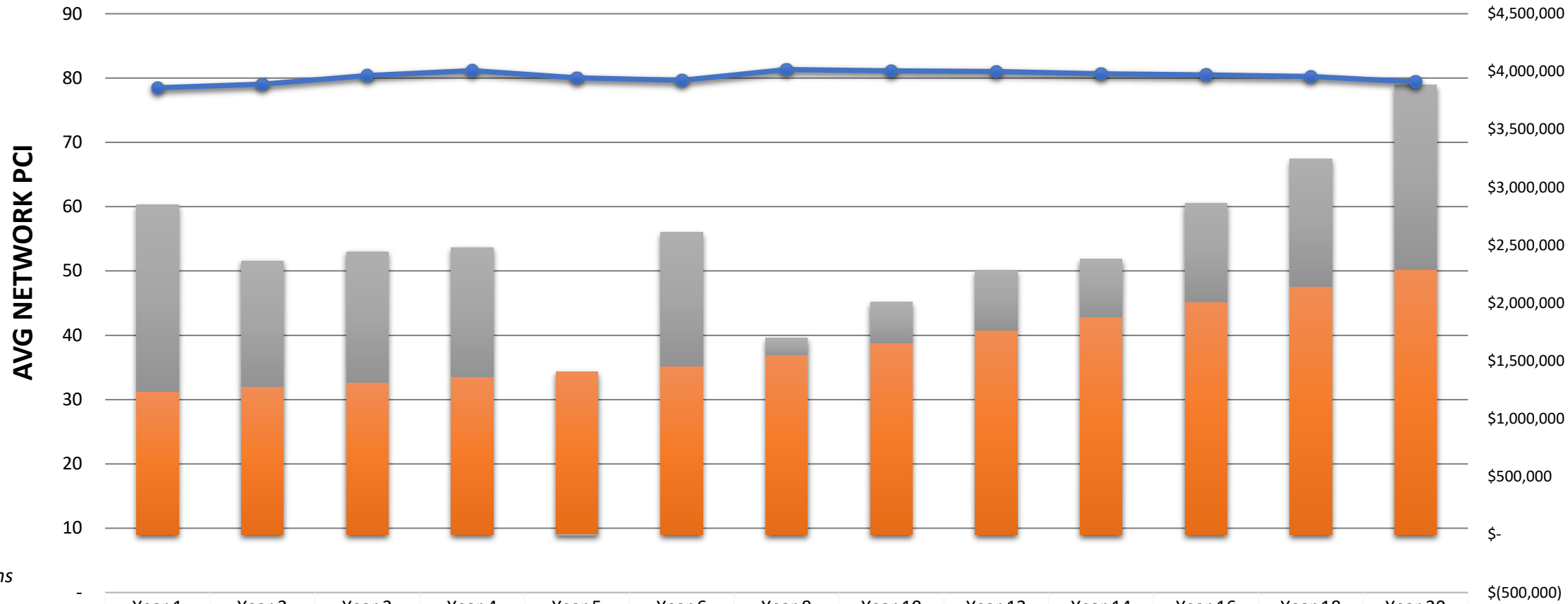
Treatment Performance





Pavement Preservation

Average PCI vs Budget



**All of B&C road fund allocations may not be available for asphalt treatment. Other maintenance obligations may exist.*

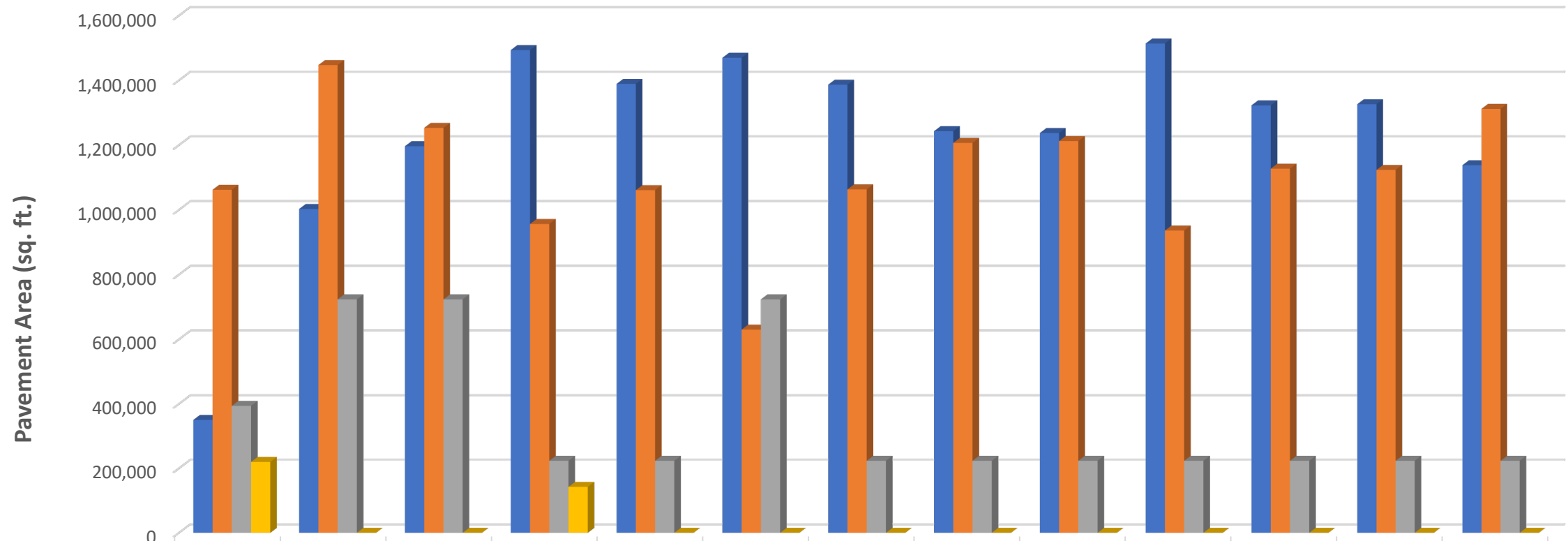
Supplemental Funding Needed
 B & C Funding
 Average PCI

2025-2045 Budget Forecast

 **SALT LAKE COUNTY**
 PUBLIC WORKS OPERATIONS



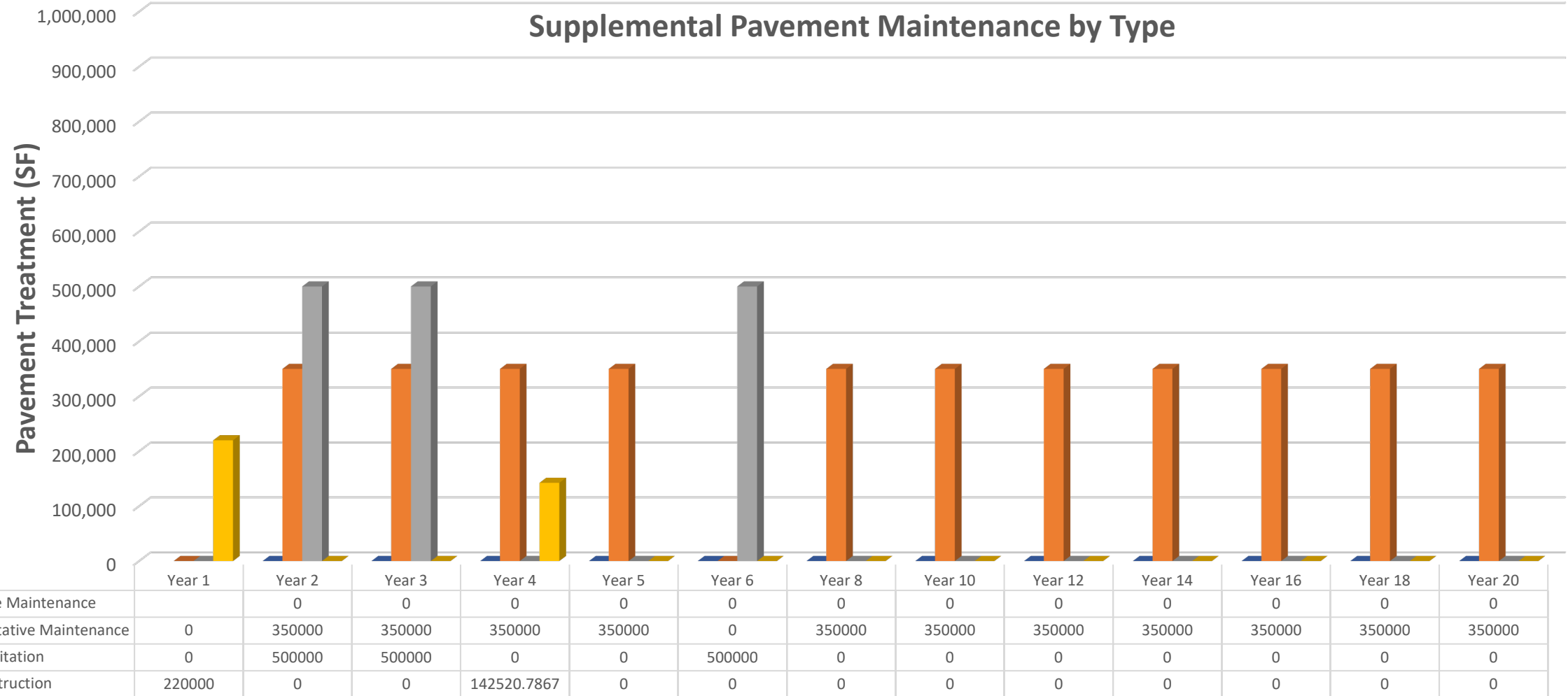
Pavement Treatment Area by Type(sq. ft.)



	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 8	Year 10	Year 12	Year 14	Year 16	Year 18	Year 20
■ Routine	350,460	1,002,831	1,196,735	1,493,572	1,389,051	1,469,817	1,386,713	1,243,148	1,237,467	1,513,841	1,322,742	1,326,485	1,137,945
■ Preventative (Slurry or Micropave)	1,062,000	1,447,169	1,253,265	956,428	1,060,949	630,183	1,063,287	1,206,852	1,212,533	936,159	1,127,258	1,123,515	1,312,055
■ Rehabilitation (Mill and Overlay)	394,000	723,550	723,550	223,550	223,550	723,550	223,550	223,550	223,550	223,550	223,550	223,550	223,550
■ Reconstruction	220,000	0	0	142,521	0	0	0	0	0	0	0	0	0

2025-2045 Budget Forecast





2025-2045 Budget Forecast



- Supplemental mill & overlay until network achieves PCI or “good” condition in first 5 to 6 years, then is maintained through remaining 20-year period within Operations current level of service (for overlays)
- Equilibrium of “good” condition achieved with 1/5th of road network receiving maintenance each year
- Supplemental preventative maintenance suggested beyond Operations current level of service by approximately 20%

Model Takeaways



Interactive Web Map:

- Provide current pavement condition index (composite of 3-year data)
- Show planned Operations performed/managed:
 - Mill and Overlays (Red)
 - Micropave (Purple)
 - Slurry Seals (Blue)
- Includes recommended capital projects for MSD Engineering
 - Proposed (Orange)
 - Known funded capital projects (Green)

Link: [Operations Pavement Management Plan](#)

FY26-FY28 Pavement Plan



QUESTIONS?



