



**MAGNA CITY COUNCIL
MEETING AGENDA
January 13, 2026**

****AMENDED AGENDA****

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 **13th day of January 2026** 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.***

Approximate Meeting Time Length: 155 minutes

6:00 PM – PUBLIC MEETING

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

4. PUBLIC COMMENTS (Limited to 2 minutes per person)

Anyone who wants to speak on an item that is not on the public hearing agenda must sign up and will be called in order. Please state your name. Councilmembers will not respond during public comments, but city staff will follow up if needed. Questions can be submitted using the QR code at the entrance. ***Comments are limited to two (2) minutes.***

5. STAKEHOLDER REPORTS

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

6. CONSENT AGENDA (5 minutes)

- A. Approve City Council Meeting Minutes
 - 1) December 9, 2025 City Council Meeting

7. PRESENTATION ITEMS - *None*

8. COUNCIL BUSINESS

- A. District 3 Council Member Mid-Term Vacancy Interviews and Selection – ***Diana Baun, City Recorder and David Brickey, City Manager*** (90 minutes)
- B. **Resolution R2025-01**, Appointing a Representative to the Greater Salt Lake Municipal Services District Board – ***David Brickey, City Manager*** (5 minutes)
- C. **Resolution R2025-02**, Consideration & Possible Action of Increasing the Procurement Threshold Within the General Provisions of the "Purchasing, Contracting and Procurement" Policy – ***David Brickey, City Manager*** (10 minutes)
- D. Consideration & Possible Action of Purchasing Real Property (3151 Broadway Street) in Magna City – ***David Brickey, City Manager*** (10 Minutes)
- E. Discussion and Potential Approval of Proposal by AJC Architects to Act as Magna City's Construction Management Supervisor – ***David Brickey, City Manager*** (5 minutes)

9. MANAGER/CITY ATTORNEY UPDATES (5 minutes)

- A. City Manager Updates – *David Brickey, City Manager*
- B. City Attorney Updates – *Paul Ashton, City Attorney*

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 WEBINAR: Magna City Council Meeting

When: January 13, 2025, 06:00 PM Mountain Time (US and Canada)

<https://us06web.zoom.us/j/87125783065?pwd=qGJpbcYeym8glgEIUdS6RH8GsIA8p9.1>

Webinar ID: 871 2578 3065

Webinar Passcode: 729950

Successful sign-in to a Zoom account is required to access this webinar, one can be created for free at any time on the Zoom website or mobile/desktop app.

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: January 12, 2025

MAGNA CITY COUNCIL

RESOLUTION NO. R2026-01

DATE: January 13, 2026

A RESOLUTION APPOINTING _____ AS MAGNA'S REPRESENTATIVE TO THE GREATER SALT LAKE MUNICIPAL SERVICES DISTRICT'S BOARD OF TRUSTEES

RECITALS

WHEREAS, the City of Magna ("Magna") is a member entity of the Greater Salt Lake Municipal Services District (the "MSD"); and

WHEREAS, as a municipality, Section 17B-2a-1106 (2)(b)(i) of the Utah Code requires the Magna City Council (the "Council") to appoint a representative to the MSD Board of Trustees; and

WHEREAS, former Mayor Eric Barney, whose term ended on January 5, 2025, previously represented Magna on the MSD Board of Trustees; and

WHEREAS, the Council desires to appoint _____ to replace Mayor Barney as Magna's representative to the MSD Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED BY THE MAGNA CITY COUNCIL
EFFECTIVE IMMEDIATELY:

1. The Council appoints _____ as Magna's representative on the MSD Board of Trustees.

2. _____ and Magna staff are authorized to provide the MSD with this resolution and to provide the MSD with _____'s contact information.

3. The Council thanks Mayor Barney for his dedicated service on the MSD Board.

[execution on following page]

ADOPTED AND APPROVED at a duly called meeting of the Magna City Council on this 13th day of January 2026.

CITY OF MAGNA

By: _____
Mick Sudbury, Mayor

ATTEST

Diana Baun, Recorder

VOTING:

Mayor Sudbury	voting _____
Council Member George	voting _____
Council Member Olsen	voting _____
Council Member Pierce	voting _____
Council Member Prokopis	voting _____
Council Member _____	voting _____

MAGNA CITY

RESOLUTION NO.: R2026-02

DATE: January 13, 2026

**A RESOLUTION OF THE MAGNA CITY COUNCIL AMENDING POLICY #2 –
PURCHASING, CONTRACTING, AND PROCUREMENT AMENDING AN ARTICLE
TO THE POLICY.**

RECITALS

- A. Magna City (“**Magna**”) is a municipality pursuant to Utah Code § 10-1-201.5 *et seq.*
- B. Magna City Council (the “**Council**”) is the municipal legislative body for Magna pursuant to Utah Code §10-3b-302.
- C. On January 9, 2018 the Council adopted Ordinance 18.01.01 Creating Policy #2 – Purchasing, Contracting and Procurement (“Policy #2”) to provide a process for Magna to procure goods and services for the operation of the municipality.
- D. During the Council Meeting of August 13, 2019 it was directed by the Council that Policy #2 be amended to add a section to allow the Purchasing Agent and Council to procure goods and services using the Approved Vendor Lists maintained by the State of Utah and Salt Lake County, respectfully.
- E. During the development of the Policy #2 amendments, it has become clear that current procurement opportunities have been stymied by a low threshold.
- F. The Council wants to advance the goals of the City by making improvement opportunities less onerous.

THEREFORE BE IT RESOLVED, the Magna City Council Hereby approved the attached amendments to Policy #2, hereinafter to be known as Exhibit A, to allow increase the threshold of the procurement process where services, wages & _____ are less than \$250,000.

{Execution on Following Page}

APPROVED AND ADOPTED in Magna, Salt Lake County, Utah this 13th day of January 2026.

FOR MAGNA CITY:

Mick Sudbury, Mayor

ATTEST:

Diana Baun, City Recorder

APPROVED AS TO FORM:

Paul Ashton, City Attorney

VOTING:

Mayor Sudbury voting _____

Council Member George voting _____

Council Member Olsen voting _____

Council Member Pierce voting _____

Council Member Prokopis voting _____

Council Member _____ voting _____

- g. “Purchasing agent” means the person duly authorized by the Metro Township Council to enter into and administer contracts and make written determinations with respect thereto.
- h. “Purchase description” means the words used in a solicitation to describe the supplies, services or construction to be purchased, and includes specifications attached to or made a part of the solicitation.
- 1. “Request for proposals” means all documents, whether attached or incorporated by reference, used for soliciting proposals.

ARTICLE II

OFFICE OF THE PURCHASING AGENT

The Council shall appoint a Purchasing Agent. The Purchasing Agent shall be responsible to make procurements, solicit bids and proposals, enter into and administer contracts, and make written determinations for the Metro Township.

ARTICLE III

SOURCE SELECTION AND CONTRACT FORMATION - GENERAL PROVISIONS

- 1. Purchase not requiring sealed bids.
 - a. Procurements costing less than \$10,000 in total, or procurements costing less than \$40,000 with Council approval, shall not require bids of any type. (Purchases shall not be artificially divided so as to constitute a small purchase under this section.)
 - b. Procurements costing more than \$10,000 but less than \$40,000 in total, shall require 2 telephone bids.
 - c. Purchases made through the cooperative purchasing contracts administered by the State Division of Purchasing or other governmental entity which has applied its purchasing and procurement policies.
 - d. Purchases made from a single-source provider.
 - e. Purchases required during an emergency i.e. an eminent threat to the public's health, welfare, or safety. However, as much competition as practical should be obtained; and, such purchases should be limited to amounts necessary to the resolution of the emergency.
- 2. Purchases requiring sealed bids.



October 23, 2025

Municipal Services District
Daniel Torres
2001 S State #N3-600
Salt Lake City, Utah, 84190
(385) 226-2797

Via e-mail: dtorres@msd.utah.gov

**RE: Magna Community Center / City Hall Renovation
Architectural Design Services for the Remodel of the Webster Community Center**

Daniel:

ajc architects has been asked to provide design fees for the remodel of the existing Webster Building based on the findings of our previous Feasibility Study. We understand the Scope of Work to be as follows.

Scope of Work

This proposal outlines the professional architectural and engineering scope of services for the **Magna Community Center / City Hall Renovation Project**. The project involves adaptive reuse and renovation of the existing Magna Webster Community Center located at 8952 West Magna Main Street to serve as the new **Magna City Hall and Civic Center**.

The renovation will modernize the 7,000 SF facility to accommodate civic offices, public meeting areas, and community gathering spaces, addressing deficiencies identified in the 2025 Feasibility Study. Work includes architectural reconfiguration, seismic and structural evaluation, mechanical and electrical system replacement, accessibility upgrades, and site and civil improvements.

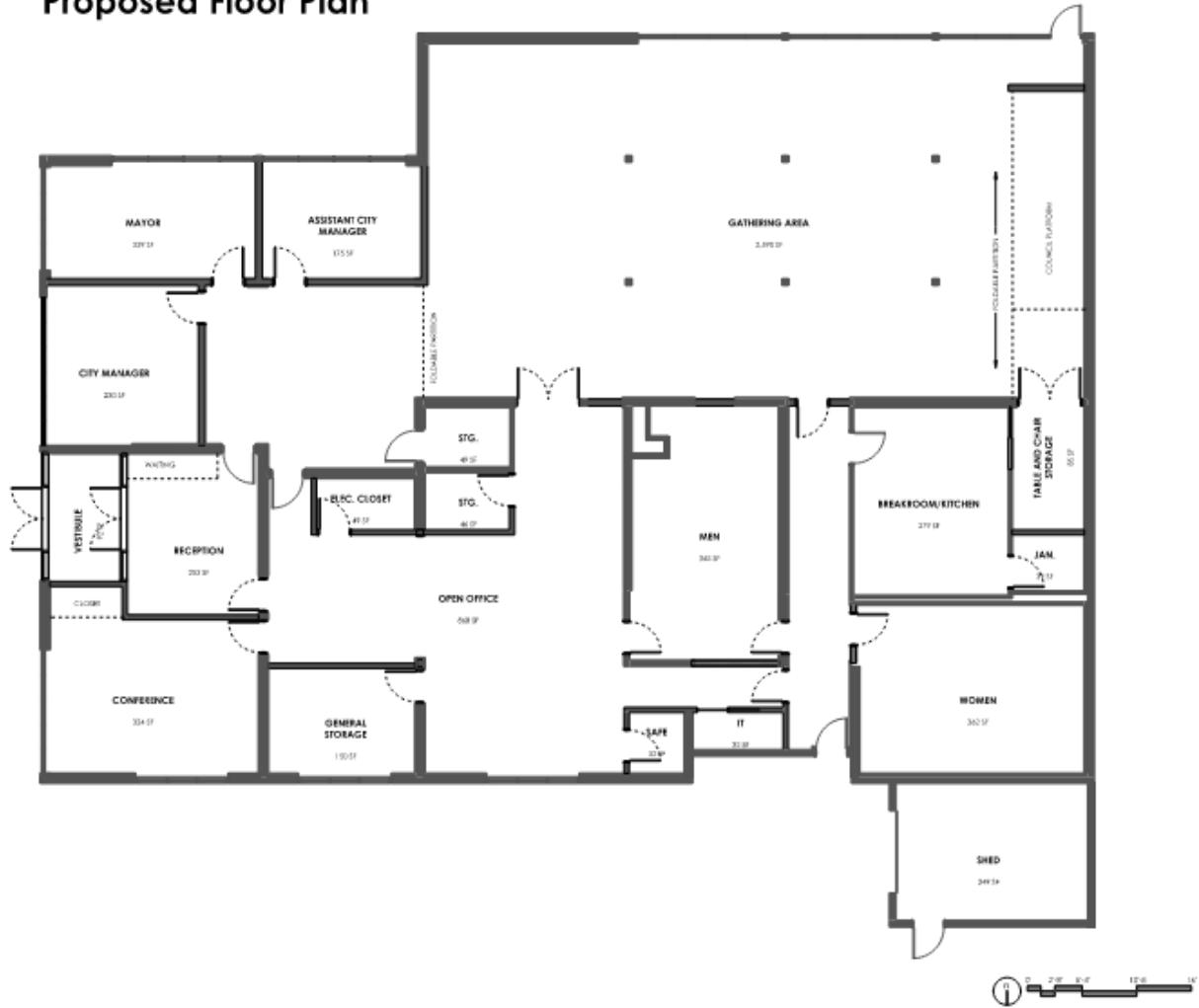
Project Type:	Civic / Adaptive Reuse
Approximate Area:	~7,000 SF
Total Construction Budget:	\$2,528,641 (anticipated) + \$213,360 for Alternate Structural Updates
Design Schedule:	5 months (Design Development through Bid Documents)
Construction Duration:	6–8 months (estimated)

Scope of Services (by discipline)

- **Architecture** – Redesign interior layout for new program; relocate primary entry; updates for accessibility, energy efficiency, and aesthetics while preserving key character; documentation for permitting, bidding, and construction.
- **Building Code/Permitting** – Coordinate with AHJ; uses remain similar to existing; based on preliminary analysis, no new fire sprinkler or major fire separations anticipated.
- **Structural** – Confirm existing conditions (masonry/shear wall retrofits noted); design localized modifications required by remodel; no mandatory seismic upgrade anticipated based on current occupancy/remodel concepts.
- **Mechanical (HVAC)** – Replace end-of-life equipment (~ final third of RTUs); retain serviceable units; rebalance/controls to suit new layout.

