



MAGNA CITY COUNCIL MEETING

NOVEMBER 18, 2025 @ 6:00 PM
WEBSTER COMMUNITY CENTER
8952 West Magna Main Street
Magna, Utah 84044

****DRAFT MINUTES – UNAPPROVED****

MAGNA CITY COUNCIL MEETING MINUTES November 18, 2025

Council Members Present:

Council Member Audrey Pierce
Council Member Trish Hull
Council Member Steve Prokopis
Council Member Mick Sudbury

Council Member(s) Excused:

Eric Barney, Mayor

Staff Present:

David Brickey, City Manager
Paul Ashton, Legal Counsel
Diana Baun, City Recorder
Daniel Torres, Economic Development Manager
Brian Tucker, Planning Manager
Bianca Paulino, Planner

Others Present:

6:00 PM – PUBLIC MEETING

1. Call to Order

Mayor Pro Tempore Audrey Pierce, presiding, called the meeting to order at 6:00 pm. She noted Mayor Barney was absent from the meeting.

2. Determine Quorum

A quorum was present, allowing the meeting to proceed.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

MAGNA COUNCIL MEMBERS

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

4. PUBLIC COMMENTS

Teresa Brown spoke regarding the Webster Center, explaining that her research showed it was originally the Magna Senior Center, constructed in the 1970s. She noted that the current Senior Center, a 20,000-square-foot facility at 9228 West Main Street, opened in 2010, at which time the original building became the Webster Center. She stated that in 1994, a notice of construction was filed, and in 2010, the Magna Community Council deeded the property to the Webster Community Center, which in 2024 deeded it to Magna City. Ms. Brown argued that the building was not historical and should be demolished rather than retrofitted. She stated that rebuilding would be a better financial decision for the city and would allow for a larger, more functional space, emphasizing that if seniors have a 20,000-square-foot facility, Magna City should have one of equal or greater size.

Daren Wood stated that he had lived in Magna for approximately 30 years and was interested in purchasing city-owned property to build a home. He referenced specific parcels, including one on Copper Bend Road at 920 West 3356 South, which he said may be converted into a buildable lot, and two other properties on 9050 West at approximately 2728 South and 2756 South. He explained that he wanted to construct a custom home incorporating architectural ideas from large homes he had worked on in Las Vegas, reflecting Magna's history and community character.

Jack Nelson stated that he was filing a complaint regarding City Manager David Brickey. He recounted attending a meeting at the Taylorsville offices, which he referred to as the "Taj Mahal," where he felt he had been treated disrespectfully. He said that during that meeting, Mr. Brickey told him that he was not paid by Magna residents but by the Greater Salt Lake Municipal Services District, which Mr. Nelson found offensive since he believed city funds ultimately came from Magna taxpayers. He criticized Mr. Brickey's attitude, salary, and accessibility, claiming he had made multiple attempts to file a complaint in person without success. Mr. Nelson expressed frustration that the City Manager worked out of Taylorsville rather than Magna and called for greater accountability and transparency in city management. He requested guidance on how to officially file his complaint so that it would be entered into Mr. Brickey's record.

Kelly Pope addressed concerns regarding new parking regulations and enforcement practices. Mr. Pope stated that they had lived on Miriam Way for 30 years and had recently begun receiving parking citations for vehicles parked near their property. He described longstanding issues with narrow streets and traffic near an S-curve, explaining that they had previously been advised to add gravel to the front of the property to allow off-street parking and had complied, but were now being cited for parking violations in the same area. Mr. Pope said that tickets had been issued for parking within five feet of the driveway and for parking partially on a concrete or gravel strip adjacent to the road. He stated that other nearby vehicles violating similar rules were not being ticketed. He expressed frustration with inconsistent enforcement and said the situation had caused significant distress, including property damage from passing vehicles, multiple break-ins, and harassment from neighbors. Mr. Pope reported contacting several officials, including Mike Milne with Code Enforcement, Lieutenant Benedict,

and Chief Del Craig, and said he had made numerous efforts to resolve the issue without success. Mr. Pope said he had not paid the tickets, believing them to be unfair, and requested clarification on how to appeal and/or resolve them. He concluded by stating that he felt harassed, unsafe, and disillusioned with the situation to the point of considering leaving Magna after decades of residency.