SL SALT LAKE
COUNTY
PUBLIC WORKS
OPERATIONS



July 8, 2025: Number 1

Question: Could you provide an overarching explanation of how property taxes work in Utah, and how they apply to cities like Magna? I'm interested in your perspective on whatever aspects you think would be most useful to understand.

Answer: Utah Property Taxes Explained:

In Utah, property taxes are the responsibility of the county governments, which handle the assessment, collection, and distribution of revenue to local entities, like Magna City.

Here's a breakdown of how taxes are collected & distributed:

1. Valuation:

The County Assessor determines the fair market value (FMV) of all real and personal property within their county.

Real property includes land and buildings, while personal property includes business equipment.

The Assessor physically inspect and appraise properties at least every five years, adjusting values between appraisals based on market data.

Residential properties are assessed at 100% of fair market value.

2. Taxable Value and Exemptions:

Primary residences in Utah receive a 45% property tax exemption, meaning taxes are calculated on only 55% of the property's fair market value. A calculation unique w/n the USA.

This exemption applies to the house and up to one acre of land used for residential purposes.

Properties that are not primary residences (e.g., secondary homes, vacation homes) are taxed at 100% of fair market value. A Utahn may claim only one primary residence.

3. Setting Tax Rates:

Local taxing entities like school districts, cities, and special service districts determine the tax rates based on their budget requirements. This is an annual determination.

These rates are applied to the taxable value of the property to calculate the tax amount due. The amount collected can not exceed the amount set by the taxing entity from the previous year. If additional funding is needed, an entity must consider utilizing the Truth in Taxation process as set out by the Utah Legislature.

Utah's Truth in Taxation laws require taxing entities to hold public hearings if they plan to increase property tax revenues. A process that politicians equate to "crawling across broken glass."

4. Calculation:

Property tax is calculated by multiplying the taxable value of your property by each taxing entity's tax rate and then summing those amounts.

5. Payment:

Property tax bills are typically issued annually.

The County Treasurer sends out the final tax bill, collects payments, and distributes revenue to the various taxing entities.

Property taxes help to pay for a variety of public services as required by the collecting entity. In Utah, additional property tax revenue is not a simple matter of raising property values to increase revenue. Rather, the base property tax revenue is the same from the prior year. Assuming everything else remains equal, an increase in property value would mean a decrease in the tax rate, and therefore, the total dollar amount in taxes would stay the same. The taxing process in Utah is one of the most unique in the United States, and residents find the process difficult to appreciate and understand. I make this statement because a significant portion of the residents in Magna believe the City is collecting a property tax. The City is NOT currently collecting any property taxes.

July 8, 2025: Number 2

Question: Where can I access Magna's 2024–2025 City Budget, as well as the draft or working documents for 2025–2026? Are there also detailed expense reports for prior years or the current year? Currently, the latest budget report is from 2023 and I have not been able to find any expense reports.

Answer: Magna City's Budget process explained:

Magna City's budget, as well as finances, are handled by the Greater Salt Lake Municipal Service District (MSD). Yearly financial reports and budget are published on the State's Auditor's web site. One of the statements on the annual audited financial report outlines the specific balance of each of the members of MSD. (See attached latest report). Magna City has an administrative budget (part of the overall whole) that the City Council reviews monthly. (See attached report as of May 31, 2025).

Utah Auditor Audit Report Link: <https://auditor.utah.gov/audit-reports/>

Exhibit A: Magna City Yearly Budget projection dated May 31, 2025 (6 pages)

Exhibit B: MSD FY 2025 Amended budget (15 pages)

Exhibit C: MSD Audit Report ending June 30 2024 (4 pages)

Exhibit D: Magna City FY26 Administration Budget Summary (1 page)

Exhibit A: Magna City Yearly Budget projection dated May 31, 2025

Magna City Yearly Budget

91.70%

5/31/2025

Revenues

	Actual to 5/31/2025	FY 2024 Budget	Projected
Sales taxes	5,811,297	5,450,000	6,400,000
Grants	-	200,000	-
Transportation sales tax	517,705	525,000	550,000
Class C road funds	1,165,198	1,200,000	1,275,000
Corridor preservation funds	112,500	-	112,500
Business License	59,443	50,000	60,000
Building permits	834,553	1,250,000	1,000,000
Other permits	-	21,000	-
Sewer and water permits	-	5,000	-
Zoning - land use permit	200	75,000	500
Engineering services	53,682	50,000	57,500
Planning service	169,310	500,000	175,000
Storm drain fee	-	-	-
Code enforcement fines	6,362	5,000	6,500
Justice court fines	194,179	175,000	195,000
Interest earnings	62,485	75,000	75,000
Miscellaneous	7	15,000	10
Transfers in	1,060,009	1,060,009	1,060,009
Total Revenues	\$ 10,046,930	\$ 10,656,009	\$ 10,967,019

Expenses - Administration

Wages	243,522	279,700	279,700
Employee Benefits	70,352	79,030	79,030
Awards, promotional & meals	919	2,000	2,000
Subscriptions/Memberships	4,355	24,330	24,330
Printing/Publications/Advertising	4,712	8,000	8,000
Travel/Mileage	1,627	2,500	2,500
Cell phone and telephone	3,600	-	3,750
Office expense and supplies	772	6,200	6,200
Computer equipment/Software	4,600	10,000	10,000
Attorney-Civil	50,094	75,000	75,000
Lobbyist	26,000	-	26,000
Attorney-Land use	-	30,000	-
Training & Seminars	1,271	17,500	1,500
Web page development/Maintenance	11,167	19,745	15,000
Software/Streaming	24,238	5,000	25,000
Payroll processing fees	437	5,000	1,000
Grant charged expense	-	-	-
Communications	50	10,000	50
Credit card and bank expenses	325	-	500
Contribution/Special events	90,222	172,000	100,000
Insurance	21,104	26,000	22,000
Workers comp insurance	130	2,500	130
Postage	9,347	20,000	11,000
Professional and technical	17,334	89,504	22,500
Grant related	1,000	-	1,000
SL (Client) County Support Services	-	30,500	-
Equipment/Computer purchases	-	7,500	-
Code enforcement mitigation	7,347	-	7,347
Utilities	3,370	-	3,370
Rent	8,179	133,000	15,000
Non classified expenses	-	5,000	-
Total Administration	\$ 606,074	\$ 1,060,009	\$ 741,907

Budget Report Yearly	91.70%		5/31/2025
Expenses - Transfers			
Contribution to GF	8,874,419	9,596,000	9,596,000
Transfer to Capital projects	112,500	-	112,500
Operational transfer out	4,297	-	4,297
Total Transfers	\$ 8,991,216	\$ 9,596,000	\$ 9,712,797
Total Expenses	\$ 9,597,290	\$ 10,656,009	\$ 10,454,704
Surplus/Deficit	\$ 449,640	\$ -	\$ 512,315

Magna City (Designated Fund)

Yearly Budget

83.60%

4/30/2025

Revenues

	Actual to 4/30/2025	FY 2024 Budget	Projected
Municipal Energy	268	-	2,500
Municipal Telecom	37,892	-	50,000
Municipal Power	366,501	-	425,000
Municipal Natural Gas	308,687	-	400,000
Google franchise tax	30,932	-	35,000
ARPA funding	579,035	-	579,035
Interest earnings	109,520	-	125,000
Miscellaneous	2,765	-	5,000
Transfers in	4,297	-	4,297
Total Revenues	\$ 1,439,897	\$ -	\$ 1,625,832

Expenses - Administration

ARPA Expense	609,578	-	609,578
Non classified expenses	-	-	5,000
Total Administration	\$ 609,578	\$ -	\$ 614,578

Surplus/Deficit

\$ 830,319	\$ -	\$ 1,011,254
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Pleasant Green Cemetery

Yearly Budget

91.70%

5/31/2025

	Actual to 5/31/2025	FY 2024 Budget	Projected
Revenues			
Sale of lots	30,679	20,000	32,500
Grave openings	9,450	20,000	10,000
Other revenue	8,644	4,500	9,127
Transfers In	-	-	-
Total Revenues	\$ 48,773	\$ 44,500	\$ 51,627
Expenses - Administration			
Grave opening expenses	9,225	-	9,500
Cremation expenses	3,450	-	3,450
Office supplies	549	-	549
Propety tax	7,536	-	8,000
Travel/Mileage	-	-	-
Computer equipment/Software	139	2,500	500
Professional and technical	53,362	42,000	55,000
Sundry charges	-	-	-
Total Administration	\$ 74,261	\$ 44,500	\$ 76,999
Total Expenses	\$ 74,261	\$ 44,500	\$ 76,999
Surplus/Deficit	\$ (25,488)	\$ -	\$ (25,372)

Communities that Care Yearly Budget

91.70%

5/31/2025

	Actual to 5/31/2025	FY 2024 Budget	Projected
Revenues			
Intergovernmental	-	-	-
Operating transfers in	-	-	-
State Liquor allotment	56,162	20,000	56,162
Grants -Substane Use Disorder	85,000	125,000	90,000
Grants - Magna CTC	-	125,000	-
Grants- Safety & Success	370,403	500,000	370,403
Grants- Youth advocay	31,885	-	35,000
Donations	-	-	-
Other revenue	-	-	-
Total Revenues	\$ 543,450	\$ 770,000	\$ 551,565
Expenses - Administration			
Wages	53,801	65,000	58,000
Employee Benefits	20,857	30,000	22,500
Awards	3,505	-	3,750
Subscriptions\Memberships	-	-	-
Travel\Mileage	62,009	-	62,500
Office Expense and Supplies	1,504	-	1,600
Training and seminars	-	-	-
Contractors	6,708	-	6,800
Programs (Afterschool)	3,714	-	4,000
Communications & PR	959	-	1,000
Events	7,677	-	7,800
Youth coalition	3,464	-	3,500
Sponsorships	14,033	-	15,000
Safety and success youth court	2,923	-	3,000
Youth court	5,427	-	5,500
Safety & success	193,183	500,000	220,000
Safety & success contractors	12,435	-	12,500
Beer funds	-	20,000	20,000
Reserves	-	30,000	30,000
Total Administration	\$ 392,199	\$ 645,000	\$ 477,450
Total Expenses	\$ 392,199	\$ 645,000	\$ 477,450
Surplus/Deficit	\$ 151,251	\$ 125,000	\$ 74,115