- **Electrical** – Comprehensive upgrade to resolve code issues; replace outdated panelboards; new distribution/branch panels; power, short-circuit, and arc-flash studies; system labeling.
- **Civil/Site** – Targeted improvements: repair/replace failed asphalt and subgrade; minor sidewalk repairs; clean/verify storm drainage inlets; design repair/replacement of the exiting sewer line; coordinate water/power/gas/sanitary services.

Proposed Floor Plan



Design Services

- Preparation of design development drawings illustrating all architectural, structural, mechanical, electrical, and civil improvements.
- Coordination meetings with the Client, MSD, and consultants.
- Preparation of construction documents suitable for competitive bidding, including code analysis, accessibility compliance, and sustainability integration.
- Incorporation of consultant engineering systems:
 - Electrical: Replacement of aged panels, new service entrance, emergency lighting, fire alarm, and IT systems.
 - Mechanical: Replacement of outdated RTUs and furnace split systems with new efficient units; improved ventilation and zoning.
 - Structural: Evaluation of unreinforced masonry and wood systems; retrofit recommendations to improve lateral resistance.
 - Civil: Correction of site drainage, ADA slopes, and pavement replacement.
- Coordination with local authorities and code officials (Salt Lake County Building Department, Fire Marshal, etc.).

Bidding Services

- Preparation and issuance of Addenda.
- Response to bidder RFIs.
- Attendance at one pre-bid meeting.

Construction Administration

- Review of submittals and shop drawings.
- Response to contractor RFIs.
- Weekly VIRTUAL Construction Meetings | One construction observation site visit per month.
- Preparation of minor field modifications, clarification sketches, and punch list review.
- Review of pay applications and change orders.
- Substantial and final completion verification.

Proposed Schedule

1. Project Kickoff/Design Review	2 Weeks
2. Schematic Design/Design Development	8 weeks
3. Construction Documents	8 weeks
4. Permitting	3 weeks
5. Bidding	2 weeks
6. Construction	6-8 months

Deliverables

Construction Drawings.
Project Manual - Specifications.
Permit Application.

Project Budget

Construction ROM Budget: **\$2,528,641** + Bid Alternate – Structural Upgrades **\$213,360** = **\$2,742,001**

Fee Proposal **\$218,950**

Architecture & Interior Design	ajc architects	\$ 142,500
Structural	KPFF	\$ 22,200
Mechanical	WHW Engineering	\$ 14,000
Electrical	Spectrum Engineering	\$ 16,750
Civil	Meridian Engineering	\$ 20,000
Landscape	Great Basin	\$ 3,500
Total Fee		\$ 218,950

Supplemental Services

Construction Cost Estimating—CCC	\$ 6,510
Site Survey – Meridian	\$ 7,785
Lot Consolidation – Meridian	\$ 4,475
Audio Visual Design – Spectrum Engineers	\$ 5,000
Telecommunications – Spectrum Engineers	\$ 1,675
Security Systems – Spectrum Engineers	\$ 1,675
Fire Sprinkler Specifications – WHW Engineering	\$ 2,000
Hat Truss Structural Alteration – KPFF	\$ 12,800

All submittals for review and All Final Record Documents will be electronically provided via pdf.

No hard copies included in this fee proposal.

If hard copies are required/requested, we will submit an invoice for printing expenses as a direct reimbursable cost/separate fee.

Items Excluded

FFE

Specialty acoustical or audiovisual design beyond basic coordination.

Geotechnical Investigation: To be provided by the Client.

HAZMAT: To be provided by the Client.

LEED/Energy Star: Client is not requiring this for the project.

Energy Modeling: Not anticipated- if required, Client will contract direct

Envelope Consultant: Not anticipated- if required, Client will contract direct

Fire Flow: Anticipated to not be required since the building is currently sprinkled.

AV & Security Design: Provided by Client.

Fire Suppression System: Will be a deferred submittal by the General Contractor.

Site Survey Not anticipated: can be provided as needed as additional services

MEP Commissioning: If required, Client will contract direct

Landscape Architecture: (No modifications to landscape design are anticipated)

Please review this proposal and let us know if you have any questions or need any additional information. If acceptable, this will be Modification #2 to our existing contract dated April 22, 2025.

Sincerely-

Jill A. Jones, AIA LEED® AP BD+C
Sr. Principal Architect, **ajc architects**



Heber Slabbert
Sr. Principal Architect, **ajc architects**



Fee Approval: \$ 218,950 + Supplemental Services

Client to list the Supplemental Services to include:

This will be Modification #2 to our existing contract dated April 22, 2025.

name

signature

date

September 4, 2025

Re: Civil Design for Magna City Hall in Magna Utah
Subject: Proposal to Provide Professional Civil Engineering Services

Pursuant to your request that Meridian Engineering, Inc. (Meridian) provide Civil Engineering services on the above-referenced project, we respectfully offer the attached scope of work services with associated fees.

We understand that the project includes the redevelopment of an existing building at 8952 W Magna Street for the new Magna City Hall. We anticipate that the project will be bid in one contract with one set of construction documents and construction period services.

All work will be encompassed in the existing site. We anticipate new parking lots, site walkways, and other site elements will be included in the design. We anticipate that the existing driveways will be used. Except for utility laterals serving the renovated building from the city roadway, **No** improvements to existing city streets are included in this SOW. As part of these improvements, retention/detention ponds may need to be created to hold site storm water. The outlet for the storm water is in 8950 West at the North-east side of the project. Design of Utility laterals serving the new building is included in this SOW. No utility mainline design is included in the SOW. Other utility design is **not** included in this Scope of Work. We have assumed in this proposal that there will be adequate utility service capacity.

Meridian appreciates the opportunity to provide this proposal to you for approval. If you need any other information or clarification regarding this scope of work, do not hesitate to contact me.

Respectfully,



Mark Cook, PE
Meridian Engineering, Inc.



SCOPE OF WORK

Site Improvement Plans

The following items will be completed as part of the Civil Site Development plan for each site outlined above.

- A. Drainage and grading plans of the new site to meet City Requirements. Existing grades of the site will be based on the Survey (provided by others, if survey work is provided by Meridian, it will be under separate SOW.) Complete site retention/detention storage design in accordance with city standards. Drainage and grading plans indicating structure finish floor grades, pavement grades, curb and gutter grades, and general site drainage necessary to construct the development. Retaining walls need to be completed by the Structural Engineer on the design team and are **not** included in the Civil Scope of Work.
- B. Complete drainage report for City review and provide design of on-site detention storage of stormwater runoff, if necessary, for the improvements at the existing site.
- C. Site layout plans (Horizontal Control) will be completed by the **Meridian**, based on a developed Autocadd based site plan prepared by the **Architect**. All dimensions of parking areas, roads, walkways, curb lines, building locations etc. from the exterior boundary will be completed by the Meridian. Additional information required to support layout of the site utilities will be provided on the utility plans by Meridian. Coordinates to locate the building on the site wall also be provided on the Civil Plans. Details and design for the fencing, retaining walls and sections, and surface treatments, bollards, stairways, and other such items will be designed by the **Architect** or others and are **not** included in the Civil Scope of Work. We do not anticipate retaining walls on this site, but if needed, we will indicate the top and exposed bottom of the walls. However, the retaining wall schedule and details will be completed by others.
- D. New Utility plans to the new building including sewer, water, and roof drainage. Utility plans indicating size and location of water, sewer, and storm drain lines. Service laterals will be included within 5' of the new or existing structures. Size and routing of power and telephone lines will be completed by the **Electrical Engineers** on the design team. The location of these lines to be provided to Meridian and overlaid on the site plans for coordination if provided to Meridian. The utilities which are to be abandoned in place will be outlined as well as utilities to be excavated and removed from the site and will be coordinated with the **Architect**. Any grease trap required for the new building sewer will be completed by the **Mechanical Engineer**. The new connections to the City sewer, water, or drainage systems will be included in the Civil Plans that do not extend more than 50' from the site boundary. Any new gas lines will be shown to the meter however



design of gas lines to be done by Gas Company. We will coordinate any new gas lines with Gas Company.

- E. Site and Utility Demolition Plans. Demolition of electrical lines, communication lines, high temp lines, chilled water lines, steam lines or other mechanical buried systems will be completed by the **Electrical Engineer or Mechanical Engineer** and are not included in this scope of work. Demolition of existing structures will be completed by the **Architect** and are not included in this scope of work. Demolition of existing site improvements, such as curb & gutter, sidewalk, pavement, trees, site walls, and improvements required for removal of existing utilities or new utilities will be included on the Plans prepared by Meridian.
- F. Prepare project specifications for civil/site improvements. Prepare miscellaneous details required for utility and site improvements that are not provided as part of the Standard Details for the City or the Utility District provided as part of the Standard Details for the City or the Utility District.
- G. Complete an erosion control plan showing anticipated best management practices to be completed by the Contractor. County / City details will be used for site dust and erosion control measures.
- H. Record Drawings incorporating contractor redlines, PR's, Site Memo, RFI's etc. are included in this SOW.

Project Coordination & Meetings

- A. Coordination discussion with the design team and City will be completed by Meridian's Project Manager. Meetings are anticipated twice monthly until the project site work is bid. Meetings that extend beyond this period will not be included in this Scope of Work.
- B. Coordination meetings with the appropriate utility provider for water, sewer, and storm drain, are included in the Scope of Work.

Construction Period Services

Outlined below is the anticipated involvement for Meridian during the Bid and Construction Phase of the Project:

1. Attend the Pre-Bid Conference and Construction Site Visits as needed.
2. Responses to contractor questions.
3. Review work progress Paving as outlined in the bid documents.
4. Review of Submittals for the Civil work.
5. Prepare Punchlist for Final Completion
6. Prepare Record Drawings.

Attendance of additional meetings, redesign of utility or site items, or other items requested by Client will be performed at the hourly rates as outlined on the schedule included in this proposal.