5. STAKEHOLDER REPORTS

A. Unified Police Department

Lt. Chris Benedict explained that the Unified Police Department in Magna had added a new parking tab to its webpage to streamline how community members reported parking issues. The speaker stated that when users selected the tab, they were directed to a Smartsheet form where they could enter the address of the occurrence, the timing of the issue, the type of violation—such as speeding, red-light concerns, general traffic matters, or parking—and their first and last name along with an email address and phone number. He noted that the form also allowed for a brief narrative description. Upon submission, the system immediately notified the speaker, Sergeant Borders from the traffic division, two traffic officers, and the COP Officers. Lt. Benedict said this system operated continuously, allowing the department to address issues promptly, and added that Sergeant Borders would track common problem areas using hot maps to identify where traffic enforcement should be focused.

Lt. Benedict then went on to report that during the previous month, the department responded to 1,541 calls for service. Of those, 361 were short forms and 566 were long forms. He stated that 158 criminal citations had been issued, along with 253 civil parking ordinance tickets. The speaker indicated that the parking-reporting link could also be provided to the Municipal Services District and Magna City so both entities could share the information online to access the same reporting tool. Lt. Benedict added that the system had proven effective in Holladay and expressed optimism about its usefulness in Magna. The speaker concluded by stating that the link or QR code would be provided to the council or to David Brickey the following day and asked if there were any questions regarding the statistics.

B. Pleasant Green Cemetery

No updates tonight, David Brickey indicated he would gather more information for an update at the December 9, 2025 meeting.

6. CONSENT AGENDA

A. Approve City Council Minutes

1. September 23, 2025 City Council Meeting
2. October 28, 2025, City Council Meeting

B. Little Valley Gateway Sign Expenses (\$14,120)

Council Member Hull moved to approved the items on the Consent Agenda as published and discussed. Council Member Sudbury seconded the motion; vote was 4-0, unanimous in favor with Mayor Barney absent from the vote.

7. PRESENTATION ITEMS

A. HB 48 Wildland Urban Interface (WUI) Map Updates and Discussion

Fire Marshal Wade Watkins introduced himself and stated that the purpose of the presentation was to provide an overview of House Bill 48, noting that the bill became law after the most recent legislative session. Fire Marshal Watkins explained that although the bill contained multiple components, two were directly relevant to municipalities within the Unified Fire Authority service area. He stated that the first requirement involved adopting a map within each jurisdiction that corresponded with the 2006 Utah Wildland Urban Interface Code, which he described as largely based on the International Fire Code with elements of the International Building Code related to flame-resistant construction, defensible space, and water supply. Watkins explained that if the legislative body in Magna chose to adopt such a map, it would implement the code within the designated wildland urban interface boundary. He stated that the second major component of House Bill 48 involved an assessed fee on high-risk areas. He noted that the corresponding map had not yet been published but was scheduled for release on January 1, 2026. He explained that, based on his review of the scoring system used by the state—referred to as structure exposure scores—he did not believe homes within Magna would fall into the assessed-fee category. He emphasized that this was partly speculative but also based on his understanding of the bill and the scoring criteria. Fire Marshal Watkins reported that the state had held a meeting on November 6 to answer questions about the bill and was holding another in southern Utah that same evening. He explained that once the state published the official high-risk map, residents would be able to determine whether their properties were included. He noted that structure exposure scores were determined by factors such as fuel conditions, topography, wind, and the likelihood of ember casting, stating that 90% of structure fires near wildland areas resulted from embers. He explained that most of Magna, particularly the higher western areas near the high school, fell within the “six” range on the scoring scale, and he rarely identified any “seven” scores during his review. He stated that some areas north of State Route 201, particularly near the wetlands, showed a mix of sixes and occasional sevens. He explained that adjacent property with higher fuel loads significantly influenced scores, particularly west of Magna. He stated that, in defining a map for the city, he would feel comfortable recommending inclusion of the wetland area and potentially some of the western portions with higher exposure levels. He reiterated that the city was required to adopt both the wildland urban interface code and a corresponding boundary map to comply with House Bill 48 and stated that the state was working on updating the 2006 code to a 2024 version.