Magna Community Reinvestment Area


Yearly Budget


91.70%


5/31/2025


	Actual to 5/31/2025	FY 2024 Budget	Projected
Revenues			
Property taxes	-	-	-
Other revenue	-	-	-
Transfers In	-	-	-
Total Revenues	\$ -	\$ -	\$ -
Expenses - Administration			
General attorney	20,220	-	22,500
Arbor Park development	3,308	-	3,308
Professional and technical	2,750	-	2,750
Utilities - water	-	-	-
Sundry charges	-	-	-
Total Administration	\$ 26,278	\$ -	\$ 28,558
Total Expenses	\$ 26,278	\$ -	\$ 28,558
Surplus/Deficit	\$ (26,278)	\$ -	\$ (28,558)


Exhibit B: MSD FY 2025 Amended budget


Greater Salt Lake Municipal Services District					 GREATER SALT LAKE Municipal Services District
FY 2025 Amended Budget					
General Fund					
	2023 Actuals	2024 Approved Budget	FY2025 Approved Budget	FY2025 Amended Budget	Notes/Comments
Change In Net Position					
Revenue:					
Interest					
3600.100 Interest Earnings	1,267,919.18	750,000.00	1,000,000.00	1,000,000.00	
Total Interest	1,267,919.18	750,000.00	1,000,000.00	1,000,000.00	
Miscellaneous revenue					
Miscellaneous other					
3600.880 Credit Card Service Fee	45,760.00	50,000.00	50,000.00	50,000.00	
3600.900 Bond Proceeds	-	-	-	-	
3600.990 Other Revenues	-7,603.01	-	-	-	
Total Miscellaneous other	38,156.99	50,000.00	50,000.00	50,000.00	
Total Miscellaneous revenue	38,156.99	50,000.00	50,000.00	50,000.00	
Contributions and transfers					
3700.104 COVID Reimbursement Transfers In Emigration	-	-	-	-	
3700.105 COVID Reimbursement Transfers In Kearns	-	-	-	-	
3700.107 COVID Reimbursement Transfers In White City	-	-	-	-	
3800.102 Contribution from Brighton	1,092,375.55	909,800.00	909,800.00	909,800.00	
3800.103 Contribution from Copperton	225,466.59	160,050.00	160,450.00	160,450.00	
3800.104 Contribution from Emigration Canyon	533,745.82	485,300.00	487,000.00	487,000.00	
3800.105 Contribution from Kearns	9,635,519.80	8,871,000.00	8,871,000.00	8,871,000.00	
3800.106 Contribution from Magna	10,059,181.49	8,415,632.00	8,415,632.00	8,415,632.00	
3800.107 Contribution from White City	1,406,435.73	1,318,900.00	1,318,900.00	1,318,900.00	
3800.109 Contribution from Unincorporated	10,312,427.93	9,518,000.00	9,518,000.00	9,518,000.00	
3800.900 Beginning Fund Balance Appropriation	0.00	7,749,689.49	7,581,230.18	7,581,230.18	
Total Contributions and transfers	33,265,152.91	37,428,371.49	37,262,012.18	37,262,012.18	
Other Funding Source - NPV of Levoy Lease		-	Present Value of total lease payments of \$4,907,152.88 over 10 year 8 month. Used Zions Bank's loan rate of 6.88%.		
Total Revenue:	34,571,229.08	38,228,371.49	38,312,012.18	41,652,771.67	
Expenditures:					
Administration					


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General Fund					
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4100.100 Admin Wages	1,298,617.77	1,391,803.38	1,737,020.89	1,737,020.89	Includes 3 new positions (Clerk Recorder, City Administrator, and Assistant Controller) From Salary worksheet Column M
4100.130 Employee Benefits	9,665.46	13,406.96	14,004.20	14,004.20	Life, STD, and Fitness (Columns U, W, X); Include \$7,500 place holder for child care benefits.
4100.133 Employee Reimbursement	874.04	-	-	-	
4100.150 Social Security Tax	82,687.70	86,291.81	107,695.30	107,695.30	From Salary worksheet Column N
4100.160 Medicare	19,518.15	20,181.15	25,186.80	25,186.80	From Salary worksheet Column O
4100.170 Unemployment Contribution		10,000.00	10,000.00	10,000.00	For 1 FTE
4100.175 LTD	6,297.98	6,959.02	8,685.10	8,685.10	From Salary worksheet Column V
4100.180 Medical Insurance	256,203.11	261,588.92	370,058.70	370,058.70	From Salary worksheet Columns R, S, T; includes 10% increase estimate
4100.181 Retirement Contribution	229,763.14	291,861.17	346,883.07	346,883.07	From Salary worksheet Column P, Q
4100.190 FUTA	610.68	-	-	-	
4100.200 Awards, Promotional & Meals	7,992.47	7,500.00	10,000.00	10,000.00	Long-term service awards
4100.201 Uniform Allowance	347.56	1,500.00	1,500.00	1,500.00	MSD shirts and hats
4100.210 Subscriptions/Memberships	18,030.85	30,000.00	30,000.00	30,000.00	UASD \$15,000; ICMA \$1,000 x2; SHRM \$250; GFOA \$600; UCMA \$200; UACPA \$700; Newspaper \$250; CIA \$500; Technology Net \$200; Misc \$1,250
4100.220 Printing/Publications/Advertising	22,516.20	47,000.00	37,500.00	37,500.00	Printed newsletter 2x/yr (\$20,000). We are a City postcards (\$10,000), Booth (\$500), Misc. printing (\$5,000), Advertising and marketing (\$2,000)
4100.230 Travel/Mileage	3,834.40	7,500.00	7,500.00	7,500.00	Pelorus, SHRM, UASD, UCMA, ULCT, Utah PIO Conf
4100.240 Office Supplies and Services	25,140.38	25,000.00	25,000.00	25,000.00	For all paper, ink, misc. office supplies. Combined PDS and Admin.
4100.241 Background checks	724.45	1,000.00	1,000.00	1,000.00	New hire background checks
4100.330 Training and Seminars	23,690.09	8,000.00	8,000.00	8,000.00	Pelorus, SHRM, UASD, UCMA, ULCT, Utah PIO Conf
4100.390 Payroll Processing Fees	15,633.50	22,000.00	20,000.00	20,000.00	GoCo charges \$1400/month=\$16,800 plus processing fee
4100.410 Communications	3,802.65	3,000.00	1,500.00	1,500.00	Translation Services (\$300), Design Services (\$1,000), Istock (\$200)
4100.420 Contributions/Special Events	1,296.43	2,500.00	2,500.00	2,500.00	Picnic for stakeholders/elected officials (\$500), Media lunch/tour (\$200), Event booth handouts/information (\$500)
4100.470 Credit card and Bank Expenses	49,531.95	50,000.00	52,000.00	52,000.00	Includes \$2,000 for UsBank administration fee
4100.510 Insurance - Auto, Liability, Property	27,300.18	29,750.00	30,450.00	30,450.00	Full Liability, Property, and Auto policies for the MSD with Utah Trust (paid Jul 1) 35% of \$85,000 plus \$2,000 for deductibles.
4100.520 Insurance Workers Comp	11,667.14	7,000.00	7,000.00	7,000.00	Full WC policy with Utah Trust for all MSD employees 35% of \$20,000


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General Fund					
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4100.590 Postage	15,925.23	25,000.00	25,000.00	25,000.00	Newsletter 2x/yr (\$14,000), We are a City postcards (\$6,000), Misc. postage \$5,000
4100.600 Sundry Charges		3,000.00	3,000.00	3,000.00	
4100.605 Earthquake related expenses	0.00	-	-	-	
4100.650 UTA van pool	10,919.96	11,112.00	8,800.00	8,800.00	From Salary worksheet Column Y.
4100.651 Tuition Reimbursement	3,186.51	15,000.00	15,000.00	15,000.00	
4100.740 Equipment Purchases	-	-	-	-	
4155.190 FUTA	1,547.80	-	-	-	
Total Administration	2,147,325.78	2,377,954.40	2,905,284.07	2,905,284.07	
COVID Related Expenses					
4100.601 COVID 19 expenses	-	-	-	-	
4100.602 CARES 2 Supplies & Equipment	-	-	-	-	
4120.340 Attorney - COVID CARES	-	-	-	-	
Total COVID Related Expenses	-	-	-	-	
Contracted Services					
Interlocal other					
4110.700 Fleet Vehicle Replacement	34,094.00	40,000.00	40,000.00	40,000.00	
Total Interlocal other	34,094.00	40,000.00	40,000.00	40,000.00	
Interlocal					
4110.800 Interlocal-Economic Development	110,000.00	40,000.00	40,000.00	40,000.00	For Economic Development services that will continue to be performed by SLCO
Total Interlocal	110,000.00	40,000.00	40,000.00	40,000.00	
Animal services					
4110.812 Animal Services Brighton	3,900.84	4,551.00	5,109.00	5,109.00	
4110.813 Animal Services Copperton	7,664.45	8,641.00	9,731.00	9,731.00	
4110.814 Animal Services Emigration Canyon	13,703.14	15,312.00	17,192.00	17,192.00	
4110.815 Animal Services Kearns	347,939.15	383,528.00	431,516.00	431,516.00	
4110.816 Animal Services Magna	277,104.32	305,470.00	343,693.00	343,693.00	
4110.817 Animal Services White City	52,154.01	57,675.00	64,851.00	64,851.00	
4110.819 Animal Services Unincorporated	108,389.09	111,216.00	124,604.00	124,604.00	
Total Animal services	810,855.00	886,393.00	996,696.00	996,696.00	
DA Prosecution					
4110.822 DA Prosecution Brighton	1,316.13	2,200.00	\$ 2,086.53	\$ 2,086.53	
4110.823 DA Prosecution Copperton	2,536.08	4,268.00	\$ 4,047.86	\$ 4,047.86	