ITEMS PROVIDED TO MERIDIAN BY CLIENT

- A. The conceptual site layout for the project will be provided by the **Architect in CADD laid out on topo of the survey**. Development of the final site plan will be completed between the Architect and Meridian.
- B. A **3D** topographic, boundary, and Utility survey of the project location will be provided by the **Client with all survey points included in the file. The client will provide these files in Civil 3D 2015 or later**. Additional survey support for required easement, dedications, etc. are **not** included in this scope of work, but this can be completed by Meridian as part of a scope modification or separate service agreement. If Meridian is **not** the one to supply the survey for the project an additional civil fee will be included in this SOW to account for the drafting time to make it compatible with Meridian standards. This will not include any additional survey work, that would need to be a separate SOW.
- C. Any necessary environmental clearances will be provided to Meridian.
- D. A Geotechnical Evaluation of the site including pavement design, utility bedding parameters, and general site excavation and grading recommendations will be provided to Meridian. A Percolation Tests for site pumps or infiltration systems, as needed, will also be provided to Meridian as part of the geotechnical evaluation. The Slope stability analysis for any walls will also be included in the geotechnical evaluation.
- E. Any public street improvement items deemed necessary by the Traffic Impact Study are not included in the SOW. If necessary, The Traffic Impact Study will be provided to Meridian a minimum of 30 days prior to the required submittal date to City/UDOT. If new public street improvements are required, then a scope modification will be necessary to complete the required public street improvements to support the development.
- F. An electronic copy of the record plans for the site will be provided to Meridian if they are available.

ITEMS NOT PROVIDED BY MERIDIAN

- A. Civil plans will be submitted to the **Architect** for submission to all different governing agencies for permits. Meridians' Scope of Work does **not** include obtaining any permits but will help resolve issues with the Architect and the governing or permitting agency. **No** City Planning and Zoning or City Council Meetings are included in the SOW.
- B. Subsurface utility designation (SUE) and potholing are **not** part of this Scope of Work. Potholing and utility designation may be necessary if there are existing utilities that need to remain undisturbed or need to be located for the design of new gravity utility connections. This subsurface utility engineering (SUE) is **not** included in this Scope of Work. If utility designation or potholing work is necessary for the project, the SUE work should be completed prior to Design Development Submission of construction plans to determine possible utility conflicts during the design phase of the project and to avoid any



potential utility conflicts. Meridian can coordinate this work with a sub-consultant if this becomes necessary.

- C. A Fire Flow Testing is not part of this Scope of Work.
- D. Preparation of a complete Storm Water Pollution Prevention Plan (SWPPP) will be prepared by the **Contractor**, including the completion of all necessary forms for SWPPP permitting.
- E. Preparation of a Long-Term Water Management Plan is not included in this scope of work.
- F. Additional survey investigations or easement descriptions are not included in this scope of work.
- G. And Engineers Estimate for site improvements or city ROW improvements is not included in this SOW. It is assumed the contractor will provide these costs. It can be provided by Meridian as part of a Scope Mod if desired.
- H. Any “certification” of as built required by a city/county or owner is not included in this Scope of work. If it is required by the owner or reviewing municipality, an as-built survey (also not in this SOW) will be required as part of a scope modification as well as costs to cover reviewing of the as-built survey and design drawings and making any changes to the design drawings to update them.
- I. Environmental Clearances are not included in the SOW.
- J. Traffic Impact Study for city Roadways are not included in the SOW
- K. No Landscaping Plans are included in this SOW. If no Landscape Architect is hired for this project, Meridian can show a typical trenching detail to remove and replace as per existing conditions, and/or they can show new landscape rock per owners direction. But no sprinkler, demo or proposed landscape plans are included in this SOW.

DELIVERABLES

All deliverables for the new improvements are outlined below.

- A. Civil/Site Specifications and General Notes and Details Sheet.
- B. Site and Utility Demolition Plans.
- C. Site Layout and Paving Plans.
- D. Site Utility Plans.
- E. Site Drainage and Grading Plans.
- F. Erosion Control Plan and Detail Sheets.
- G. Storm Drainage Report and Submittal to City for Drainage Release Permit.
- H. Construction Period Services as outlined and Record Drawings.



PROJECT FEE

Meridian proposes to provide the above-defined scope of work services for a lump sum price shown below. The breakdown of our costs is as follows:

TASK	FEE SCHEDULE
Schematic Design	\$ 3,000.00
Design Development	\$ 6,000.00
Construction Documents	\$ 9,000.00
Bid Period, Addendums, & Permit Review	\$ 1,000.00
Construction Period Services	\$ 1,000.00
Civil Design Subtotal	\$ 20,000.00
Optional Survey Services (Separate Proposal)	\$ 12,350.00
Total with Optional Survey Services	\$ 32,350.00

Fee Schedule Notes:

- * *Estimated hours for coordination. Additional hours at hourly rates indicated below.*
- ** *Copies of documents will be a direct expense paid by the Client.*
- *** *Estimated Meeting and Administration Costs for the specified Contract Time.*

HOURLY STAFF RATES

Items which are not included in this Scope of Work but are still required for completion of the project will be completed on an hourly basis upon written approval from the Client. The hourly rates for additional work or for line items in the Fee Schedule above are outlined below.

Principal	\$ 275.00
Project Manager	\$ 225.00
Project Engineer	\$ 185.00
Design Engineer	\$ 125.00
Project Surveyor	\$ 185.00
2-Man Survey Crew	\$ 200.00
CAD Drafting / Design	\$ 75.00 – \$95.00
Clerical	\$ 75.00
Outside Consultants	\$ Cost + 12%

Additional work which is not included in this Scope of Work but required for the project will be approved by the Client and completed at the hourly staff rates shown below.



PROJECT LOCATION



September 4, 2025

Re: Civil Design for Magna City Hall in Magna Utah
Subject: Proposal to Provide Professional Civil Engineering Services

Pursuant to your request that Meridian Engineering, Inc. (Meridian) provide Civil Engineering services on the above-referenced project, we respectfully offer the attached scope of work services with associated fees.

We understand that the project includes the redevelopment of an existing building at 8952 W Magna Street for the new Magna City Hall. We anticipate that the project will be bid in one contract with one set of construction documents and construction period services.

All work will be encompassed in the existing site. We anticipate new parking lots, site walkways, and other site elements will be included in the design. We anticipate that the existing driveways will be used. Except for utility laterals serving the renovated building from the city roadway, **No** improvements to existing city streets are included in this SOW. As part of these improvements, retention/detention ponds may need to be created to hold site storm water. The outlet for the storm water is in 8950 West at the North-east side of the project. Design of Utility laterals serving the new building is included in this SOW. No utility mainline design is included in the SOW. Other utility design is **not** included in this Scope of Work. We have assumed in this proposal that there will be adequate utility service capacity.

Meridian appreciates the opportunity to provide this proposal to you for approval. If you need any other information or clarification regarding this scope of work, do not hesitate to contact me.

Respectfully,



Mark Cook, PE
Meridian Engineering, Inc.



SCOPE OF WORK

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The following items will be completed as part of the Civil Site Development plan for each site outlined above.

- A. Drainage and grading plans of the new site to meet City Requirements. Existing grades of the site will be based on the Survey (provided by others, if survey work is provided by Meridian, it will be under separate SOW.) Complete site retention/detention storage design in accordance with city standards. Drainage and grading plans indicating structure finish floor grades, pavement grades, curb and gutter grades, and general site drainage necessary to construct the development. Retaining walls need to be completed by the Structural Engineer on the design team and are **not** included in the Civil Scope of Work.
- B. Complete drainage report for City review and provide design of on-site detention storage of stormwater runoff, if necessary, for the improvements at the existing site.
- C. Site layout plans (Horizontal Control) will be completed by the **Meridian**, based on a developed Autocadd based site plan prepared by the **Architect**. All dimensions of parking areas, roads, walkways, curb lines, building locations etc. from the exterior boundary will be completed by the Meridian. Additional information required to support layout of the site utilities will be provided on the utility plans by Meridian. Coordinates to locate the building on the site wall also be provided on the Civil Plans. Details and design for the fencing, retaining walls and sections, and surface treatments, bollards, stairways, and other such items will be designed by the **Architect** or others and are **not** included in the Civil Scope of Work. We do not anticipate retaining walls on this site, but if needed, we will indicate the top and exposed bottom of the walls. However, the retaining wall schedule and details will be completed by others.
- D. New Utility plans to the new building including sewer, water, and roof drainage. Utility plans indicating size and location of water, sewer, and storm drain lines. Service laterals will be included within 5' of the new or existing structures. Size and routing of power and telephone lines will be completed by the **Electrical Engineers** on the design team. The location of these lines to be provided to Meridian and overlaid on the site plans for coordination if provided to Meridian. The utilities which are to be abandoned in place will be outlined as well as utilities to be excavated and removed from the site and will be coordinated with the **Architect**. Any grease trap required for the new building sewer will be completed by the **Mechanical Engineer**. The new connections to the City sewer, water, or drainage systems will be included in the Civil Plans that do not extend more than 50' from the site boundary. Any new gas lines will be shown to the meter however



design of gas lines to be done by Gas Company. We will coordinate any new gas lines with Gas Company.

- E. Site and Utility Demolition Plans. Demolition of electrical lines, communication lines, high temp lines, chilled water lines, steam lines or other mechanical buried systems will be completed by the **Electrical Engineer or Mechanical Engineer** and are not included in this scope of work. Demolition of existing structures will be completed by the **Architect** and are not included in this scope of work. Demolition of existing site improvements, such as curb & gutter, sidewalk, pavement, trees, site walls, and improvements required for removal of existing utilities or new utilities will be included on the Plans prepared by Meridian.
- F. Prepare project specifications for civil/site improvements. Prepare miscellaneous details required for utility and site improvements that are not provided as part of the Standard Details for the City or the Utility District provided as part of the Standard Details for the City or the Utility District.
- G. Complete an erosion control plan showing anticipated best management practices to be completed by the Contractor. County / City details will be used for site dust and erosion control measures.
- H. Record Drawings incorporating contractor redlines, PR's, Site Memo, RFI's etc. are included in this SOW.

Project Coordination & Meetings

- A. Coordination discussion with the design team and City will be completed by Meridian's Project Manager. Meetings are anticipated twice monthly until the project site work is bid. Meetings that extend beyond this period will not be included in this Scope of Work.
- B. Coordination meetings with the appropriate utility provider for water, sewer, and storm drain, are included in the Scope of Work.

Construction Period Services

Outlined below is the anticipated involvement for Meridian during the Bid and Construction Phase of the Project:

1. Attend the Pre-Bid Conference and Construction Site Visits as needed.
2. Responses to contractor questions.
3. Review work progress Paving as outlined in the bid documents.
4. Review of Submittals for the Civil work.
5. Prepare Punchlist for Final Completion
6. Prepare Record Drawings.

Attendance of additional meetings, redesign of utility or site items, or other items requested by Client will be performed at the hourly rates as outlined on the schedule included in this proposal.



ITEMS PROVIDED TO MERIDIAN BY CLIENT

- A. The conceptual site layout for the project will be provided by the **Architect in CADD laid out on topo of the survey**. Development of the final site plan will be completed between the Architect and Meridian.
- B. A **3D** topographic, boundary, and Utility survey of the project location will be provided by the **Client with all survey points included in the file. The client will provide these files in Civil 3D 2015 or later**. Additional survey support for required easement, dedications, etc. are **not** included in this scope of work, but this can be completed by Meridian as part of a scope modification or separate service agreement. If Meridian is **not** the one to supply the survey for the project an additional civil fee will be included in this SOW to account for the drafting time to make it compatible with Meridian standards. This will not include any additional survey work, that would need to be a separate SOW.
- C. Any necessary environmental clearances will be provided to Meridian.
- D. A Geotechnical Evaluation of the site including pavement design, utility bedding parameters, and general site excavation and grading recommendations will be provided to Meridian. A Percolation Tests for site pumps or infiltration systems, as needed, will also be provided to Meridian as part of the geotechnical evaluation. The Slope stability analysis for any walls will also be included in the geotechnical evaluation.
- E. Any public street improvement items deemed necessary by the Traffic Impact Study are not included in the SOW. If necessary, The Traffic Impact Study will be provided to Meridian a minimum of 30 days prior to the required submittal date to City/UDOT. If new public street improvements are required, then a scope modification will be necessary to complete the required public street improvements to support the development.
- F. An electronic copy of the record plans for the site will be provided to Meridian if they are available.