Council Member Trish Hull asked whether the council needed to approve the map the following month. Fire Marshal Watkins responded that the deadline for adoption was January 1, 2026, and explained that the legislative body would need to adopt both the map and the wildland urban interface code. He stated that collaboration among the fire code official, the building official, and the council was important, and explained that communities often took a

conservative approach when adopting their first map. He stated that the fire code required cities to revisit and potentially update their maps every three years, which he described as a best practice.

Council Member Audrey Pierce stated that the situation was still evolving because the legislature continued to develop guidance, and she said the council would monitor new information as it became available and wait for the materials needed for adoption.

City Manager David Brickey stated that the Municipal Services District was working with staff and other legislative bodies to identify best practices and to prepare materials for council adoption by December 9, noting the requirement to act before the end of the year. Mr. Brickey stated that MSD staff would also identify a three-year review window and added that the city could choose to review the map earlier if needed.

Fire Marshal Watkins stated that Mr. Brickey's explanation was accurate and reiterated that although rules governing assessments could change, the deadlines for adopting the wildland urban interface boundary map and code would not.

B. Discussion and Potential Approval of Ordinance 2025-O-22, An Ordinance of the Magna City Council Amending the Official Zoning Map to Rezone Identified Properties to the Public Facilities (PF), Public Institutions (PI), Parks & Recreations (PR), and Open Space (OS) Zones

Bianca Paulino introduced a proposed rezone intended to apply the Public Facilities (PF), Public Institutions (PI), Parks and Recreation (PR), and Open Space (OS) zones to a number of properties throughout Magna. Ms. Paulino explained that the purpose of the rezone was to amend Magna City's official zoning map so that zoning designations accurately reflected existing land uses. She stated that the proposal aligned with the Magna General Plan, which called for reviewing current zoning and ensuring it was consistent with the plan's intentions. She described the PF and PI zones as encompassing a range of public and quasi-public uses, including utilities, public service entities, educational institutions, municipal buildings, athletic facilities, and religious buildings. She stated that the PR zone was intended for public and private parks and recreational areas, and the OS zone was intended for natural areas, critical habitats, and wildlife corridors. Ms. Paulino explained that staff identified properties with public, institutional, recreational, and open space uses and evaluated whether their current zoning matched their actual use. She noted that several properties did not align with their existing uses, such as the Pleasant Green Cemetery, which was zoned manufacturing, and the Magna Regional Park, which was zoned residential. She stated that the proposed rezone would correct these discrepancies by applying the appropriate PF, PI, PR, or OS designations. She concluded that staff found the rezone consistent with the general plan, would better guide future land use decisions if properties were redeveloped or sold, and recommended approval. She then responded to a question regarding the difference between permitted and allowed uses, clarifying that she interpreted the question as the difference between permitted uses and conditional uses. She explained that permitted uses did not require review by the Planning Commission or City Council, whereas conditional uses required approval from both.

Dan Torres assisted in clarifying the intent of the question and Brian Tucker added that both permitted and conditional uses were allowed by right, but conditional uses could require mitigation of impacts through reasonable conditions, whereas permitted uses did not.

Council Member Trish Hull asked whether approval of the map would change all the zones for the listed properties without requiring a property-by-property review, and Council Member Steve Prokopis asked if the action required a public hearing. Ms. Paulino stated that the Planning Commission had already held the required public hearing the previous week and had forwarded a favorable recommendation.

Council Member Mick Sudbury acknowledged the clarification. Council Member Hull then asked whether the council intended to approve the rezone that evening or wait until December. Dan Torres stated that the council traditionally heard the item once and then made a decision in December but noted that the choice was up to the council. Council Member Hull stated that there was no urgency. Council Member Audrey Pierce said she was comfortable approving the proposal that evening.

Council Member Hull moved to approve and adopt Ordinance 2025-O-22, An Ordinance of the Magna City Council Amending the Official Zoning Map to Rezone Identified Properties to the Public Facilities (PF), Public Institutions (PI), Parks & Recreations (PR), and Open Space (OS) Zones. Council Member Prokopis seconded the motion; vote was 4-0, unanimous in favor with Mayor Barney absent from the vote.