Greater Salt Lake Municipal Services District					 GREATER SALT LAKE Municipal Services District
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General Fund					
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4110.824 DA Prosecution Emigration Canyon	4,479.85	7,524.00	\$ 7,135.92	\$ 7,135.92	
4110.825 DA Prosecution Kearns	112,293.08	188,578.00	\$ 178,851.35	\$ 178,851.35	
4110.826 DA Prosecution Magna	89,446.70	150,211.00	\$ 142,463.28	\$ 142,463.28	
4110.827 DA Prosecution White City	16,898.90	28,379.00	\$ 26,915.24	\$ 26,915.24	
4110.829 DA Prosecution Unincorporated	35,029.26	58,826.00	55,791.82	55,791.82	
Total DA Prosecution	262,000.00	439,986.00	417,292.00	417,292.00	
PWE Engineering - Planning & Development Services					
4110.770 Engineering Planning & Dev Svcs		600,000.00	600,000.00	600,000.00	PWE budget is in the Capital Fund. \$600,000 from the budget is allocated here for Development Services
4110.772 Engineering Planning & Dev Svcs Brighton					
4110.773 Engineering Planning & Dev Svcs Copperton					
4110.774 Engineering Planning & Dev Svcs Emigration					
4110.775 Engineering Planning & Dev Svcs Kearns					
4110.776 Engineering Planning & Dev Svcs Magna					
4110.777 Engineering Planning & Dev Svcs White City					
4110.779 Engineering Planning & Dev Svcs Unincorporat					
4110.830 Engineering Svcs	11,438.26				
4110.832 Engineering Svcs Brighton	29,146.46	-	-	-	
4110.833 Engineering Svcs Copperton	121,150.66	-	-	-	
4110.834 Engineering Svcs Emigration Canyon	179,315.46	-	-	-	
4110.835 Engineering Svcs Kearns	427,016.54	-	-	-	
4110.836 Engineering Svcs Magna	797,360.63	-	-	-	
4110.837 Engineering Svcs White City	139,240.33	-	-	-	
4110.839 Engineering Svcs Unincorporated	314,782.03	-	-	-	
Total Engineering - Planning & Development Services	2,019,450.37	600,000.00	600,000.00	600,000.00	
Indigent legal					
4110.842 Indigent Legal Brighton	982.00	982.00	\$ 1,021.28	\$ 1,021.28	
4110.843 Indigent Legal Copperton	1,885.00	1,885.00	\$ 1,960.40	\$ 1,960.40	
4110.844 Indigent Legal Emigration Canyon	3,334.00	3,334.00	\$ 3,467.36	\$ 3,467.36	
4110.845 Indigent Legal Kearns	83,505.00	83,505.00	\$ 86,845.23	\$ 86,845.23	
4110.846 Indigent Legal Magna	66,515.00	66,515.00	\$ 69,175.63	\$ 69,175.63	
4110.847 Indigent Legal White City	12,557.00	12,557.00	\$ 13,059.29	\$ 13,059.29	
4110.849 Indigent Legal Unincorporated	26,045.00	26,045.00	27,086.81	27,086.81	
Total Indigent legal	194,823.00	194,823.00	202,616.00	202,616.00	
Justice courts					
4110.852 Justice Courts Brighton	9,756.14	9,288.56	\$ 8,703.56	\$ 8,703.56	

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General Fund					
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4110.853 Justice Courts Copperton	2,163.87	18,019.90	\$ 16,706.93	\$ 16,706.93	
4110.854 Justice Courts Emigration Canyon	2,193.79	31,767.84	\$ 29,549.55	\$ 29,549.55	
4110.855 Justice Courts Kearns	234,250.52	797,157.70	\$ 740,112.42	\$ 740,112.42	
4110.856 Justice Courts Magna	305,538.78	632,748.06	\$ 589,528.51	\$ 589,528.51	
4110.857 Justice Courts White City	20,041.93	119,824.23	\$ 111,293.84	\$ 111,293.84	
4110.859 Justice Courts Unincorporated	526,054.97	248,567.23	\$ 230,839.21	\$ 230,839.21	
Total Justice courts	1,100,000.00	1,857,373.52	1,726,734.00	1,726,734.00	
Parks maintenance					
4110.860 Parks Maintenance - Tree Removal & Replacement	22,645.00	100,000.00	50,000.00	50,000.00	Copperton park tree replacements
4110.861 Parks Maintenance - Neighborhood & Pocket parks	16,339.56	50,000.00	50,000.00	50,000.00	
4110.863 Parks Maintenance Copperton	196,701.96	148,944.00	148,944.00	148,944.00	SLCo Parks Budget
4110.865 Parks Maintenance Kearns	429,414.53	575,862.00	475,862.00	475,862.00	SLCo Parks Budget
4110.866 Parks Maintenance Magna	355,008.26	329,325.00	270,244.00	270,244.00	SLCo Parks Budget
4110.867 Parks Maintenance White City	169,068.29	207,367.00	207,367.00	207,367.00	SLCo Parks Budget
4110.869 Parks Maintenance Unincorporated	98,748.70	-	100,000.00	100,000.00	SLCo Parks Budget
Total Parks maintenance	1,287,926.30	1,411,498.00	1,302,417.00	1,302,417.00	
PW operations					
4110.870 PW Operations	-129,692.00	11,282,418.00	11,755,993.00	11,755,993.00	
4110.872 PW Operations Brighton	3,094.20	-	-	-	
4110.873 PW Operations Copperton	37,139.74	-	-	-	
4110.874 PW Operations Emigration Canyon	323,889.27	-	-	-	
4110.875 PW Operations Kearns	4,027,844.17	-	-	-	
4110.876 PW Operations Magna	2,925,308.67	-	-	-	
4110.877 PW Operations White City	337,617.95	-	-	-	
4110.879 PW Operations Unincorporated	2,125,560.18	-	-	-	
4110.880 Survey and Addressing		-	-	-	
4110.882 Surveyor-Brighton	1,500.00	-	-	-	
4110.883 Surveyor-Copperton		-	-	-	
4110.884 Surveyor-Emigration	240.00	-	-	-	
4110.885 Surveyor-Kearns	750.00	-	-	-	
4110.886 Surveyor-Magna	5,370.00	-	-	-	
4110.887 Surveyor-White City	150.00	-	-	-	
4110.889 Surveyor and Addressing-Unincorporated	3,990.00	-	-	-	

Greater Salt Lake Municipal Services District					 GREATER SALT LAKE Municipal Services District
FY 2025 Amended Budget					
General Fund					
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4110.900 PW Operations B&C Contracted MX		3,900,000.00	2,152,500.00	2,152,500.00	5% budget increase from year to year (FY2025 increase - 2.5%) \$1,850,000 from 2023 budget was allocated to Magna Main. \$225,000 from 2024 budget was allocated to Unincorporated for 1300 E project with Sandy.
4110.909 PW Operations B&C-Unincorporated					
4110.999 PW Operations B&C Contracted MX Contingency	82,159.78	250,000.00	250,000.00	250,000.00	\$250K for "Maintenance Contingency."
Total PW operations	9,744,921.96	15,432,418.00	14,158,493.00	14,158,493.00	
Total Contracted Services	15,564,070.63	20,902,491.52	19,484,248.00	19,484,248.00	
Professional services					
4120.310 Attorney-Civil	193,489.93	300,000.00	400,000.00	400,000.00	
4120.3102 Attorney-Civil Brighton	916.5	-	-	-	
4120.3103 Attorney-Civil Copperton	1,250.00	-	-	-	
4120.3104 Attorney-Civil Emigration Canyon	12,557.00	-	-	-	
4120.3105 Attorney-Civil Kearns	93,865.04	-	-	-	
4120.3106 Attorney-Civil Magna	40,295.92	-	-	-	
4120.3107 Attorney-Civil White City	11,730.50	-	-	-	
4120.3109 Attorney-Civil Unincorporated	192.5	-	-	-	
4120.315 Attorney-Bond Related		-	-	-	
4120.320 Attorney-MET		-	-	-	
4120.325 Attorney-Legislation	9,417.00	30,000.00	30,000.00	30,000.00	For lobbyist
4120.330 Attorney-Land Use	13,741.30	100,000.00	100,000.00	100,000.00	Includes \$5K to BTJD for ALJ services, balance to Smith Hartvigsen
4120.331 Attorney-4700 S		-	-	-	
4120.3312 Attorney-Land Use Brighton		-	-	-	
4120.3313 Attorney-Land Use Copperton	2,642.50	-	-	-	
4120.3314 Attorney-Land Use Emigration	3,053.50	-	-	-	
4120.3315 Attorney-Land Use Kearns	5,357.00	-	-	-	
4120.3316 Attorney-Land Use Magna	8,250.50	-	-	-	
4120.3317 Attorney-Land Use White City	20.00	-	-	-	
4120.3319 Attorney-Land Use Unincorporated		-	-	-	
4120.335 Attorney - Olympia Hills	-	-	-	-	
4100.700 Other Professional Charges & UFA	63,246.50	33,500.00	175,000.00	175,000.00	\$155,000 for UFA EM Planner and \$20,000 place holder for Misc Professional Services
4130.350 Budget and Auditing	32,050.00	60,000.00	60,000.00	60,000.00	Increased budget to accommodate for single federal audits required for ARPA.
Total Professional services	492,075.69	523,500.00	765,000.00	765,000.00	

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FY 2025 Amended Budget					
General Fund					
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Information Technology					
4100.250 Printer Maintenance	5,216.51	7,500.00	7,500.00	7,500.00	Printer maintenance
4100.255 Computer Software (Admin Only)	22,525.55	45,000.00	35,000.00	35,000.00	Pelorus (12.5K); Mailchimp (\$343); Canva (\$120/yr.), municode (\$8,000); Zoom (\$2,600); Docusign (\$3,000); Compensation Survey (\$200); Emergency notification software, Misc (\$2,500)
4100.280 Phone					
4140.360 Web Page Development	4,305.01	7,500.00	7,500.00	7,500.00	MSD website annual fee (~\$5,400) and support (Civic Plus)
4140.380 Information Technology	116,573.32	125,000.00	125,000.00	125,000.00	SLCounty IT and includes Annual Office 365 (\$10,000)
4140.740 Computer & Accessories Replacement	47,043.58	50,000.00	50,000.00	50,000.00	Computer and Equipment replacement, monitors, docking stations, drone equipment etc.
4155.280 Phone	19,653.49	23,000.00	25,000.00	25,000.00	Verizon phones for all MSD... includes additional phones for planner. Cost is about \$1,600/mo x 12 = \$19,200
Total Information Technology	215,317.46	258,000.00	250,000.00	250,000.00	
Planning and development					
4155.100 Wages	2,586,159.23	3,422,768.68	3,498,589.24	3,498,589.24	Includes one new position (Long-Range Planner/Economic Development Specialist) From Salary worksheet Column M
4155.110 Overtime Wages		18,843.00	20,000.00	20,000.00	\$15,000 overtime plus FICA, Medicare, URS
4155.130 Employee Benefits	17,103.89	12,824.63	13,482.29	13,482.29	Life, STD, and Fitness (Columns U, W, X)
4155.150 Social Security Tax	146,539.86	212,211.66	216,912.53	216,912.53	From Salary worksheet Column N
4155.160 Medicare	34,271.45	49,630.15	50,729.54	50,729.54	From Salary worksheet Column O
4155.170 Unemployment Contribution	10,546.68	-	12,000.00	12,000.00	
4155.175 LTD	12,962.59	16,218.26	17,031.45	17,031.45	From Salary worksheet Column V
4155.180 Medical Insurance	524,427.09	816,311.13	767,804.66	767,804.66	From Salary worksheet Columns R, S, T; includes 10% increase estimate
4155.181 Retirement Contribution	469,809.50	696,395.05	680,235.96	680,235.96	From Salary worksheet Column P, Q
4155.200 Awards, Promotional & Meals	39.85	7,500.00	7,500.00	7,500.00	
4155.210 Subscriptions/Memberships	4,096.40	12,000.00	13,000.00	13,000.00	membership for PDS staff; we also added \$550 for IEAC for Stormwater per Trent, Economic development certs
4155.230 Travel	28,364.01	45,000.00	67,500.00	67,500.00	Increased this year with the travel for the Economic Development Manager and LR Planner and includes travel for 2 employees to Microsoft365 conference.
4155.250 Vehicle Supplies and Maintenance	31,086.32	50,000.00	50,000.00	50,000.00	This amount should be sufficient even with increased fuel costs
4155.255 Computer Accessories		-	-	-	Moved to IT Budget
4155.330 Training and Seminars	27,399.14	42,500.00	52,500.00	52,500.00	Includes about \$9k for Building and Code Enforcement NEC code, electronic, and ICC testing books; and includes training for 2 employees to Microsoft365 conference.