ITEMS NOT PROVIDED BY MERIDIAN

- A. Civil plans will be submitted to the **Architect** for submission to all different governing agencies for permits. Meridians' Scope of Work does **not** include obtaining any permits but will help resolve issues with the Architect and the governing or permitting agency. **No** City Planning and Zoning or City Council Meetings are included in the SOW.
- B. Subsurface utility designation (SUE) and potholing are **not** part of this Scope of Work. Potholing and utility designation may be necessary if there are existing utilities that need to remain undisturbed or need to be located for the design of new gravity utility connections. This subsurface utility engineering (SUE) is **not** included in this Scope of Work. If utility designation or potholing work is necessary for the project, the SUE work should be completed prior to Design Development Submission of construction plans to determine possible utility conflicts during the design phase of the project and to avoid any



potential utility conflicts. Meridian can coordinate this work with a sub-consultant if this becomes necessary.

- C. A Fire Flow Testing is not part of this Scope of Work.
- D. Preparation of a complete Storm Water Pollution Prevention Plan (SWPPP) will be prepared by the **Contractor**, including the completion of all necessary forms for SWPPP permitting.
- E. Preparation of a Long-Term Water Management Plan is not included in this scope of work.
- F. Additional survey investigations or easement descriptions are not included in this scope of work.
- G. And Engineers Estimate for site improvements or city ROW improvements is not included in this SOW. It is assumed the contractor will provide these costs. It can be provided by Meridian as part of a Scope Mod if desired.
- H. Any “certification” of as built required by a city/county or owner is not included in this Scope of work. If it is required by the owner or reviewing municipality, an as-built survey (also not in this SOW) will be required as part of a scope modification as well as costs to cover reviewing of the as-built survey and design drawings and making any changes to the design drawings to update them.
- I. Environmental Clearances are not included in the SOW.
- J. Traffic Impact Study for city Roadways are not included in the SOW
- K. No Landscaping Plans are included in this SOW. If no Landscape Architect is hired for this project, Meridian can show a typical trenching detail to remove and replace as per existing conditions, and/or they can show new landscape rock per owners direction. But no sprinkler, demo or proposed landscape plans are included in this SOW.

DELIVERABLES

All deliverables for the new improvements are outlined below.

- A. Civil/Site Specifications and General Notes and Details Sheet.
- B. Site and Utility Demolition Plans.
- C. Site Layout and Paving Plans.
- D. Site Utility Plans.
- E. Site Drainage and Grading Plans.
- F. Erosion Control Plan and Detail Sheets.
- G. Storm Drainage Report and Submittal to City for Drainage Release Permit.
- H. Construction Period Services as outlined and Record Drawings.



PROJECT FEE

Meridian proposes to provide the above-defined scope of work services for a lump sum price shown below. The breakdown of our costs is as follows:

TASK	FEE SCHEDULE
Schematic Design	\$ 3,000.00
Design Development	\$ 6,000.00
Construction Documents	\$ 9,000.00
Bid Period, Addendums, & Permit Review	\$ 1,000.00
Construction Period Services	\$ 1,000.00
Civil Design Subtotal	\$ 20,000.00
Optional Survey Services (Separate Proposal)	\$ 12,350.00
Total with Optional Survey Services	\$ 32,350.00

Fee Schedule Notes:

- * *Estimated hours for coordination. Additional hours at hourly rates indicated below.*
- ** *Copies of documents will be a direct expense paid by the Client.*
- *** *Estimated Meeting and Administration Costs for the specified Contract Time.*

HOURLY STAFF RATES

Items which are not included in this Scope of Work but are still required for completion of the project will be completed on an hourly basis upon written approval from the Client. The hourly rates for additional work or for line items in the Fee Schedule above are outlined below.

Principal	\$ 275.00
Project Manager	\$ 225.00
Project Engineer	\$ 185.00
Design Engineer	\$ 125.00
Project Surveyor	\$ 185.00
2-Man Survey Crew	\$ 200.00
CAD Drafting / Design	\$ 75.00 – \$95.00
Clerical	\$ 75.00
Outside Consultants	\$ Cost + 12%

Additional work which is not included in this Scope of Work but required for the project will be approved by the Client and completed at the hourly staff rates shown below.



PROJECT LOCATION





September 5, 2025

Heber Slabbert,
AJC Architects
703 east 1700 south
Salt Lake City, UT 84105

Re: Magna City Hall
Proposal for Additional Structural Engineering Services
KPFF Project #10212400185

Dear Heber:

We are pleased to submit this proposal for structural engineering services required for the above-referenced project. This proposal is based on our work on the feasibility study, dated Aug 2025 and your request for proposal e-mail on September 1, 2025.

PROJECT DESCRIPTION

We understand that the project consists of the renovation the existing Webster Center, located at 8952 W Magna Main Street in Magna, Utah for a new City Hall and Community Center.

We understand that the construction budget for this renovation is \$2.5M to \$2.7M. The renovation program includes potential for adding openings and partial demolition of several structural CMU walls, which will require local strengthening and retrofit.

Optional Structural Alteration: The existing gathering area features an array of columns that block site lines of the council platform and restrict potential uses of the gathering space. KPFF provided a concept as part of the feasibility study for removing the columns below and supporting these points with a few hat trusses above the existing roof. Scope and fee provided in this proposal as an optional service to cover this design in the event that becomes part of the project.

SCOPE OF WORK

Our proposed scope of work for this project includes basic design and construction administration services for the renovation as outlined in the project description.

We assume that alterations and adaptive re-use will not trigger a holistic structural/seismic upgrade. Modifications to permit documents or re-design due to unforeseen conditions, discovered as part of the construction will be provided as an additional service based on negotiated scope and fee.

KPFF will be using Autodesk Revit Software for the coordination and development of the structural drawings for this project. The primary structural elements, designed by KPFF will be modeled to LOD 300 per 2024 LOD Specification by BIM Forum. We assume that as-built Revit model will be provided by AJC.

Heber Slabbert, AJC Architects
Magna City Hall
Proposal for Additional Structural Engineering Services
KPFF Project #10212400185
September 5, 2025
Page 2

During construction, KPFF will visit the project site to observe the construction progress and issue and observation report three times.

FEE

We propose to accomplish the scope of work noted above for the lump sum fee shown below. We propose to bill our services monthly on a percentage completion basis.

Scope	Fee
Base Scope	\$22,200
Hat Truss Structural Alteration (optional)	\$12,800

Additional site visit(s)/structural observations beyond what is noted in our scope of work above will be billed on an hourly basis per our standard hourly rate schedule in Attachment A.

REIMBURSABLE EXPENSES

Reimbursable expenses for messenger and delivery services, reproduction for other than in-house check prints and plots, and travel expenses (parking, mileage, airfare, lodging, etc.) made by KPFF in the interest of the project are separate from our fees and will be billed at cost. All other services that are considered as additional services (beyond the scope of work noted herein) will be billed on an hourly basis per our standard hourly rates. Please refer to Attachment A for our current hourly rate schedule.

AGREEMENT FOR PROFESSIONAL SERVICES

All general Terms and Conditions shall be per our Master Service Agreement, through September 2026.

SUMMARY

Thank you very much for requesting this proposal from us. If this proposal is acceptable to you, please return a signed copy to us prior to the start of work. Please feel free to contact us with any questions or comments.

Sincerely,

Jordan Terry, SE
Principal

Attachments A

Accepted By:

Name

Title

Date

Heber Slabbert, AJC Architects
Magna City Hall
Proposal for Additional Structural Engineering Services
KPFF Project #10212400185
September 5, 2025
Page 3

Attachment A
HOURLY RATE SCHEDULE

2025

PRINCIPAL-IN-CHARGE	\$200.00
ASSOCIATE.....	\$190.00
SR PROJECT MANAGER	\$155.00
PROJECT MANAGER	\$145.00
PROJECT ENGINEER.....	\$135.00
DESIGN ENGINEER.....	\$115.00
PROJECT COORDINATOR.....	\$110.00
BIM COORDINATOR	\$105.00
BIM MODELER.....	\$90.00
ADMINISTRATIVE	\$80.00

Note: Hourly rates will be updated on an annual basis throughout the duration of the project, and services will be billed at the hourly rates in place at the time the service is provided.

Fee Proposal For:

Magna City Hall & Community Center

ajc architects
 Heber Slabbert, AIA, NCARB
 703 East 1700 South, Salt Lake City, UT 84105
 801-466-8818 ext. 114
 hslabbert@ajcarchitects.com

September 4, 2025

This agreement is made between **Spectrum Engineers, Inc.** and **ajc architects**, hereinafter called the "Client."

General Project Description:

We are pleased to provide this proposal for professional engineering design and construction administration services for the project listed above. Our proposal is based on the following general project scope:

Project Type: Government, City Hall
 Project Address: 3455 S 8260 W, Magna, UT 84044
 Owner: Magna City
 Project Size (Square Feet): 7,320SF
 Project Total Construction Budget: \$2,025,000 (Base Concept); \$475,000 (Site Work)
 Project Electrical Construction Budget: \$202,500 (Base Concept); \$47,500 (Site Work)
 Design Schedule Timeframe: 6 months
 Maximum number of Design Bid Packages: One

Project Basis of Fee:

Basic Service Fee	
Electrical - Base Concept	\$13,568
Electrical - Site Work	\$3,183
Total Proposed Basic Service Fixed Fee	\$16,750
Complexity System Service Fees	
Audio/Visual Systems	\$5,000
Telecommunications	\$1,675
Security Systems	\$1,675
Total Proposed Complexity System Service Fixed Fee	\$8,350

Required from Client/Owner:

- As-built MEP drawings
- Revit model or ACAD backgrounds

Basis of Fee:

A. General Design is Limited to:**Design:**

1. Attendance of virtual design meeting(s) as requested by Client.
2. Attendance of in person meeting(s) as requested by Client.
3. Drawings and book form specifications detailing work required.
4. Corrections to our drawings to reflect changes and comments by all Reviewing Authorities.
5. An electronic set of final drawings and specifications in PDF format for record purposes.
6. Revit modeling:
 - All Electrical Level of Development 200

Bidding:

1. Issuing addenda
2. Answering bidders' questions (RFIs, etc.)

Construction Administration:

1. Submittal review and comment
2. Reviewing costs for changes
3. Answering contractor construction related questions (RFI's, etc.)
4. Up to two site visit(s) or construction meetings or observations as requested by Client
5. Minor change order or supplementary instruction preparation
6. One final observation report (excludes testing of systems)
7. Review of O&M manuals

B. Electrical design is limited to:**Power:**

1. Electrical service and distribution
2. Power to support the HVAC systems
3. Power to equipment provided under another division or by owner
4. Outlets and general power
5. Emergency/standby power and distribution
6. Electrical equipment load and rating calculations

Lighting:

1. Site lighting
2. Interior/Exterior/Egress lighting
3. Lighting controls (dimming, daylight, etc.)
4. Computer calculated light levels
5. COMcheck lighting compliance form

Systems:

1. Fire alarm BOD documents for bidding (final documents will be deferred submittal design by contractor)
2. Audio/visual
 - a. Conference Room
 - b. Minor Council Chamber AV
3. Door access control system
4. CCTV security camera system
5. Telecommunications system

Exclusions:

1. Seismic design of non-structural components including electrical equipment and bracing
2. Design meeting or construction visits beyond those included above
3. Phased design or separate bid packages beyond those included above
4. Generation of as-built conditions
5. Battery energy storage system (BESS)
6. Lighting renderings
7. Emergency generator power design
8. Lightning protection system design
9. Photovoltaic power system design
10. Commissioning and testing of electrical systems
11. Telephone and computer active electronic equipment (servers, routers, switches, etc.)
12. TV distribution design
13. Audio/video active equipment design (TV's, projectors, amplifiers, DVD players, etc.)
14. Acoustics design
15. LEED design
 - a. EA credit renewable energy production (PV)
 - b. IEQ credit daylight

Reimbursable Expenses:

Additional services shall be billed at an hourly rate as required according to the following schedule.