C. Quarterly Financial Report

Stewart Okobia greeted the council and stated that he would be presenting Magna City's first-quarter financial statements for fiscal year 2026. He noted that monthly statements were being provided to the council monthly and asked whether the council preferred a general overview or a focus on specific areas tonight. Council Member Audrey Pierce stated that an overview was sufficient, and the rest of the council agreed. Mr. Okobia explained that Magna operated with five separate funds: the Magna City Fund, the Pleasant Green Cemetery Fund, the Magna Communities That Care Fund, the Magna Community Reinvestment Agency Fund, and the Magna Council Designated Fund. He stated that while the fund names were not the primary concern, what mattered was that revenues and expenditures were tracked independently within each fund and that each was budgeted separately. Mr. Okobia began with the Magna City Fund, noting that the council had the detailed statements in their packets. He stated that because the report covered the first quarter, the benchmark for expected revenues and expenditures was roughly 25%. He reported that total revenues were at 27% of the annual budget, indicating that revenues were trending positively. He stated that expenditures for the administrative budget were at 24.18%, which he described as nearly aligned with the expected 25% benchmark. Mr. Okobia then discussed the Pleasant Green Cemetery Fund. He stated that revenues were lower than the 25% mark but explained that this fund fluctuated significantly throughout the year, so the variance was not unexpected. He said the administration costs were at 23%, which he noted was appropriate for this point in the fiscal year. He next reviewed the Magna Communities That Care Fund. He stated that this fund

operated primarily through grants, so its revenues and expenditures did not follow a consistent quarterly pattern because they depended on reimbursement timing. He reported that nothing appeared out of the ordinary and that the fund was functioning as intended. He explained that the Magna Community Reinvestment Agency Fund did not generate regular monthly revenues but contained money previously transferred from Salt Lake County, which was accounted for separately in accordance with statutory requirements. He briefly reviewed the expenditures associated with this fund. Mr. Okobia concluded with the Magna Council Designated Fund, explaining that this fund housed the MET accounts. He stated that the balances, revenues, and expenditures were all where they should be and that nothing appeared unusual. He closed by stating that all funds were trending according to the adopted budget and that there were no abnormalities in the first-quarter financial statements.

8. COUNCIL BUSINESS

A. Government Data Privacy Act (GDPA) and Social Media Policy for Elected Officials

Council Member Hull moved to approve the Government Data Privacy Act and Social Media Policy for Elected Officials as presented and published in tonight's meeting. Council Member Sudbury seconded the motion; vote was 4-0, unanimous in favor with Mayor Barney absent from the vote.

B. Discussion and Approval of 2026 City Council Meeting Schedule

Council Member Hull moved to approve the 2026 City Council Meeting Schedule as published for tonight's meeting. Council Member Sudbury seconded the motion; vote was 4-0, unanimous in favor with Mayor Barney absent from the vote.

9. MANAGER/CITY ATTORNEY UPDATES

David Brickey stated that he had several updates for the council and began with information previously requested regarding the 8000 West improvements and roadway widening. He explained that a property at 2825 South 8000 West was currently in probate and that the family's attorney had advised them not to respond to the city. Because the project required following the Utah Department of Transportation's acquisition process, Mr. Brickey stated that UDOT had instructed the city to obtain council authorization to use eminent domain if necessary. He said the property interest involved was a frontage strip valued at approximately \$9,800 according to the state appraisal. He asked the council to confirm either that evening or by December 9 whether he could notify the family and attorney that the council was prepared to proceed with eminent domain. He stated that additional discussion could occur in closed session but that the public portion of the meeting required him to disclose the request.

Mr. Brickey then discussed the property at 2611 South 9130 West, where a driveway had been experiencing flooding for about a year. He stated that a French drain solution had originally been estimated at \$115,000, but staff had located an engineer who could complete the work for \$45,000. He explained that the project was not budgeted and had been anticipated for the

following year but was now time-sensitive.