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General Fund					
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4155.370 Software/Streaming (PDS)	245,472.30	210,000.00	250,000.00	250,000.00	Cityworks (\$75,000), ESRI (\$50,000), Smartsheet (\$1,800), Bluebeam (\$1,600); future document mgmt software
4155.460 Safety Equipment and Uniforms	1,532.85	6,000.00	12,000.00	12,000.00	Hard hat, vest, safety glasses, gloves, backpack, and flashlights for all staff; for PDS staff, Bulletproof vests
4155.480 Department Supplies	-	-	-	-	
4155.495 Planning Interlocal Kearns Township	-	-	-	-	
4155.498 Planning Interlocal Unincorporated Township		100,000.00	100,000.00	100,000.00	We need to keep \$100K in our budget as per Master Interlocal Agreement
4155.500 Outreach	556.45	50,000.00	50,000.00	50,000.00	Need to budget for effective outreach and businesses and community engagement through the new Economic Development position
4155.510 Insurance - Auto, Liability, Property	51,667.19	55,250.00	56,550.00	56,550.00	Full Liability, Property, and Auto policies for the MSD with Utah Trust (paid Jul 1) 65% of \$85,000 plus \$2,000 for deductibles.
4155.520 Insurance Workers Comp	7,344.67	13,000.00	13,000.00	13,000.00	Full WC policy with Utah Trust for all MSD employees 65% of \$20,000
4155.590 Postage	7,222.86	12,500.00	12,500.00	12,500.00	Code Enforcement and Addressing cert letters
4155.700 Professional Fees	165,823.00	175,000.00	210,000.00	210,000.00	Cityworks (\$5,000), ESRI (\$5,000); other professional services for PDS (geotechnical reviews and plan reviews \$100,000); GCP (\$12,000)
4155.705 Professional FeesKearns	0	-	-	-	
4155.715 Code Enforcement clean up	30,198.88				
4155.740 Non-computer Equipment Purchases	18,430.50	42,500.00	29,500.00	29,500.00	Lease of 2 new printers and other miscellaneous equipment.
Total Planning and development	4,421,054.71	6,066,452.57	6,200,835.67	6,200,835.67	
Non-Classified					
4100.750 Maintenance of the Storm Drain System	3,000.00	3,000.00	3,000.00	3,000.00	
4100.760 Maintenance of Roads and Streets		-	-	-	
4100.770 Sidewalk improvement grant	23,305.00	20,000.00	25,000.00	25,000.00	
4840.850 Contingent Fund	7,666.00	25,000.00	25,000.00	25,000.00	
4840.970 Rent	180,420.66	185,000.00	253,293.00	253,293.00	Based on leasing 18,879 sqft at \$23.00 per sqft. FY2025 budget amount includes 5 months of concessions. Annual increase is 3%. Full Amount of lease and it's offset will need to be included in the budget.
4840.975 Facilities Charges	5,506.90	5,000.00	5,000.00	5,000.00	
4840.9XX New Facility and equipment - one time			400,000.00	400,000.00	Includes all one-time equipment costs for new facility. This will be paid out from the Building Fund which currently has \$3M.

Greater Salt Lake Municipal Services District					 GREATER SALT LAKE Municipal Services District
FY 2025 Amended Budget					
General Fund					
	2023 Actuals	2024 Approved Budget	FY2025 Approved Budget	FY2025 Amended Budget	Notes/Comments
4840.902 IT and AV hardware - one time			125,000.00	125,000.00	One-time IT and AV hardware costs for new facility (2 conference rooms need AV; 2 other conference with just TV and owl; wiring for TV's GM, AGM, and DOF office). This will be paid out from the Building Fund which currently has \$3M.
4840.980 ACCT Contribution	20,000.00	26,000.00	-	-	ACCT will now be paid from the admin budgets of jurisdictions that have community councils.
Total Non-Classified	239,898.56	264,000.00	836,293.00	836,293.00	
Debt service					
4100.800 Debt Origination Fees	-	-	-	-	
4840.999 Interest Expense	2,203,376.50	2,204,751.00	2,204,971.00	2,204,971.00	Per Final Debt Service Schedule
Total Debt service	2,203,376.50	2,204,751.00	2,204,971.00	2,204,971.00	
Transfers					
4900.920 Contribution to Brighton	477,150.00	470,850.00	472,024.18	472,024.18	
4900.930 Contribution to Copperton	181,000.00	181,000.00	170,161.18	170,161.18	
4900.940 Contribution to Emigration Canyon	243,600.00	254,050.00	244,611.18	244,611.18	
4900.950 Contribution to Kearns	558,000.00	1,002,200.00	1,083,361.18	1,083,361.18	
4900.960 Contribution to Magna	932,680.00	1,166,884.00	1,060,009.00	1,060,009.00	
4900.970 Contribution to White City	384,989.00	444,731.00	502,892.18	502,892.18	
4900.990 Contribution to Unincorporated	568,488.00	611,507.00	632,321.54	632,321.54	
4900.991 Trans to Capital Projects		-	-	-	\$1.85M transferred to Capital Fund in 2023 for Magna Main project.
4900.995 Trans to Office Building Fund	-	1,500,000.00	1,500,000.00	1,500,000.00	\$3M in the Building Fund (\$1.5M in 2023 and 2024).
Total Transfers	3,345,907.00	5,631,222.00	5,665,380.44	5,665,380.44	
Levoy Lease		-	-	3,340,759.49	Present Value of total lease payments of \$4,907,152.88 over 10 year 8 month. Used Zions Bank's loan rate of 6.88%.
Total Expenditures:	28,629,026.33	38,228,371.49	38,312,012.18	41,652,771.67	
Total Change In Net Position	5,942,202.75	0.00	(0.00)	(0.00)	

Greater Salt Lake Municipal Services District
FY 2025 Approved Budget
Capital Projects

Greater Salt Lake Municipal Services District
Budgeting Worksheet
Capital Fund



	2023 Actual	2024 Approved Budget	FY2025 Approved Budget	Budgeting Notes
Change In Net Position				
Revenue:				
Intergovernmental revenue				
Intergovernmental Other				
3100.387 SB 234 Funds from UDOT	-	0	0	
3100.388 SB 277 Funds from UDOT	-	0	0	
3100.850 Grant Revenue	2,980,844.00	6,198,463	4,687,226	
3100.851 Grant Revenue Paid Directly to Contractors	-	0	26,838,948	
Total Intergovernmental Other	2,980,844.00	6,198,463	31,526,174	
 Total Intergovernmental revenue	 2,980,844.00	 6,198,463	 31,526,174	
 Interest				
3100.600 Interest Earnings	1,293,451.29	750,000	1,500,000	
Total Interest	1,293,451.29	750,000	1,500,000	
 Miscellaneous revenue				
Miscellaneous other				
3100.900 Other Financing Source (ARPA + WVC)		2,445,100	3,020,679	
3100.901 Other Governmental Revenue	-	0	0	
3100.902 General Fund Engineering				
3100.910 Bond Proceeds	-	0	0	
Total Miscellaneous other	-	2,445,100	3,020,679	
 Total Miscellaneous revenue	 -	 2,445,100	 3,020,679	
 Contributions and transfers				

Greater Salt Lake Municipal Services District
FY 2025 Approved Budget
Capital Projects

Greater Salt Lake Municipal Services District
Budgeting Worksheet
Capital Fund



	2023 Actual	2024 Approved Budget	FY2025 Approved Budget	Budgeting Notes
3100.930 Transfer In	-	0	2,650,000	\$1.85M from 2023 contracted mx and \$800K from 2024 contracted mx
3100.935 Transfer in from- Kearns SB 136	-	0	0	
3100.936 Transfer in from- Magna SB 136	-	0	0	
3100.950 Use of Fund Surplus		18,744,190	13,557,869	
3100.9501 Use of Fund Surplus - Bond Proceeds	-	11,029,183	8,792,018	
3100.953 Use of Restricted Funds Copperton	-	0	0	
3100.955 Use of Restricted Funds Kearns	-	0	0	
Total Contributions and transfers	-	29,773,373	24,999,887	
Total Revenue:	4,274,295.29	39,166,936	61,046,740	
Expenditures:				
Engineering Svcs/Projects				
97.4110.830 Engineering Svcs/Projects		3,432,434	2,831,633	\$600,000 from PWE's budget allocated for Development Services in in fund 10
97.4110.832 Engineering Svcs Brighton		0	0	
97.4110.833 Engineering Svcs Copperton		0	0	
97.4110.834 Engineering Svcs Emigration Canyon		0	0	
97.4110.835 Engineering Svcs Kearns		0	0	
97.4110.836 Engineering Svcs Magna		0	0	
97.4110.837 Engineering Svcs White City		0	0	
97.4110.839 Engineering Svcs Unincorporated		0	0	
Total Engineering Svcs/Projects	-	3,432,434	2,831,633	
Improvements				
Engineering Project				
5510.613 Engineering- Copperton	-	0	0	
5510.614 Engineering- Emigration Township		0	0	
5510.615 Engineering- Kearns	-	0	0	

Greater Salt Lake Municipal Services District
FY 2025 Approved Budget
Capital Projects

Greater Salt Lake Municipal Services District
Budgeting Worksheet
Capital Fund



GREATER SALT LAKE
**Municipal Services
District**

	2023 Actual	2024 Approved Budget	FY2025 Approved Budget	Budgeting Notes
5510.616 Engineering- Magna	-	0	0	
5510.617 Engineering- White City	-	0	0	
5510.619 Engineering- Unincorp	-	0	0	
Total Engineering Project	-	0	0	
Improvements Project				
5510.625 Improvements- Kearns	-	0	0	
Total Improvements Project	-	0	0	
Storm Drain Improvements				
5510.756 Storm Drain- Magna	-	0	0	
Total Storm Drain Improvements	-	0	0	
Sidewalks/Roads				
5510.763 Sidewalk/Roads Copperton				
5510.765 Sidewalk/Roads Kearns	-	0	0	
5510.767 Sidewalk/Roads White City	-	0	0	
Total Sidewalks/Roads	-	0	0	
Total Improvements	-	0	0	
Projects				
Projects other				
5610.300 Bond Issuance Costs	-	0	0	
5610.757 Storm Drain- White City	-	0	0	
5610.762 Carryover Projects Brighton	1,211.65	200,000	298,877	
5610.763 Carryover Projects Copperton	428,634.71	1,252,776	1,544,162	
5610.764 Carryover Projects Emigration Township	308,407.98	4,023,800	4,518,842	
5610.7641 Carryover Projects Direct Grant Emigration		0	0	
5610.765 Carryover Projects Kearns	2,138,353.28	7,031,774	8,298,475	