Spectrum Hourly Rates	
Principal (Level II)	\$275.00
Principal (Level I)	\$235.00
Associate Engineer	\$200.00
Project Manager	\$185.00
Project Engineer	\$160.00
Systems Consultant	\$140.00
BIM Consultant	\$125.00
EIT	\$120.00
BIM Modeler/CAD Draftsman	\$98.00
Clerical	\$70.00

Authorization to Proceed:

This proposal remains open for a period of 60 days from the date of the proposal.

Terms of payment: 30 days net, without any retentions or deductions, from the date of invoice. Invoices to be processed monthly based on progress billing and work completed to invoice date.

Billing Percentage at Each Phase of Design		
Design Phase	% Complete	Date
Schematic Design	15	TBD
Design Development	20	TBD
Construction Documents	40	TBD
Bidding Assistance	5	TBD
Construction Administration	20	TBD

General Conditions:

- This Agreement shall be interpreted as if equally drafted by the client and Spectrum and shall be enforced according to the laws of the State of Utah. Neither the client nor Spectrum shall assign its interest in this agreement without the written consent of the other. This agreement shall be binding upon and insure to the benefit of the successors, assigns of any other transferees of the client and Spectrum. No rights or benefits are intended or conferred to third parties by this agreement.
- Any delay or default in the performance of any obligation of Spectrum under this agreement from any cause beyond Spectrum's reasonable control shall not be deemed a breach of this agreement. The occurrence of any such event shall suspend the obligation of Spectrum as long as performance is delayed or prevented thereby.
- In the event that payment in full is not made to Spectrum as provided herein, Spectrum shall be entitled to its collection costs, including but not limited to attorney fees, lien fees, and costs of court.
- In the event any term, condition or other provision of this agreement shall be held to be invalid or unenforceable, the remaining provisions shall remain valid and binding upon the parties. One or more waiver of any term, condition or other provision of this agreement by either party shall not be construed as a waiver of a subsequent breach of the same or any other provision.
- This agreement shall be construed and interpreted as if drafted equally by Spectrum and client. Nothing in this agreement, any modification to this agreement, or in any instrument of Spectrum's services shall create a contractual relationship with or a cause of action in favor of any third party against Spectrum or client.
- This agreement may be amended only by written instrument expressly referring hereto and duly signed by the parties. The agreement constitutes the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, and/or agreements, written or oral.

Special Terms and Conditions:

- Spectrum shall perform its services under this agreement consistent with the professional skill and care ordinarily provided by licensed professionals practicing in the same or similar locality under the same or similar circumstances. Spectrum makes no other warranty with regard to its services. Client shall provide prompt written notice to Spectrum if client becomes aware of any error, omission, or defect in Spectrum's services.
- Estimates of construction cost provided by Spectrum represent professional opinion and are subject to change and contingent upon factors over which Spectrum has no control. Spectrum does not guarantee the accuracy of such estimates.
- Except as may be expressly provided otherwise by this agreement, the client recognizes that Spectrum's compensation for any services rendered during construction contemplates one construction contract being let and construction completion within the time period set forth herein. Should for the date for completion of construction be exceeded through no fault of Spectrum by more than sixty (60) days, or more than one construction contract be let, Spectrum's compensation shall be increased for services rendered in relation to such additional contracts or beyond said time period. Spectrum is not responsible for the means, methods, or sequences of construction nor for the safety of workers or others at the construction site. Site observation visits are not inspections, are not exhaustive or continuous, and consist of periodic visits to the project site intended only to determine whether construction is in general conformance with construction contract documents. Spectrum is not responsible for the performance or non-performance of the client or its subcontractors.
- Spectrum shall not be required to execute any documents subsequent to the signing of this Agreement that in any way might, in the sole judgement of Spectrum, increase Spectrum's risk or the availability or cost of its professional or general liability insurance.
- In providing services under this agreement, Spectrum will endeavor to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar conditions. Upon notice to Spectrum and by mutual agreement between parties, Spectrum will without additional compensation, correct those services not meeting such a standard.
- Client limits the liability of Spectrum, its subconsultants/subcontractors, and their respective agents and employees ("Spectrum, et al.") actually or allegedly caused in whole or in part by Spectrum, et al.'s breach of contract, negligence and/or breach of standard of care, professional or otherwise, such that the total aggregate liability of Spectrum, et al. does not exceed Spectrum's compensation or \$100,000, whichever is lesser. Client shall hold harmless and indemnify Spectrum, et al., from and against any such liability in excess of the limit state herein. For purposes of computing said liability, said liability shall include Spectrum, et al.'s defense costs and attorney's fees.
- As an express condition precedent to litigation of any claim, dispute, or other controversy by client against Spectrum arising out of or in any way relating to this agreement, client shall obtain a sworn affidavit containing the written opinion of an independent and reputable design professional, holding the same license as Spectrum and practicing in Utah in the same design discipline as Spectrum, that Spectrum failed to meet the standard of care applicable to Spectrum's performance.
- Any applicable statute of limitations or period of repose will commence to run and any cause of action shall be deemed to have accrued upon the earliest of: (a) the date on which Spectrum completes its performance under this agreement; (b) the date of

substantial completion of the project; or (c) as otherwise provided by law in the absence of the foregoing alternatives. Thereafter, client shall have two (2) years to bring a claim against Spectrum, or else client waives such claim.

- Client agrees, to the fullest extent permitted by law, to indemnify, defend, and hold harmless Spectrum and Spectrum's agents, employees, officers, directors, shareholders, insurers, and consultants from and against any and all claims, losses, costs, and damages of any nature whatsoever, including reasonable attorneys' fees, of third parties arising from or relating to the project or the services the Spectrum performs under this agreement, except if such claims, losses, costs, and damages are adjudged to arise from the negligence or willful misconduct of Spectrum.
- Notwithstanding any other provision of this agreement, Spectrum will not be liable to client for any special, consequential, incidental, or penal losses or damages whatsoever, including but not limited to losses, damages or claims related to the unavailability of property or facilities, shutdowns or service interruptions, loss of use, profits, revenue, or inventory, or for use charges, cost of capital, or claims of client or its customers, whether or not Spectrum has been advised of the possibility for such damages.
- All drawings, specifications, tracings, notes, data and other documents Spectrum prepares are instruments of its professional service, for which Spectrum shall retain the copyright. Such instruments are prepared and intended only for use as an integrated set on the project and for the limited purposes specified. Modification without Spectrum's prior express written consent shall be at the client's sole risk. The client shall hold harmless, indemnify and defend Spectrum from and against any and all claims and/or liability arising out of any such non-permissive modification or use without Spectrum's involvement.
- Notwithstanding any other provision of this agreement, and to the fullest extent permitted by law, neither the client nor Spectrum, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the project or to this agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation or any other consequential damages that either party may have incurred from any cause of action including negligence, strict liability, breach of contract and breach of strict or implied warranty. Both the client and Spectrum shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in this project.
- Spectrum shall present an invoice covering current services performed each month. Payment is due upon receipt of statement. Interest shall accrue on past due accounts at the rate of 1.5% per month. Spectrum may, at its sole discretion and without notice, suspend or terminate its services under this agreement should the client not pay any amount invoiced within forty-five (45) days of invoice.
- This agreement may be terminated by either party upon seven (7) days written notice should the other party fail substantially to perform in accordance with the agreement through no fault of the party initiating the termination. This agreement may be terminated by the client upon at least seven days written notice to Spectrum, in the event that the project is permanently abandoned. If this agreement is terminated through no fault of Spectrum, client shall pay Spectrum for services performed and reimbursable expenses incurred in accordance with the agreement together with a termination adjustment equaling 15% of the estimated fee remaining to be earned at the time of termination, to account for Spectrum's rescheduling adjustments, reassignment of personnel and related costs incurred due to termination.
- Nothing contained in this agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the client or Spectrum. Spectrum's services under this agreement are being performed solely for the client's benefit, and no other party or entity shall have any claim against Spectrum because of this agreement or the performance or nonperformance of services hereunder. The client and Spectrum agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this project to carry out the intent of this provision.

General Notes:

1. Any additional engineering work not included above will be billed as additional fees at the hourly rates listed below, unless other fee arrangements are made. Spectrum will not proceed with additional work without the approval of the client.
2. Professional Engineer's liability is limited to code-related errors. Spectrum is not installing the mechanical, electrical or plumbing equipment and therefore assumes no liability resulting from improper operation of equipment. Spectrum assumes that complete information for project will be provided and assumes no liability for omissions resulting from insufficient information provided to Spectrum.
3. Spectrum is entitled to rely on the accuracy and completeness of directions, services, and information the client furnishes to Spectrum.
4. The client acknowledges that accelerated, phased or fast-track scheduling carries with it associated risks. Such risks include the client incurring costs for Spectrum to coordinate and redesign portions of the project affected by procuring or installing elements of the project prior to the completion of all relevant construction documents, and costs for the removal and replacement of previously installed work. If client undertakes accelerated, phased or fast-track scheduling, client agrees to include in the budget for the project sufficient contingencies to cover such costs.

5. This agreement applies to all services Spectrum performs for the client for the project, including any services Spectrum performs prior to the date of this agreement.

6. Spectrum will review and approve, or take other appropriate action upon, the contractor's submittals such as shop drawings, product data and samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents. Spectrum's action will be taken in accordance with the submittal schedule approved by Spectrum or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in Spectrum's professional judgement to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the contractor as required by the contract documents. Spectrum's review of the contractor's submittals shall not relieve the contractor of its contractual obligations. Spectrum's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by Spectrum, of any construction means, methods, techniques, sequences or procedures. Spectrum's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

Authorization to Proceed:

This proposal remains open for a period of 60 days from the date of the proposal.

Client has read and understood the terms and conditions set forth in this agreement and agrees that such items are hereby incorporated into and made a part of this agreement.

Having read, understood, and agreed to the foregoing, the client, by and through its authorized representative, has accepted the terms of this agreement effective this _____ day of _____ 2025.

By signing below, I hereby accept this proposal from SPECTRUM ENGINEERS, INC. as the basis for preparing a consulting contract as indicated above. If this proposal is not signed and SPECTRUM ENGINEERS, INC. is instructed to proceed with the work, this proposal will form the basis of the agreement between us. If a separate agreement is later signed for this project, then this proposal letter with associated terms and conditions will automatically be incorporated into the newly signed agreement. Where terms and conditions may conflict, the terms and conditions of this agreement shall prevail.

Client Signature _____

Name & Title _____

Sincerely,



Matt Haverkamp, P.E.
Principal, Electrical Engineer

September 4, 2025

AJC Architects
703 East 1700 South
Salt Lake City, Utah 84105
Attn: Heber Slabbert

**Magna Community Center
8952 West Magna Main St.
Magna, Utah 84404**

Dear Heber,

Thank you for requesting this proposal for landscape architectural design services for the proposed Magna Community Center project. It is understood that the project is an existing building that will be remodelled. New landscape and Irrigation will be in and around a new plaza/pocket park in the area outlined in blue below. Based on this information we are proposing to provide the following services:



LANDSCAPE ARCHITECTURE:**1. LANDSCAPE DESIGN**

The landscape design area includes a new courtyard and landscaping in and around it. Landscaping will be designed with a similar style to the existing landscape along the rest of the building which consists of foundation planting, lawn, and trees. The landscape areas will be designed to meet city standards.

The landscape plan will show anticipated plant material specifying the species, size, and the location of each plant. The Landscape plan will also indicate edging, mulches, and ground coverings. Landscape details and specifications are included. The fee includes up to three design meetings with the owner.

2. IRRIGATION DESIGN

Prepare an irrigation plan that will show anticipated irrigation equipment and devices, spacing of heads, pipe, sizing, and valving. Irrigation details and specifications are included. It is anticipated that the new irrigation components will tie into an existing system.