Council Member Mick Sudbury stated that he had been involved in the issue and emphasized that engineering staff had previously indicated the work would be completed in November, adding that both Salt Lake County employee Steven Kuhlmeier and MSD engineering staff had given the same assurances. Council Member Sudbury said the work needed to be completed, noting that the resident expected the city to follow through. Council Member Trish Hull agreed there was no reason to delay. Mr. Brickey stated that the matter could be discussed further in closed session. Council Member Sudbury reiterated that the city needed to be transparent about whether the project would be completed.

Mr. Brickey next reviewed the lighting proposal for the Cordero development. He stated that the suggested plan included 22 lights at a cost of \$325,000, or an intersection-only option at \$176,000. He explained that no funding had been identified and that the item would likely need to be placed on the December 9 agenda. Brickey said that the spacing of the existing developer-installed lighting appeared to exceed design standards by approximately one and a half times, which had been a concern raised by residents. Council Member Steve Prokopis asked whether the city had recourse with the developer. Mr. Brickey stated that discussions could occur, but because the bonds for the project had been released, it would be difficult. Council Member Sudbury questioned the bond status, noting conflicting information. Mr. Brickey stated that 10% retention remained but that the relevant street bonds had been released because the engineer recommended release and the mayor signed the authorization. Council Member Sudbury expressed concern that releases had been issued without verifying field completion. Mr. Brickey stated that the current mayor had refused to sign releases for phases four and five after conducting site visits, and the developer was now disputing the withholding.

Mr. Brickey stated that he had forwarded a construction management agreement from AJC Architects for the Webster Center project and asked the council to review it before the December 9 meeting, when the council would decide whether to proceed. He also provided information on the maintenance needs at Copper Park concerning trees along the left-field line between the golf course and the baseball diamond. He stated that crowning the trees would cost approximately \$7,850, while removing them would cost about \$13,950. Replacing the fence at the park entrance with a six-foot fence and extending it to cover a cut section near the parking lot would cost about \$28,150, and replacing it with an eight-foot fence would cost about \$31,800. He said this item would also be placed on the December 9 agenda. He then informed the council that DR Horton had provided its design and cost estimate for improvements to 4100 West. He stated that the cost exceeded \$4 million in current dollars and that the amount the developer was willing to contribute was significantly lower. He said the MSD engineering team had been asked to prepare a counterproposal and that he would provide more details in closed session.

Mr. Brickey reported that Ian Hartman had begun developing a citywide lighting plan, including potential improvements along 3500 South, 3100 South, and the area between Cordero and the railroad crossing. He stated that the cost could potentially consume the city's remaining ARPA

funds. Council Member Hull asked about sidewalk and lighting improvements near the library, particularly the stretch in front of a storage facility where children currently walked through mud after crossing at the signal. Mr. Brickey stated that the construction contract for the railroad crossing improvements had been signed and that work would begin after UDOT and Union Pacific approved permits, with the goal of starting in December. Council Member Hull emphasized the safety concern and asked whether the remaining sidewalk section fell to the city. Mr. Brickey stated he would verify the exact location with staff, and Council Member Hull suggested the city review safe-sidewalk funding since the area now served a school. Mr. Brickey stated that he had shared information earlier about ADA-compliant audible crossing signals and that West Valley City had agreed to pay for half of the improvements on its side of the shared streets. He asked council members to confirm individually whether they supported moving forward so he could authorize the project.

Mr. Brickey then addressed the upcoming vacancy in Council District 3, which would occur when the mayor-elect takes office. State law required the seat to be filled within 30 days after public notice. He anticipated publishing notice in December, opening applications on January 2, and closing them on January 9. He explained that applicants would be required to meet the same filing requirements used in regular elections, including paying a \$50 fee. Council Member Sudbury questioned why the fee was necessary for someone filling the remainder of his term. Mr. Brickey stated that the fee was established by city ordinance. He explained that applicants would complete a set of 10 to 12 questions, which he would distribute to the council for review. Applicant presentations would occur on January 13, and the council would select a replacement in a public meeting after deliberating in closed session. Council Member Audrey Pierce asked whether the questions were prescribed by statute; Mr. Brickey stated they were not and said he would circulate a draft list and take additional suggestions before the notice was posted. Council Member Pierce requested that the questions be approved at the next meeting, and Brickey agreed.