Greater Salt Lake Municipal Services District
FY 2025 Approved Budget
Capital Projects

Greater Salt Lake Municipal Services District
Budgeting Worksheet
Capital Fund



	2023 Actual	2024 Approved Budget	FY2025 Approved Budget	Budgeting Notes
5610.7651 Carryover Projects Direct Grant Kearns		0	15,328,699	
5610.766 Carryover Projects Magna	3,951,121.95	6,166,304	4,180,165	
5610.7661 Carryover Projects Direct Grant Magna		0	10,102,074	
5610.767 Carryover Projects White City	347,564.10	4,651,010	4,964,527	
5610.7671 Carryover Projects Direct Grant White City			1,408,175	
5610.769 Carryover Projects Unincorporated	636,802.19	1,407,514	2,580,529	
5610.768 Carryover Projects Other		439,001	22,936	
5610.7691 Carryover Projects Direct Grant Unincorporated	-	0	0	
Total Projects other	7,812,095.86	25,172,179	53,247,461	
Engineering Project				
5610.612 New Projects Brighton		300,000		
5610.613 New Projects Copperton		600,000	200,000	
5610.614 New Projects- Emigration Township		809,750		
5610.615 New Projects- Kearns		838,785	135,000	
5610.616 New Projects- Magna		1,022,578	2,160,000	
5610.617 New Projects White City		556,525	507,646	
5610.619 New Projects- Unincorporated		750,000	965,000	
5610.618 New Projects Other		400,000	400,000	
5610.772 Engineering- Brighton	18,841.45			
5610.773 Engineering- Copperton	305.83			
5610.774 Engineering- Emigration Township	9,888.75			
5610.775 Engineering- Kearns	37,580.78			
5610.776 Engineering- Magna	254,334.94			
5610.777 Engineering- White City	11,221.32			
5610.779 Engineering-Unincorporated	133,488.55			
5610.801 Building Board Designated	-	3,000,000		
5610.804 Emigration Council Designated		0	0	
5610.805 Kearns Council Designated	-	0	0	
Total Engineering Project	465,661.62	8,277,638	4,367,646	


Greater Salt Lake Municipal Services District
FY 2025 Approved Budget
Capital Projects

Greater Salt Lake Municipal Services District
Budgeting Worksheet
Capital Fund



	2023 Actual	2024 Approved Budget	FY2025 Approved Budget	Budgeting Notes
Other Capital Projects				
5610.620 Other Capital Projects	-	635,000		
5610.622 Capital Proj- Brighton	-	0	0	
5610.623 Capital Proj- Copperton		25,000	0	
5610.624 Capital Proj- Emigration Township	-	0	0	
5610.625 Capital Proj- Kearns	86,150.00	17,026		
5610.6251 Capital Proj- Kearns ARPA	-	0	0	
5610.6252 Capital Proj- Kearns CARES	-	0	0	
5610.626 Capital Proj- Magna	-	800,000		
5610.627 Capital Proj- White City	-	707,659		
5610.629 Capital Proj- Unincorporated	-	100,000		
Total Other Capital Projects	86,150.00	2,284,685.00	0	
Total Projects	8,363,907.48	35,734,502	57,615,107	
Transfers				
5700.100 Contribution to Fund Balance	-	0	600,000	\$600,000 from PWE's budget allocated for Development Services in fund 10
Total Transfers	-	0	600,000	
Total Expenditures:	8,363,907.48	39,166,936	61,046,740	
Total Change In Net Position	(4,089,612.19)	(0)	0	

Greater Salt Lake Municipal Services District
Amended Budget
For Fiscal Year Ending June 30, 2025

 Greater Salt Lake Municipal Services District	MSD/ General Fund	Capital Impr	Brighton	Copperton	Copperton Cemetery	Emigration Canyon	Kearns	Magna	Pleasant Green (Magna) Cemetery	Magna Communities that Care	White City	Unincorporated	Total
REVENUES													
Other Financing Sources - Levy Lease	3,340,759.49												3,340,759
Sales taxes			637,000	105,000		300,000	6,300,000	5,450,000	-		900,000	5,050,000	18,742,000
Cable TV Franchise Fees												100,000	100,000
Transportation Sales Tax (SB136)			63,000	10,000		30,000	600,000	525,000			85,000	500,000	1,813,000
Class B&C Road Funds and Road Tax			16,000	35,000		100,000	1,600,000	1,200,000			230,000	3,005,000	6,186,000
State Liquor/Beer funds			5,000	400		2,500	25,000			20,000	2,900		55,800
Planning and Zoning Fees			95,000	4,150		27,500	250,000	1,401,000	-		36,000	460,000	2,273,650
Charges for Services			28,000	700	7,000	7,000	20,000	550,000	40,000		26,000	220,000	898,700
Fines and Forfeitures			800	3,700		-	1,000	180,000	-		31,500	105,000	322,000
Interest and other	1,050,000	1,500,000	70,000	1,500	3,001	20,000	100,000	90,000	4,500		7,500	78,000	2,924,501
Grants		4,687,226						200,000		625,000			5,512,226
Grants paid directly to contractors		26,838,948											26,838,948
CARES and ARPA				98,823		55,208	3,633,390	2,865,883			682,646		7,335,950
Use of Restricted Funds (CARES and ARPA)		3,020,679											3,020,679
Contributions from Bond Proceeds		8,792,018											8,792,018
Contributions from Fund Balance	7,581,230	13,557,869											21,139,099
	11,971,990	58,396,740	914,800	259,273	10,001	542,208	12,529,390	12,461,883	44,500	645,000	2,001,546	9,518,000	109,295,331
EXPENSES													
Levy Lease	3,340,759												3,340,759
Administration	2,905,284		472,024	169,761	8,000	242,111	1,083,361	1,060,009	44,500	595,000	499,992	632,322	7,712,365
Animal Services	996,696												996,696
DA Prosecution	417,292												417,292
Indigent Legal	202,616												202,616
Justice Courts	1,726,734												1,726,734
Parks Maintenance	1,302,417												1,302,417
Public Works	12,005,993												12,005,993
Engineering	600,000	2,831,633											3,431,633
Engineering - Maintenance	2,152,500												2,152,500
Professional Services	765,000												765,000
Information Technology	250,000												250,000
Planning and Development	6,200,836												6,200,836
Non-classified	391,293												391,293
Equipment, IT and AV hardware for new facility	525,000	-											525,000
Debt repayment	2,204,971												2,204,971
State Liquor/Beer funds			5,000	400		2,500	25,000			20,000	2,900		55,800
CARES and ARPA				98,823		55,208	3,633,390	2,865,883			682,646		7,335,950
Capital Projects New		4,367,646											4,367,646
Capital Projects Bond		-											-
Capital Projects (Carryover)		53,247,461											53,247,461
Contribution to Fund Balance					2,001					30,000			32,001
	35,987,391	60,446,740	477,024	268,984	10,001	299,820	4,741,751	3,925,892	44,500	645,000	1,185,538	632,322	108,664,963
TRANSFERS													
Transfers in	29,680,782	2,650,000	472,024	170,161		244,611	1,083,361	1,060,009	-	-	502,892	632,322	36,496,162
Transfers out	(5,665,380)	(600,000)	(909,800)	(160,450)		(487,000)	(8,871,000)	(9,596,000)			(1,318,900)	(9,518,000)	(37,126,530)
Transfers to Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Capital fund - Council Designated		-	-	-	-	-	-	-	-	-	-	-	-
Increase (Decrease) in Fund Balance													-
	24,015,402	2,050,000	(437,776)	9,711	-	(242,389)	(7,787,639)	(8,535,991)	-	-	(816,008)	(8,885,678)	(630,368)
NET BUDGET	\$ (0.00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (0.00)	\$ (0.00)

05/08/2025

Exhibit C: MSD Audit Report ending June 30 2024

GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT
Combining Statement of Net Position
Component Units
June 30, 2024

	Kearns Metro Township	Magna Metro Township	Town of Brighton	Copperton Metro Township	Emigration Canyon Metro Township	Pleasant Green Cemetery	White City Metro Township	Total Component Units
Assets:								
Cash and investments:	\$ 4,621,321	\$ 5,275,995	\$ 5,330,117	\$ 325,761	\$ 303,877	\$ 139,877	\$ 1,460,499	\$ 17,457,447
Receivables:								
Sales, use, and other taxes								
Accounts	39,812	3,979	153	-	-	-	5,016	48,960
Due from other governments	1,500,772	1,476,777	34,290	35,525	82,442	-	217,697	3,347,503
Restricted cash and investments	647,206	1,201,885	2,640	-	29,192	-	653	1,881,576
Capital assets:								
Land, roads, and construction in progress	54,216,315	64,667,664	616,806	1,874,304	3,872,934	-	7,807,215	133,055,238
Buildings and improvements, machinery and equipment, net of accumulated depreciation	903,430	5,446,959	-	365,015	166,250	-	366,854	7,248,508
Total assets	61,928,856	78,073,259	5,984,006	2,600,605	4,454,695	139,877	9,857,934	163,039,232
Liabilities:								
Accounts and contracts payable	23,893	148,918	55,835	4,957	6,528	8,242	15,018	263,391
Performance bonds	647,206	1,201,885	2,640	-	29,192	-	653	1,881,576
Unearned revenue	3,533,097	3,813,749	-	120,289	97,438	-	867,331	8,431,904
Due to primary government	1,540,584	1,336,266	34,443	35,525	82,442	-	222,713	3,251,973
Total liabilities	5,744,780	6,500,818	92,918	160,771	215,600	8,242	1,105,715	13,828,844
Net position:								
Net investment in capital assets	55,119,745	70,114,623	616,806	2,239,319	4,039,184	-	8,174,069	140,303,746
Unrestricted	1,064,331	1,457,818	5,274,282	200,515	199,911	131,635	578,150	8,906,642
Total net position	\$ 56,184,076	\$ 71,572,441	\$ 5,891,088	\$ 2,439,834	\$ 4,239,095	\$ 131,635	\$ 8,752,219	\$ 149,210,388

GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT
Combining Statement of Activities
Component Units
For the Six Month Period Ended June 30, 2024