3. LANDSCAPE CONSTRUCTION ADMINISTRATION

Review submittals, prepare ASIs or PRs as necessary, visit the site one time to review the work of the contractor and provide a punch list.

LANDSCAPE ARCHITECTURE FEE: **\$3,500.00**

Fees are based upon an estimate of the number of work hours to complete the project. GBE reserves the right to request additional fees should the scope and/or budget of the project change significantly during the design timeframe. Quoted fees are valid for a period of six months beginning at the date of this document. Great Basin Engineering reserves the right to alter its fee if this period has expired prior to the commencement of design work.

Due to the size of the proposed project Great Basin Engineering limits its general liability exposure to a fixed amount equal to one and one-half times the above quoted fee in dollars in the event that gross negligence or standard errors and omissions as defined by Utah State Code are demonstrated on the part of Great Basin Engineering.

Any traffic studies, environmental studies, geotechnical investigations, or structural retaining wall designs are not included in our contract. Any off-site street design or utility outfalls beyond the immediate frontage of the project will be handled as additional services. Any Government agency permits other than those detailed herein are not included as part of this proposal.

Additional services will be provided at our hourly rates in effect at the time the services are rendered, over and above our quoted fees. Additional services will be initiated only after written



approval. Reimbursable expenses will be remitted to the owner at direct cost. (Includes government fees, printing expenses, messenger services, mileage, etc.)

Heber, we are looking forward to working with you on this project and will do our best to ensure the project moves along quickly and smoothly. Please call if you have any questions or if we can be of further assistance.

Sincerely,

GREAT BASIN ENGINEERING, Inc.

A handwritten signature in blue ink that reads "James D. Zaugg".

James D. Zaugg
Project Manager
Landscape Architect

PROPOSAL FOR CIVIL DESIGN SERVICES

After reviewing this proposal, please sign, date, and E-Mail a copy of this proposal back to us so that we can begin work.

Notice to Proceed:

By: _____ Date: _____

Title: _____



FEE PROPOSAL

FROM: Kris Larson
TO: Heber Slabbert
CO: AJC

DATE: October 22, 2025
PROJECT: Magna Community City Hall
Remodel

Heber,

Thank you for considering us to provide estimating services for the Magna Community City Hall Project. The estimating services are for an approximate 7,000 SF remodel. We propose to provide estimating services for the following not to exceed fee:

Design Development

Estimator	18 HR	\$155.00	\$2,790
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Construction Documents

Estimator	24 HR	\$155.00	\$3,720
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Total not to exceed fee **\$6,510**

Estimating services are limited to the scope listed above. This fee proposal does not include additional estimates, regular design meeting attendance, or travel expenses. If these are required they will be billed at the rate shown above.

We look forward to working with you on this project. Please call if you have any questions.

Thank You,

Kris Larson
President



UNIFIED FIRE AUTHORITY
QUARTERLY REPORT

MAGNA CITY

QUARTER 4

OCT. 1, 2025 - DEC. 31, 2025

MAGNA LIAISON
Division Chief Steve Prokopis
(801) 550-4338
sprokopis@unifiedfireut.gov



QUARTER 4



UNIFIED FIRE AUTHORITY QUARTERLY REPORT

MAGNA CITY

OCT. 1, 2025 - DEC. 31, 2025



QUARTER 4

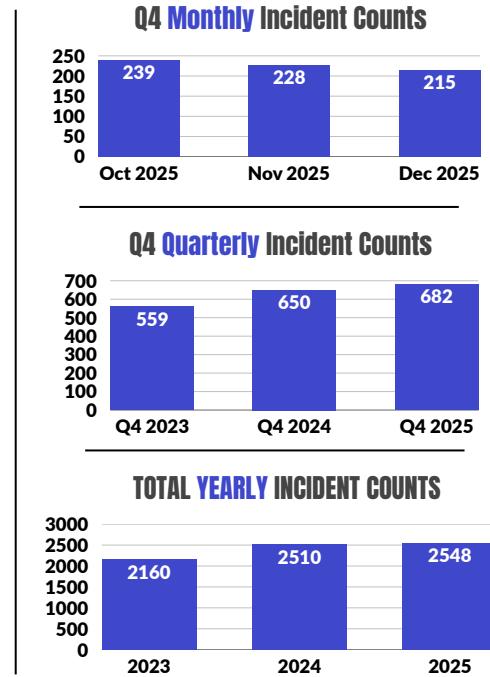
Call Volume

682

TOTAL INCIDENTS

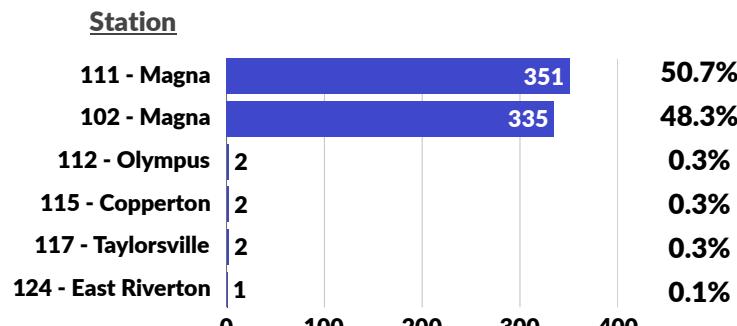
263

EMERGENT

39%
% EMERGENT

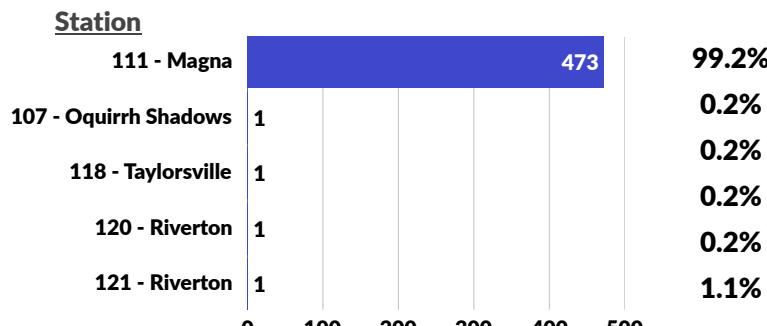
Incoming Units

Top Engine/Truck Responses

**693**

TOTAL UNIT RESPONSES

Top Ambulance Responses

**477**

TOTAL UNIT RESPONSES

Call Type



TOP FIRE CALLS

Structure Fire	4
Outside Rubbish Fire	4
Fire, Other	3
Vehicle Fire	2



TOP EMS CALLS

Sick Person	51
Breathing Problem	48
Short Fall	36
Seizure	36
Unconscious	35



TOP OTHER CALLS

False Alarm/False Call	25
Unintentional Detector	18
Public Service Assistance	10
Mutual Aid From Outside Agency	8
Person In Distress	6

Emergent Total Time

04:42

50th PERCENTILE

06:51

90th PERCENTILE

*Dispatch to Arrival (does not include call processing time)

Greater Salt Lake Municipal Services District

Standard Financial Report

60 Magna City - 07/01/2025 to 11/30/2025

41.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	0.00	735,503.10
10200 Cash - PTIF	2,642,288.13	3,522,305.31
10750 Undeposited Receipts	0.82	0.80
Total Cash and cash equivalents	2,642,288.95	4,257,809.21
Receivables		
12500 Due From Other Gov.	1,744,695.77	1,261,597.66
12550 Due from Other Funds	27,590.10	0.00
Total Receivables	1,772,285.87	1,261,597.66
Total Current Assets	4,414,574.82	5,519,406.87
Non-Current Assets		
Restricted assets		
10102 Cash - Zions Bond Escrow	953,156.80	938,644.15
10104 Cash - Zions PFI Checking 0106	0.00	76,450.85
Total Restricted assets	953,156.80	1,015,095.00
Total Non-Current Assets	953,156.80	1,015,095.00
Total Assets:	5,367,731.62	6,534,501.87
Liabilities and Fund Equity:		
Liabilities:		
Current liabilities		
21000 Accounts Payable	13,310.58	16,931.28
23450 Performance Bonds Payable	953,056.80	1,014,995.00
24000 Due to Other Funds	1,772,368.28	0.00
Total Current liabilities	2,738,735.66	1,031,926.28
Payroll liabilities		
22020 Accrued URS Liabilities	0.00	2,169.19
Total Payroll liabilities	0.00	2,169.19
Total Liabilities:	2,738,735.66	1,034,095.47
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	1,778,495.96	2,628,910.35
29010 Assigned Capital Fund	68,000.00	1,976,496.05
29561 Restricted Corridor Preservation Fund	782,500.00	895,000.00
Total Equity - Fund Balance	2,628,995.96	5,500,406.40
Total Liabilities and Fund Equity:	5,367,731.62	6,534,501.87
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District

Standard Financial Report

60 Magna City - 07/01/2025 to 11/30/2025

41.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Taxes					
Sales Taxes					
3100.300 Sales Tax	6,484,290.71	2,814,645.90	6,050,000.00	3,235,354.10	46.52%
Total Sales Taxes	6,484,290.71	2,814,645.90	6,050,000.00	3,235,354.10	46.52%
SB 136 Sales Tax					
3100.350 SB 136 Sales Tax	565,053.79	259,115.56	525,000.00	265,884.44	49.36%
Total SB 136 Sales Tax	565,053.79	259,115.56	525,000.00	265,884.44	49.36%
Total Taxes	7,049,344.50	3,073,761.46	6,575,000.00	3,501,238.54	46.75%
Intergovernmental revenue					
Road Funds					
3100.560 B&C Road Fund Allotment	1,486,132.31	521,772.01	1,250,000.00	728,227.99	41.74%
3100.561 HB244 Corridor Preservation Funds	225,000.00	112,500.00	0.00	(112,500.00)	0.00%
3100.562 County Public Transit Tax	6,339.02	142,511.04	0.00	(142,511.04)	0.00%
Total Road Funds	1,717,471.33	776,783.05	1,250,000.00	473,216.95	62.14%
CARES Act					
3100.322 ARPA Funding	0.00	0.00	1,823,902.00	1,823,902.00	0.00%
Total CARES Act	0.00	0.00	1,823,902.00	1,823,902.00	0.00%
Total Intergovernmental revenue	1,717,471.33	776,783.05	3,073,902.00	2,297,118.95	25.27%
Licenses and permits					
Business licenses					
3100.130 Business Licenses	73,003.84	27,272.00	50,000.00	22,728.00	54.54%
Total Business licenses	73,003.84	27,272.00	50,000.00	22,728.00	54.54%
Building permits					
3100.260 Building Permit	880,487.64	318,013.32	1,525,000.00	1,206,986.68	20.85%
Total Building permits	880,487.64	318,013.32	1,525,000.00	1,206,986.68	20.85%
Other license and permits					
3100.250 Dog Licenses	0.00	0.00	500.00	500.00	0.00%
3100.261 Other Permits	0.00	160.00	20,000.00	19,840.00	0.80%
3100.262 Plumbing, Electric Permits	0.00	0.00	500.00	500.00	0.00%
3100.263 Sewer and Water Permits	0.00	0.00	5,000.00	5,000.00	0.00%
3100.264 Zoning-Land Use Permit	200.00	350.00	7,500.00	7,150.00	4.67%
3100.2652 SWPPP Fee	0.00	100.00	0.00	(100.00)	0.00%
Total Other license and permits	200.00	610.00	33,500.00	32,890.00	1.82%
Total Licenses and permits	953,691.48	345,895.32	1,608,500.00	1,262,604.68	21.50%
Charges for services					
Charges other					
3100.420 Engineering Services	59,901.75	23,552.00	50,000.00	26,448.00	47.10%
3100.450 Planning Services	175,331.86	13,907.11	500,000.00	486,092.89	2.78%
Total Charges other	235,233.61	37,459.11	550,000.00	512,540.89	6.81%
Total Charges for services	235,233.61	37,459.11	550,000.00	512,540.89	6.81%
Fines and forfeitures					
Code enforcement fines and fees					
3100.240 Code Enforcement Fines and Fees	6,362.75	3,176.68	5,000.00	1,823.32	63.53%
Total Code enforcement fines and fees	6,362.75	3,176.68	5,000.00	1,823.32	63.53%
Justice court fines/forfeitures					
3100.500 Justice Court Fines/Forfeitures	212,070.01	59,777.73	55,000.00	(4,777.73)	108.69%
Total Justice court fines/forfeitures	212,070.01	59,777.73	55,000.00	(4,777.73)	108.69%
Total Fines and forfeitures	218,432.76	62,954.41	60,000.00	(2,954.41)	104.92%
Miscellaneous revenue					
Interest					
3600.100 Interest Earnings	63,828.67	48,380.15	85,000.00	36,619.85	56.92%
Total Interest	63,828.67	48,380.15	85,000.00	36,619.85	56.92%
Miscellaneous other					
3600.900 Other Revenue	6.47	0.00	10,000.00	10,000.00	0.00%
3600.901 Magna 4th of July Event	0.00	0.00	1,000.00	1,000.00	0.00%
3600.902 Other Revenue - Declaration of Candidate	500.00	0.00	0.00	0.00	0.00%