10. COUNCIL REPORTS

Council Member Trish Hull stated that previous discussions on UFA had already provided her update regarding the Wildland Urban Interface Code. She had nothing further to add.

Council Member Steve Prokopolis reported on UPD matters. He stated that officers continued to perform well and that calls for service were higher year over year. He explained that discussions were ongoing with Salt Lake County and the facilitation team regarding the county's future involvement in the Salt Lake Valley Law Enforcement Service Area. He noted that four subcommittee meetings had been held but expressed frustration that no progress had been made. He also stated that the sheriff would present the 2026 budget request later in the week. Council Member Hull added that a similar facilitation effort was underway on the Unified Fire Authority side involving the county. She stated that the issue centered on Salt Lake County's unwillingness to pay for canyon services through its general fund. She reported that facilitation had not yielded a solution, that the county had agreed to a temporary arrangement for the current year, and that contributions would gradually be reduced. She said the county planned to work with the legislature to explore alternate funding sources but expressed

skepticism about a long-term resolution.

Council Member Mick Sudbury stated that he had no updates at this time.

Council Member Audrey Pierce presented her report, stating that she served on the Animal Services Board and that the board had released a quarterly report. She highlighted several portions of the report for the public, explaining that animal services covered a wide range of functions including shelter operations, intake of animals from incidents such as house fires, and other field responses. She reported that the year-to-date numbers for animals fostered and rescued were strong and noted that all shelters in Utah operated as no-kill facilities, with euthanasia occurring only for medical or similar reasons. She reviewed the breakdown of animals taken from Magna, stating that most were dogs, with some isolated cases involving livestock and small animals. She reviewed additional service statistics, including impounds, which totaled 89 year to date, and noted that the euthanasia number remained very low due to the state's no-kill policy. She also summarized quarterly versus year-to-date comparisons and highlighted the rise in licensed animals, noting that a new app had improved renewal reminders, particularly for seniors who received discounted fees. She also reported on the "Spay-ghetti and No Balls Gala," a fundraiser that generated \$120,000 for community spay and neuter programs. She stated that the annual adoption event had drawn 50 vendors, offered free microchipping, and resulted in 127 pet adoptions.

Council Member Pierce then reported on the Magna Mosquito Abatement District. She stated that the district had selected a new office facilitator, who had been training for two months and had completed all required certifications, including recorder-related licensing. She reported that the board had authorized a bonus for outgoing facilitator Judy, who retired after more than 20 years of service and would remain on the books through the end of the month to finalize the transition. She also stated that the district had begun preliminary discussions about adjusting and expanding its boundaries. She explained that the mosquito abatement district did not share identical boundaries with Magna City and currently covered portions of Salt Lake City and Kearns. She stated that the board was exploring expansion into additional areas of Kearns and potentially modifying boundaries around the Great Salt Lake in coordination with Salt Lake City's mosquito abatement district. She emphasized that discussions were in the early stages and that any changes would require the full redistricting process, including public hearings. She concluded by noting that the goal of any adjustments would be to establish cleaner, more consistent boundaries.

Council Member Sudbury moved to recess the City Council Meeting and move to the Board of Canvassers Meeting. Council Member Hull seconded the motion; vote was 4-0, unanimous in favor with Mayor Barney being absent from the vote.

The council returned to the regular City Council Meeting after adjourning the Board of Canvassers Meeting.

Council Member Hull move to recess the City Council Meeting and move to a Closed Session. Council Member Sudbury seconded the motion; vote was 4-0, unanimous in

favor with Mayor Barney 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

12. ADJOURN

Council Member Sudbury moved to adjourn the November 18, 2025 Magna City Council Meeting. Council Member Hull seconded the motion; vote was 4-0, unanimous in favor with Council Member Pierce absent from the vote.

This is a true and correct copy of the November 18, 2025 City Council Meeting Minutes, which were approved on December 8, 2025.

Attest:

Diana Baun, Magna City Recorder

Eric Barney, Magna City Mayor