	Kearns Metro Township	Magna Metro Township	Town of Brighton	Copperton Metro Township	Emigration Canyon Metro Township	Pleasant Green Cemetery	White City Metro Township	Total Component Units
Expenses	\$ 7,647,071	\$ 6,902,074	\$ 876,934	\$ 279,844	\$ 382,091	\$ 34,365	\$ 897,804	\$ 17,020,183
Program revenues:								
Charges for services	340,416	1,478,123	86,014	8,065	54,456	30,223	51,713	2,049,010
Operating grants and contributions	2,477,557	1,315,380	10,642	20,004	81,049	-	132,091	4,036,723
Net (expense) revenue	(4,829,098)	(4,108,571)	(780,278)	(251,775)	(246,586)	(4,142)	(714,000)	(10,934,450)
General revenues:								
Sales, use, and other taxes	3,646,756	3,226,886	1,821,900	81,261	175,229	-	505,860	9,457,892
Earnings on investments	136,969	131,552	117,238	6,865	7,285	-	36,406	436,315
Other	20,543	253,918	26,630	464	1,000	-	3,089	305,644
Contributions	910,513	2,020,536	237,925	219,484	495,482	-	433,335	4,317,275
Total general revenues	4,714,781	5,632,892	2,203,693	308,074	678,996	-	978,690	14,517,126
Change in net position	(114,317)	1,524,321	1,423,415	56,299	432,410	(4,142)	264,690	3,582,676
Net position - beginning	56,298,393	70,048,120	4,467,673	2,383,535	3,806,685	135,777	8,487,529	145,627,712
Net position - ending	\$ 56,184,076	\$ 71,572,441	\$ 5,891,088	\$ 2,439,834	\$ 4,239,095	\$ 131,635	\$ 8,752,219	\$ 149,210,388

GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT
Combining Balance Sheet
Component Units
June 30, 2024

	Kearns Metro Township	Magna Metro Township	Town of Brighton	Copperton Metro Township	Emigration Canyon Metro Township	Pleasant Green Cemetery	White City Metro Township	Total Component Units
Assets:								
Cash and investments:	\$ 4,621,321	\$ 5,275,995	\$ 5,330,117	\$ 325,761	\$ 303,877	\$ 139,877	\$ 1,460,499	\$ 17,457,447
Restricted cash and investments	647,206	1,201,885	2,640	-	29,192	-	653	1,881,576
Receivables:								
Accounts	39,812	3,979	153	-	-	-	5,016	48,960
Due from other governments	1,500,772	1,476,777	34,290	35,525	82,442	-	217,697	3,347,503
Total assets	<u>\$ 6,809,111</u>	<u>\$ 7,958,636</u>	<u>\$ 5,367,200</u>	<u>\$ 361,286</u>	<u>\$ 415,511</u>	<u>\$ 139,877</u>	<u>\$ 1,683,865</u>	<u>\$ 22,735,486</u>
Liabilities:								
Accounts and contracts payable	\$ 23,893	\$ 148,918	55,835	\$ 4,957	\$ 6,528	\$ 8,242	\$ 15,018	\$ 263,391
Performance bonds	647,206	1,201,885	2,640	-	29,192	-	653	1,881,576
Unearned revenue	3,533,097	3,813,749	-	120,289	97,438	-	867,331	8,431,904
Due to primary government	1,540,584	1,336,266	34,443	35,525	82,442	-	222,713	3,251,973
Total liabilities	<u>5,744,780</u>	<u>6,500,818</u>	<u>92,918</u>	<u>160,771</u>	<u>215,600</u>	<u>8,242</u>	<u>1,105,715</u>	<u>13,828,844</u>
Fund balances:								
Assigned to:								
Other purposes	876,622	1,112,741	214,670	184,163	133,041	135,777	509,380	3,166,394
Unassigned	187,709	345,077	5,059,612	16,352	66,870	(4,142)	68,770	5,740,248
Total fund balances	<u>1,064,331</u>	<u>1,457,818</u>	<u>5,274,282</u>	<u>200,515</u>	<u>199,911</u>	<u>131,635</u>	<u>578,150</u>	<u>8,906,642</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 6,809,111</u>	<u>\$ 7,958,636</u>	<u>\$ 5,367,200</u>	<u>\$ 361,286</u>	<u>\$ 415,511</u>	<u>\$ 139,877</u>	<u>\$ 1,683,865</u>	<u>\$ 22,735,486</u>

GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Component Units
For the Six Month Period Ended June 30, 2024

	Kearns Metro Township	Magna Metro Township	Town of Brighton	Copperton Metro Township	Emigration Canyon Metro Township	Pleasant Green Cemetery	White City Metro Township	Total Component Units
Revenues:								
Sales, use, and other taxes	\$ 3,646,756	\$ 3,226,886	\$ 1,821,900	\$ 81,261	\$ 175,229	\$ -	\$ 505,860	\$ 9,457,892
Licenses and permits	134,903	1,201,265	60,594	4,411	38,147	25,879	16,454	1,481,653
Intergovernmental	2,477,557	1,315,380	10,642	20,004	81,049	-	132,091	4,036,723
Charges for services	54,022	157,536	23,650	293	10,355	4,344	12,830	263,030
Fines and forfeitures	151,491	119,322	1,770	3,361	5,954	-	22,429	304,327
Earnings on investments	136,969	131,552	117,238	6,865	7,285	-	36,406	436,315
Other	20,543	253,918	26,630	464	1,000	-	3,089	305,644
Contributions	501,100	583,442	237,925	90,500	127,025	-	222,365	1,762,357
Total revenues	7,123,341	6,989,301	2,300,349	207,159	446,044	30,223	951,524	18,047,941
Expenditures:								
Current:								
Municipal services:								
Salaries and wages	48,600	145,559	66,107	30,655	33,000	-	35,402	359,323
Employee benefits	3,718	49,322	11,785	2,345	2,525	-	2,708	72,403
Professional services	56,020	28,639	55,580	18,936	16,880	-	25,471	201,526
Interagency contracts	-	51,379	-	-	-	-	-	51,379
Other	1,733,630	825,583	146,637	22,228	28,642	34,365	96,553	2,887,638
Contributions to other governments	5,093,664	5,695,715	596,825	116,643	298,127	-	722,620	12,523,594
Total expenditures	6,935,632	6,796,197	876,934	190,807	379,174	34,365	882,754	16,095,863
Excess (deficiency) of revenues over (under) expenditures / net change in fund balances	187,709	193,104	1,423,415	16,352	66,870	(4,142)	68,770	1,952,078
Fund balances - beginning	876,622	1,264,714	3,850,867	184,163	133,041	135,777	509,380	6,954,564
Fund balances - ending	<u>\$ 1,064,331</u>	<u>\$ 1,457,818</u>	<u>\$ 5,274,282</u>	<u>\$ 200,515</u>	<u>\$ 199,911</u>	<u>\$ 131,635</u>	<u>\$ 578,150</u>	<u>\$ 8,906,642</u>

Exhibit D: Magna City FY26 Administration Budget Summary

Administration

Magna Township FY 2026

Administration SUMMARY		Actual FY 2024	Final Budget FY 2025	Tentative Budget FY 2026	% Diff.
Account Name					
City Manager wages		\$ 184,305	\$ 191,700	\$ 338,700	76.7%
Council wages		60,000	88,000	105,100	19.4%
Employee benefits		67,238	79,030	140,780	78.1%
Awards, recognition		1,541	2,000	2,000	0.0%
Subscriptions, memberships		18,036	24,330	27,830	14.4%
Printing/publications/advertising		1,358	8,000	4,000	-50.0%
Travel/mileage		2,030	2,500	2,500	0.0%
Office expense and supplies		624	6,200	14,750	137.9%
Computer equipment/software/Cell		6,017	10,000	7,500	-25.0%
Attorney-civil		59,398	75,000	90,000	20.0%
Attorney-land use		-	30,000	35,000	16.7%
Training and seminars		1,914	17,500	5,000	-71.4%
Web page development/maintenance		7,902	19,745	9,745	-50.6%
Software/streaming		16,629	5,000	17,500	250.0%
Payroll processing fees		652	1,100	1,100	0.0%
Grant charged expense		4,000	-	-	0.0%
Communications		1,186	10,000	10,000	0.0%
Contributions/special events		79,421	172,000	195,700	13.8%
Insurance		1,962	26,000	26,000	0.0%
Workers comp insurance		1,120	2,500	3,750	50.0%
Postage		4,070	20,000	10,000	-50.0%
Professional and technical		77,320	89,504	112,000	25.1%
UFA emergency services		26,532	-	-	0.0%
Grant related		5,000	-	-	0.0%
SL (Client) county support services		20,008	30,500	35,000	14.8%
Equipment/computer purchases		287	7,500	-	-100.0%
Alcohol remediation		-	-	-	0.0%
Rent/remodel/utilities		18,550	133,000	40,000	-69.9%
Non classified expenses		16	5,000	-	-100.0%
Totals:		\$ 667,116	\$ 1,056,109	\$ 1,233,955	16.8%

July 8, 2025: Number 3

Question: Does Magna have a savings or reserve account? How does this work in practice? If the city generates revenue beyond what was budgeted, can that surplus be placed in savings? Is the city allowed to invest surplus funds (for example, in a diversified stock account, bonds, etc.)?

Answer: The reserve amount at the end of the fiscal year is part of the schedule of member cities report of the annual audit that was attached in questions #2. The surplus is placed in savings accounts. Government entities are state mandated to follow the State's money management rules and policies. Investments are limited to very riskless investments and the majority of entities place their savings in a public trust investment fund (PTIF account). An example of an account is attached.

Exhibit A: PTIF - Statement of Account, period May 1 through May 31, 2025 (1 page)

Exhibit A: PTIF - Statement of Account, period May 1 through May 31, 2025

STATEMENT OF ACCOUNT

PTIF

UTAH PUBLIC TREASURERS' INVESTMENT FUND

Marlo M. Oaks, Utah State Treasurer, Fund Manager

PO Box 142315

350 N State Street, Suite 180

Salt Lake City, Utah 84114-2315

Local Call (801) 538-1042 Toll Free (800) 395-7665

www.treasurer.utah.gov

Account

Account Period

May 01, 2025 through May 31, 2025

Summary

Beginning Balance	\$ 1,310,788.12	Average Daily Balance	\$ 1,258,449.41
Deposits	\$ 4,779.91	Interest Earned	\$ 4,779.91
Withdrawals	\$ 137,500.00	360 Day Rate	4.4109
Ending Balance	\$ 1,178,068.03	365 Day Rate	4.4721

Date	Activity	Deposits	Withdrawals	Balance
05/01/2025	FORWARD BALANCE	\$ 0.00	\$ 0.00	\$ 1,310,788.12
05/02/2025	DS 05/01	\$ 0.00	\$ 10,000.00	\$ 1,300,788.12
05/13/2025	DS 05/12	\$ 0.00	\$ 17,500.00	\$ 1,283,288.12
05/23/2025	DS 05/21	\$ 0.00	\$ 110,000.00	\$ 1,173,288.12
05/31/2025	REINVESTMENT	\$ 4,779.91	\$ 0.00	\$ 1,178,068.03
05/31/2025	ENDING BALANCE	\$ 0.00	\$ 0.00	\$ 1,178,068.03

July 8, 2025: Number 4

Question: Since Magna partners with the Municipal Services District, Unified Police Department, and Unified Fire Authority for key services, would it be possible to continue those partnerships while also establishing our own police force or other parallel services?