Greater Salt Lake Municipal Services District

Standard Financial Report

60 Magna City - 07/01/2025 to 11/30/2025

41.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
3600.910 Other Revenue - Parking Violations	0.00	2,595.00	0.00	(2,595.00)	0.00%
Total Miscellaneous other	506.47	2,595.00	11,000.00	8,405.00	23.59%
Total Miscellaneous revenue	64,335.14	50,975.15	96,000.00	45,024.85	53.10%
Contributions and transfers					
3800.100 Contribution from GF	1,060,009.00	1,281,873.00	1,281,873.00	0.00	100.00%
Total Contributions and transfers	1,060,009.00	1,281,873.00	1,281,873.00	0.00	100.00%
Total Revenue:	11,298,517.82	5,629,701.50	13,245,275.00	7,615,573.50	42.50%
Expenditures:					
Administration					
4100.100 Wages	276,827.48	117,027.44	443,800.00	326,772.56	26.37%
4100.130 Employee Benefits	481.49	227.86	140,780.00	140,552.14	0.16%
4100.150 Social Security Tax	16,150.91	7,048.03	0.00	(7,048.03)	0.00%
4100.160 Medicare	3,959.31	1,674.16	0.00	(1,674.16)	0.00%
4100.175 LTD	720.93	224.32	0.00	(224.32)	0.00%
4100.180 Medical Insurance	25,528.38	10,168.39	0.00	(10,168.39)	0.00%
4100.181 Retirement Contribution	31,881.95	44,778.77	0.00	(44,778.77)	0.00%
4100.200 Awards, Promotional & Meals	1,078.75	535.89	2,000.00	1,464.11	26.79%
4100.210 Subscriptions/Memberships	4,355.00	17,812.70	27,830.00	10,017.30	64.01%
4100.220 Printing/Publications/Advertising	559.93	2,108.00	4,000.00	1,892.00	52.70%
4100.230 Travel/Mileage	1,627.54	185.07	2,500.00	2,314.93	7.40%
4100.240 Office Expense and Supplies	772.24	214.67	14,750.00	14,535.33	1.46%
4100.255 Computer Equip/Software	4,600.00	0.00	7,500.00	7,500.00	0.00%
4100.280 Cell phone and Telephone	3,912.09	2,189.01	0.00	(2,189.01)	0.00%
4100.310 Attorney-Civil	54,407.50	18,952.50	90,000.00	71,047.50	21.06%
4100.312 Lobbyist Services	32,000.00	30,000.00	0.00	(30,000.00)	0.00%
4100.320 Attorney-Land Use	0.00	0.00	35,000.00	35,000.00	0.00%
4100.330 Training and Seminars	1,271.32	1,030.00	5,000.00	3,970.00	20.60%
4100.360 Web Page Development/Maintenance	11,153.95	1,323.00	9,745.00	8,422.00	13.58%
4100.370 Software/Streaming	25,650.97	5,806.61	17,500.00	11,693.39	33.18%
4100.390 Payroll Processing Fees	504.00	250.00	1,100.00	850.00	22.73%
4100.410 Communications	329.04	0.00	10,000.00	10,000.00	0.00%
4100.420 Contributions/Special Events	35,700.00	21,400.00	120,700.00	99,300.00	17.73%
4100.421 Magna 4th of July Celebration	35,597.30	62,382.88	75,000.00	12,617.12	83.18%
4100.470 Credit card and Bank Expenses	312.34	0.00	0.00	0.00	0.00%
4100.510 Insurance	21,104.48	26,963.45	26,000.00	(963.45)	103.71%
4100.520 Workers Comp Insurance	130.01	3,475.14	3,750.00	274.86	92.67%
4100.590 Postage	11,347.28	2,538.54	10,000.00	7,461.46	25.39%
4100.600 Professional and Technical	19,058.38	18,258.76	112,000.00	93,741.24	16.30%
4100.635 Election Support Services	0.00	3,000.00	82,918.00	79,918.00	3.62%
4100.640 Grant Related	4,500.00	0.00	0.00	0.00	0.00%
4100.860 Code Enforcement Abatements	8,815.84	17,827.91	0.00	(17,827.91)	0.00%
4100.870 Webster Center	9,375.72	5,288.01	0.00	(5,288.01)	0.00%
4100.871 Utilities	3,370.89	0.00	40,000.00	40,000.00	0.00%
4100.880 Non-Classified Expenses	5,621.00	0.00	0.00	0.00	0.00%
Total Administration	652,706.02	422,691.11	1,281,873.00	859,181.89	32.97%
COVID Related Expenses					
4100.243 ARPA Act Expense and Supplies	0.00	0.00	1,823,902.00	1,823,902.00	0.00%
Total COVID Related Expenses	0.00	0.00	1,823,902.00	1,823,902.00	0.00%
Transfers					
4100.928 Contribution to General Fund	10,009,293.89	3,863,842.00	9,759,246.00	5,895,404.00	39.59%
4100.930 Contribution to Capital Fund	0.00	380,254.00	380,254.00	0.00	100.00%
4100.932 Contribution to Restricted Capital Fund	225,000.00	112,500.00	0.00	(112,500.00)	0.00%
48450.001 Operational Transfers out	4,297.34	0.00	0.00	0.00	0.00%
Total Transfers	10,238,591.23	4,356,596.00	10,139,500.00	5,782,904.00	42.97%
Total Expenditures:	10,891,297.25	4,779,287.11	13,245,275.00	8,465,987.89	36.08%
Total Change In Net Position	407,220.57	850,414.39	0.00	(850,414.39)	0.00%

Greater Salt Lake Municipal Services District

Standard Financial Report

61 Pleasant Green Cemetery Fund - 07/01/2025 to 11/30/2025

41.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	115,142.52	1,881.60
10200 Cash - PTIF	0.00	99,888.24
10750 Undeposited Receipts	0.02	0.02
Total Cash and cash equivalents	115,142.54	101,769.86
Total Current Assets	115,142.54	101,769.86
Total Assets:	115,142.54	101,769.86
Liabilities and Fund Equity:		
Liabilities:		
Current liabilities		
21000 Accounts Payable	9,242.00	6,242.00
Total Current liabilities	9,242.00	6,242.00
Total Liabilities:	9,242.00	6,242.00
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	105,900.54	95,527.86
Total Equity - Fund Balance	105,900.54	95,527.86
Total Liabilities and Fund Equity:	115,142.54	101,769.86
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District

Standard Financial Report

61 Pleasant Green Cemetery Fund - 07/01/2025 to 11/30/2025

41.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Charges for services					
Charges other					
3600.200 Sale of Lots	37,288.70	8,621.80	25,000.00	16,378.20	34.49%
3600.300 Grave Opening Revenues	11,379.40	4,600.00	10,000.00	5,400.00	46.00%
Total Charges other	48,668.10	13,221.80	35,000.00	21,778.20	37.78%
Total Charges for services	48,668.10	13,221.80	35,000.00	21,778.20	37.78%
Miscellaneous revenue					
Interest					
3600.100 Interest	0.00	722.62	0.00	(722.62)	0.00%
Total Interest	0.00	722.62	0.00	(722.62)	0.00%
Miscellaneous other					
3600.400 Other Cemetery Revenues	5,943.15	6,652.90	5,000.00	(1,652.90)	133.06%
3600.900 Other Revenues	3,521.65	0.00	0.00	0.00	0.00%
Total Miscellaneous other	9,464.80	6,652.90	5,000.00	(1,652.90)	133.06%
Total Miscellaneous revenue	9,464.80	7,375.52	5,000.00	(2,375.52)	147.51%
Contributions and transfers					
3800.100 Transfer in	0.00	0.00	40,000.00	40,000.00	0.00%
Total Contributions and transfers	0.00	0.00	40,000.00	40,000.00	0.00%
Total Revenue:	58,132.90	20,597.32	80,000.00	59,402.68	25.75%
Expenditures:					
Administration					
4100.100 Grave Opening Expenses	11,275.00	4,850.00	1,000.00	(3,850.00)	485.00%
4100.155 Cremation Expenses	5,900.00	2,450.00	1,500.00	(950.00)	163.33%
4100.240 Office Expense and Supplies	548.54	0.00	0.00	0.00	0.00%
4100.255 Computer Equip/Software	139.40	0.00	2,500.00	2,500.00	0.00%
4100.600 Professional and Technical	58,469.00	23,670.00	75,000.00	51,330.00	31.56%
4100.910 Property Tax	7,535.82	0.00	0.00	0.00	0.00%
Total Administration	83,867.76	30,970.00	80,000.00	49,030.00	38.71%
Total Expenditures:	83,867.76	30,970.00	80,000.00	49,030.00	38.71%
Total Change In Net Position	(25,734.86)	(10,372.68)	0.00	10,372.68	0.00%

Greater Salt Lake Municipal Services District

Standard Financial Report

62 Magna Communities that Care - 07/01/2025 to 11/30/2025

41.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	165,062.19	45,907.92
Total Cash and cash equivalents	165,062.19	45,907.92
Receivables		
12500 Due From Other Gov.	119,798.79	17,189.48
Total Receivables	119,798.79	17,189.48
Total Current Assets	284,860.98	63,097.40
Total Assets:	284,860.98	63,097.40
Liabilities and Fund Equity:		
Liabilities:		
Current liabilities		
21000 Accounts Payable	181,705.50	26,520.99
Total Current liabilities	181,705.50	26,520.99
Payroll liabilities		
22020 Accrued URS Liabilities	0.00	355.60
Total Payroll liabilities	0.00	355.60
Total Liabilities:	181,705.50	26,876.59
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	103,155.48	36,220.81
Total Equity - Fund Balance	103,155.48	36,220.81
Total Liabilities and Fund Equity:	284,860.98	63,097.40
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District