Answer: Each of the three public entities associated with Magna City have agreements in place (some established by state law) that control the relationship of the parties should the City decide to leave that entity.

In the instance of the MSD, state code sets out the process for withdrawing. See link: https://le.utah.gov/xcode/Title17B/Chapter2A/17B-2a-S1110.html?v=C17B-2a-S1110_20240501_20240501

Requirements to leave the MSD include a feasibility study, public hearings and the possibility of providing support to the MSD for ten years based on the results of the feasibility study.

Should the City decide to leave the UPD & UFA, there are controlling agreements that contemplate the City making the respective entities “whole.” I have previously served as a City Manager in a City that separated from the previous Sheriff office/UPD model. The separation took place over a two year period and involved the prior Sheriff office/UPD model seeking compensation for vehicles and retirement contributions to URS for officers.

July 8, 2025: Number 5

Question: Similarly, is there any reason why Magna could not hire its own code enforcement officer, even while continuing to partner with the MSD or county for related services?

Answer: The City Council can elect to hire an additional code enforcement officer. Under the new form of government the City Manager would be the supervisor of city employees. The Mayor will have obligations and responsibilities set out by city code.

July 8, 2025: Number 6

Question: Is there any legal, structural, or practical reason why Magna could not employ a grant writer (either as a staff position or on a contract basis) to help secure outside funding for city projects?

Answer: Presently, Magna City relies upon the MSD’s grant writer. The MSD’s grant writer was recently recognized by a review panel for having submitted the “best prepared grant application” the panel had ever seen. This type of recognition is greatly appreciated by the Magna City

Council. That being said, the Magna City Council can hire additional personnel if that is their desire.

July 8, 2025: Number 7

Question: What do you see as the first priorities for Magna right now?

Answer: In my opinion, a City Manager should always act in the best interests of the city and its residents. Essential services that the community relies on must be delivered using transparent best practices, while also ensuring strong fiscal responsibility. A top priority will be unifying the newly formed Magna City Council (from the 5 Districts) and the city's first elected Mayor to collaboratively identify and clearly articulate the city's goals.

July 8, 2025: Number 8

Question: In your opinion, what policies could make the biggest positive difference for Magna's long-term sustainability?

Answer: The responsibilities the Magna City Council will be assuming will undoubtedly be challenging. As mentioned in answer #1, Magna City does not impose a property tax, which means the City Council must establish policies that clearly define the levels of service they aim to maintain. At some point, the City Council will need to confront the reality that inflation and the rising cost of living directly impact the ability to sustain these expected services. Ensuring the public remains informed about this challenge will require transparent, well-defined policies.

July 8, 2025: Number 9

Question: How would you describe the relationship between a City Manager and a City Council in practice?

Answer: In the new form of government that will be implemented in 2026, the City Council sets policy and the City Manager, (who is typically hired by the Mayor and confirmed by the City Council) oversees the day-to-day administration and operations of the city. The City Manager implements the City Council's decisions, provides professional advice, and manages city staff. Essentially, the City Council governs, and the City Manager helps direct daily operations.

July 8, 2025: Number 10

Question: Do you believe levying a property tax in the near future is essential for Magna?

Answer: That depends on the ongoing expectations imposed by the City Council. As I set out in my response to question 8, what are the levels of service that your community is expecting?

As city services continue at their current level, inflation will eventually lead to a reduction in the amount of tax revenue collected. Ideally, alternative revenue sources will grow, and any potential property tax imposition will remain minimal.

Magna City Yearly Budget

91.70%

5/31/2025

Revenues

	Actual to 5/31/2025	FY 2024 Budget	Projected
Sales taxes	5,811,297	5,450,000	6,400,000
Grants	-	200,000	-
Transportation sales tax	517,705	525,000	550,000
Class C road funds	1,165,198	1,200,000	1,275,000
Corridor preservation funds	112,500	-	112,500
Business License	59,443	50,000	60,000
Building permits	834,553	1,250,000	1,000,000
Other permits	-	21,000	-
Sewer and water permits	-	5,000	-
Zoning - land use permit	200	75,000	500
Engineering services	53,682	50,000	57,500
Planning service	169,310	500,000	175,000
Storm drain fee	-	-	-
Code enforcement fines	6,362	5,000	6,500
Justice court fines	194,179	175,000	195,000
Interest earnings	62,485	75,000	75,000
Miscellaneous	7	15,000	10
Transfers in	1,060,009	1,060,009	1,060,009
Total Revenues	\$ 10,046,930	\$ 10,656,009	\$ 10,967,019

Expenses - Administration

Wages	243,522	279,700	279,700
Employee Benefits	70,352	79,030	79,030
Awards, promotional & meals	919	2,000	2,000
Subscriptions/Memberships	4,355	24,330	24,330
Printing/Publications/Advertising	4,712	8,000	8,000
Travel/Mileage	1,627	2,500	2,500
Cell phone and telephone	3,600	-	3,750
Office expense and supplies	772	6,200	6,200
Computer equipment/Software	4,600	10,000	10,000
Attorney-Civil	50,094	75,000	75,000
Lobbyist	26,000	-	26,000
Attorney-Land use	-	30,000	-
Training & Seminars	1,271	17,500	1,500
Web page development/Maintenance	11,167	19,745	15,000
Software/Streaming	24,238	5,000	25,000
Payroll processing fees	437	5,000	1,000
Grant charged expense	-	-	-
Communications	50	10,000	50
Credit card and bank expenses	325	-	500
Contribution/Special events	90,222	172,000	100,000
Insurance	21,104	26,000	22,000
Workers comp insurance	130	2,500	130
Postage	9,347	20,000	11,000
Professional and technical	17,334	89,504	22,500
Grant related	1,000	-	1,000
SL (Client) County Support Services	-	30,500	-
Equipment/Computer purchases	-	7,500	-
Code enforcement mitigation	7,347	-	7,347
Utilities	3,370	-	3,370
Rent	8,179	133,000	15,000
Non classified expenses	-	5,000	-
Total Administration	\$ 606,074	\$ 1,060,009	\$ 741,907

Budget Report Yearly	91.70%		5/31/2025
Expenses - Transfers			
Contribution to GF	8,874,419	9,596,000	9,596,000
Transfer to Capital projects	112,500	-	112,500
Operational transfer out	4,297	-	4,297
Total Transfers	\$ 8,991,216	\$ 9,596,000	\$ 9,712,797
Total Expenses	\$ 9,597,290	\$ 10,656,009	\$ 10,454,704
Surplus/Deficit	\$ 449,640	\$ -	\$ 512,315

Magna City (Designated Fund)

Yearly Budget

83.60%

4/30/2025

Revenues

	Actual to 4/30/2025	FY 2024 Budget	Projected
Municipal Energy	268	-	2,500
Municipal Telecom	37,892	-	50,000
Municipal Power	366,501	-	425,000
Municipal Natural Gas	308,687	-	400,000
Google franchise tax	30,932	-	35,000
ARPA funding	579,035	-	579,035
Interest earnings	109,520	-	125,000
Miscellaneous	2,765	-	5,000
Transfers in	4,297	-	4,297
Total Revenues	\$ 1,439,897	\$ -	\$ 1,625,832

Expenses - Administration

ARPA Expense	609,578	-	609,578
Non classified expenses	-	-	5,000
Total Administration	\$ 609,578	\$ -	\$ 614,578

Surplus/Deficit

\$ 830,319	\$ -	\$ 1,011,254
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Pleasant Green Cemetery

Yearly Budget

91.70%

5/31/2025

	Actual to 5/31/2025	FY 2024 Budget	Projected
Revenues			
Sale of lots	30,679	20,000	32,500
Grave openings	9,450	20,000	10,000
Other revenue	8,644	4,500	9,127
Transfers In	-	-	-
Total Revenues	\$ 48,773	\$ 44,500	\$ 51,627
Expenses - Administration			
Grave opening expenses	9,225	-	9,500
Cremation expenses	3,450	-	3,450
Office supplies	549	-	549
Propety tax	7,536	-	8,000
Travel/Mileage	-	-	-
Computer equipment/Software	139	2,500	500
Professional and technical	53,362	42,000	55,000
Sundry charges	-	-	-
Total Administration	\$ 74,261	\$ 44,500	\$ 76,999
Total Expenses	\$ 74,261	\$ 44,500	\$ 76,999
Surplus/Deficit	\$ (25,488)	\$ -	\$ (25,372)

Communities that Care Yearly Budget

91.70%

5/31/2025

	Actual to 5/31/2025	FY 2024 Budget	Projected
Revenues			
Intergovernmental	-	-	-
Operating transfers in	-	-	-
State Liquor allotment	56,162	20,000	56,162
Grants -Substane Use Disorder	85,000	125,000	90,000
Grants - Magna CTC	-	125,000	-
Grants- Safety & Success	370,403	500,000	370,403
Grants- Youth advocay	31,885	-	35,000
Donations	-	-	-
Other revenue	-	-	-
Total Revenues	\$ 543,450	\$ 770,000	\$ 551,565
Expenses - Administration			
Wages	53,801	65,000	58,000
Employee Benefits	20,857	30,000	22,500
Awards	3,505	-	3,750
Subscriptions\Memberships	-	-	-
Travel\Mileage	62,009	-	62,500
Office Expense and Supplies	1,504	-	1,600
Training and seminars	-	-	-
Contractors	6,708	-	6,800
Programs (Afterschool)	3,714	-	4,000
Communications & PR	959	-	1,000
Events	7,677	-	7,800
Youth coalition	3,464	-	3,500
Sponsorships	14,033	-	15,000
Safety and success youth court	2,923	-	3,000
Youth court	5,427	-	5,500
Safety & success	193,183	500,000	220,000
Safety & success contractors	12,435	-	12,500
Beer funds	-	20,000	20,000
Reserves	-	30,000	30,000
Total Administration	\$ 392,199	\$ 645,000	\$ 477,450
Total Expenses	\$ 392,199	\$ 645,000	\$ 477,450
Surplus/Deficit	\$ 151,251	\$ 125,000	\$ 74,115

Magna Community Reinvestment Area

Yearly Budget

91.70%

5/31/2025

	Actual to 5/31/2025	FY 2024 Budget	Projected
Revenues			
Property taxes	-	-	-
Other revenue	-	-	-
Transfers In	-	-	-
Total Revenues	\$ -	\$ -	\$ -
Expenses - Administration			
General attorney	20,220	-	22,500
Arbor Park development	3,308	-	3,308
Professional and technical	2,750	-	2,750
Utilities - water	-	-	-
Sundry charges	-	-	-
Total Administration	\$ 26,278	\$ -	\$ 28,558
Total Expenses	\$ 26,278	\$ -	\$ 28,558
Surplus/Deficit	\$ (26,278)	\$ -	\$ (28,558)