Standard Financial Report

62 Magna Communities that Care - 07/01/2025 to 11/30/2025

41.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Intergovernmental revenue					
Intergovernmental Other					
3100.320 Grants - Substance Use Disorder Grant	118,333.35	33,333.32	125,000.00	91,666.68	26.67%
3100.321 Grants - Safety & Success	404,803.86	52,611.04	500,000.00	447,388.96	10.52%
3100.322 Grants - Youth Court	361.92	23.97	0.00	(23.97)	0.00%
3100.323 Grants - Youth Advocacy Grant Initiative P	41,500.00	0.00	0.00	0.00	0.00%
Total Intergovernmental Other	564,999.13	85,968.33	625,000.00	539,031.67	13.75%
State liquor fund					
3100.580 State Liquor Fund Allotment	56,161.55	0.00	25,000.00	25,000.00	0.00%
Total State liquor fund	56,161.55	0.00	25,000.00	25,000.00	0.00%
Total Intergovernmental revenue	621,160.68	85,968.33	650,000.00	564,031.67	13.23%
Miscellaneous revenue					
Miscellaneous other					
3100.870 Donations	0.00	150.00	0.00	(150.00)	0.00%
3600.900 Other Revenue	1,540.25	0.00	25,000.00	25,000.00	0.00%
Total Miscellaneous other	1,540.25	150.00	25,000.00	24,850.00	0.60%
Total Miscellaneous revenue	1,540.25	150.00	25,000.00	24,850.00	0.60%
Total Revenue:	622,700.93	86,118.33	675,000.00	588,881.67	12.76%
Expenditures:					
Administration					
4100.100 Wages - CTC Coordinator	59,960.92	24,640.62	65,000.00	40,359.38	37.91%
4100.130 CTC Coordinator - Employee Benefits	271.01	140.81	30,000.00	29,859.19	0.47%
4100.150 CTC Coordinator - Social Security Tax	3,507.89	1,429.48	0.00	(1,429.48)	0.00%
4100.160 CTC Coordinator - Medicare	820.39	334.32	0.00	(334.32)	0.00%
4100.175 CTC Coordinator - LTD	231.08	71.45	0.00	(71.45)	0.00%
4100.180 CTC Coordinator - Medical Insurance	9,193.02	3,633.14	0.00	(3,633.14)	0.00%
4100.181 CTC Coordinator - Retirement Contribution	9,129.43	3,498.56	0.00	(3,498.56)	0.00%
4100.200 CTC - Awards, Promotional & Meals	3,684.82	2,099.09	0.00	(2,099.09)	0.00%
4100.230 Travel/Mileage - CTC	68,097.42	2,715.82	0.00	(2,715.82)	0.00%
4100.240 CTC - Office Expense and Supplies	2,732.06	616.18	0.00	(616.18)	0.00%
4100.330 CTC - Training and Seminars	0.00	721.40	0.00	(721.40)	0.00%
4100.600 CTC - Contractors	7,108.31	5,320.00	0.00	(5,320.00)	0.00%
4100.601 CTC - Youth Court	4,490.00	5,589.24	0.00	(5,589.24)	0.00%
4100.603 CTC - Communications and PR	1,039.43	1,303.67	0.00	(1,303.67)	0.00%
4100.604 CTC - Events	7,579.21	4,341.62	0.00	(4,341.62)	0.00%
4100.605 CTC - Youth Coalition	17,371.09	0.00	0.00	0.00	0.00%
4100.607 CTC - Sponsorships	14,032.44	634.84	0.00	(634.84)	0.00%
4100.610 Safety & Success - Travel	0.00	1,728.92	0.00	(1,728.92)	0.00%
4100.611 Safety & Success - Subawards	371,117.53	86,106.71	500,000.00	413,893.29	17.22%
4100.613 Safety & Success - Youth Court	2,877.92	364.68	10,000.00	9,635.32	3.65%
4100.614 Safety & Success - Other Expenses	5,247.10	972.30	15,000.00	14,027.70	6.48%
4100.615 Safety & Success - Contractors	17,596.29	5,259.65	30,000.00	24,740.35	17.53%
4100.740 Equipment/Computer Purchases	0.00	1,530.50	0.00	(1,530.50)	0.00%
4100.850 Beer Funds	0.00	0.00	25,000.00	25,000.00	0.00%
Total Administration	606,087.36	153,053.00	675,000.00	521,947.00	22.67%
Total Expenditures:	606,087.36	153,053.00	675,000.00	521,947.00	22.67%
Total Change In Net Position	16,613.57	(66,934.67)	0.00	66,934.67	0.00%

Greater Salt Lake Municipal Services District
Standard Financial Report
64 Magna Community Reinvestment Agency - 07/01/2025 to 11/30/2025
41.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	1,312.00	0.00
10200 Cash - PTIF	0.00	2,503,056.32
Total Cash and cash equivalents	1,312.00	2,503,056.32
Total Current Assets	1,312.00	2,503,056.32
Total Assets:	1,312.00	2,503,056.32
Liabilities and Fund Equity:		
Liabilities:		
Current liabilities		
21000 Accounts Payable	1,312.00	1,471.86
24000 Due to Other Funds	27,590.10	0.00
Total Current liabilities	28,902.10	1,471.86
Total Liabilities:	28,902.10	1,471.86
Equity - Fund Balance		
28001 Magna Main CRA	0.00	1,544,575.83
28002 Magna Housing CRA	0.00	726,931.00
28003 Magna Arbor Park CRA	0.00	234,706.00
29000 Unassigned Net Position (Fund Bal)	(27,590.10)	(4,628.37)
Total Equity - Fund Balance	(27,590.10)	2,501,584.46
Total Liabilities and Fund Equity:	1,312.00	2,503,056.32
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District

Standard Financial Report

64 Magna Community Reinvestment Agency - 07/01/2025 to 11/30/2025

41.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Taxes					
CRA Taxes					
3100.100 General CRA Funds	0.00	0.00	25,000.00	25,000.00	0.00%
3100.101 Magna Main	0.00	1,546,784.00	0.00	(1,546,784.00)	0.00%
3100.102 Housing	0.00	726,931.00	0.00	(726,931.00)	0.00%
3100.103 Arbor Park	0.00	238,014.00	0.00	(238,014.00)	0.00%
Total CRA Taxes	0.00	2,511,729.00	25,000.00	(2,486,729.00)	10,046.92%
Total Taxes	0.00	2,511,729.00	25,000.00	(2,486,729.00)	10,046.92%
Miscellaneous revenue					
Interest					
3600.100 Interest Earnings	0.00	36,465.58	0.00	(36,465.58)	0.00%
Total Interest	0.00	36,465.58	0.00	(36,465.58)	0.00%
Total Miscellaneous revenue	0.00	36,465.58	0.00	(36,465.58)	0.00%
Total Revenue:	0.00	2,548,194.58	25,000.00	(2,523,194.58)	10,192.78%
Expenditures:					
Administration					
4100.310.000 Attorney-Civil - General	21,532.10	3,360.00	0.00	(3,360.00)	0.00%
4100.310.003 Attorney-Civil - Arbor Park	3,308.00	96.00	0.00	(96.00)	0.00%
4100.600 General - Professional and Technical	2,750.00	12,000.00	0.00	(12,000.00)	0.00%
Total Administration	27,590.10	15,456.00	0.00	(15,456.00)	0.00%
Contracted Services					
Parks maintenance					
4110.866.09 Magna Main - Mantle - Park Maintenan	0.00	1,815.15	0.00	(1,815.15)	0.00%
4110.866.10 Magna Main - Minis - Park Maintenanc	0.00	1,748.87	0.00	(1,748.87)	0.00%
Total Parks maintenance	0.00	3,564.02	0.00	(3,564.02)	0.00%
Total Contracted Services	0.00	3,564.02	0.00	(3,564.02)	0.00%
Total Expenditures:	27,590.10	19,020.02	0.00	(19,020.02)	0.00%
Total Change In Net Position	(27,590.10)	2,529,174.56	25,000.00	(2,504,174.56)	10,116.70%

Greater Salt Lake Municipal Services District
Standard Financial Report
65 Magna Council Designated Fund - 07/01/2025 to 11/30/2025
41.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	0.00	497,353.81
10101 Cash - Zions CARES	4,297.34	4,297.34
10200 Cash - PTIF	930,570.93	1,234,508.21
10202 Cash - PTIF 9074 CARES	1,529,845.45	1,557,111.30
10750 Undeposited Receipts	0.01	0.00
Total Cash and cash equivalents	<u>2,464,713.73</u>	<u>3,293,270.66</u>
Receivables		
12500 Due From Other Gov.	128,304.14	141,269.96
Total Receivables	<u>128,304.14</u>	<u>141,269.96</u>
Other current assets		
12601 Prepaid - 4th of July Event	30,297.57	0.00
Total Other current assets	<u>30,297.57</u>	<u>0.00</u>
Total Current Assets	<u>2,623,315.44</u>	<u>3,434,540.62</u>
Total Assets:	<u>2,623,315.44</u>	<u>3,434,540.62</u>
Liabilities and Fund Equity:		
Liabilities:		
Current liabilities		
21000 Accounts Payable	135,990.73	333,060.58
Total Current liabilities	<u>135,990.73</u>	<u>333,060.58</u>
Deferred revenue		
23455 CARES2 Deferred Revenue	1,383,611.80	1,380,411.80
25150 Unearned Revenue - 4th of July	8,735.90	0.00
Total Deferred revenue	<u>1,392,347.70</u>	<u>1,380,411.80</u>
Total Liabilities:	<u>1,528,338.43</u>	<u>1,713,472.38</u>
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	1,094,977.01	1,721,068.24
Total Equity - Fund Balance	<u>1,094,977.01</u>	<u>1,721,068.24</u>
Total Liabilities and Fund Equity:	<u>2,623,315.44</u>	<u>3,434,540.62</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>

Greater Salt Lake Municipal Services District

Standard Financial Report

65 Magna Council Designated Fund - 07/01/2025 to 11/30/2025

41.67% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Taxes					
MET Taxes					
3100.111 MET-Municipal Energy	625.38	125.50	0.00	(125.50)	0.00%
3100.112 MET-Municipal Telecom	53,855.91	33,315.64	60,000.00	26,684.36	55.53%
3100.113 MET-Pacificorp/Rocky Mtn Power	507,383.92	409,355.80	600,000.00	190,644.20	68.23%
3100.114 MET-Questar Gas/Dominion Energy	338,354.08	101,546.98	600,000.00	498,453.02	16.92%
Total MET Taxes	900,219.29	544,343.92	1,260,000.00	715,656.08	43.20%
Franchise Taxes					
3100.401 Google Franchise Fee	45,481.00	13,074.00	30,000.00	16,926.00	43.58%
Total Franchise Taxes	45,481.00	13,074.00	30,000.00	16,926.00	43.58%
Total Taxes	945,700.29	557,417.92	1,290,000.00	732,582.08	43.21%
Intergovernmental revenue					
Intergovernmental Other					
3100.320 Grants	17,515.00	23,962.25	0.00	(23,962.25)	0.00%
Total Intergovernmental Other	17,515.00	23,962.25	0.00	(23,962.25)	0.00%
Road Funds					
3100.561 HB244 Corridor Preservation Funds	0.00	0.00	225,000.00	225,000.00	0.00%
Total Road Funds	0.00	0.00	225,000.00	225,000.00	0.00%
CARES Act					
3100.321 CARES2	27,200.00	3,200.00	0.00	(3,200.00)	0.00%
3100.323 ARPA	730,028.80	1,672,908.17	0.00	(1,672,908.17)	0.00%
Total CARES Act	757,228.80	1,676,108.17	0.00	(1,676,108.17)	0.00%
Total Intergovernmental revenue	774,743.80	1,700,070.42	225,000.00	(1,475,070.42)	755.59%
Miscellaneous revenue					
Interest					
3600.100 Interest Earnings	124,699.10	44,950.86	60,000.00	15,049.14	74.92%
Total Interest	124,699.10	44,950.86	60,000.00	15,049.14	74.92%
Miscellaneous other					
3600.900 Other Revenue	2,064.14	0.00	0.00	0.00	0.00%
3600.901 Magna 4th of July Event	701.14	0.00	1,000.00	1,000.00	0.00%
Total Miscellaneous other	2,765.28	0.00	1,000.00	1,000.00	0.00%
Total Miscellaneous revenue	127,464.38	44,950.86	61,000.00	16,049.14	73.69%
Contributions and transfers					
3100.001 Operating transfers in	4,297.34	0.00	0.00	0.00	0.00%
Total Contributions and transfers	4,297.34	0.00	0.00	0.00	0.00%
Total Revenue:	1,852,205.81	2,302,439.20	1,576,000.00	(726,439.20)	146.09%
Expenditures:					
Administration					
4100.730 Building Maintenance - Webster Center Re	0.00	239.80	660,000.00	659,760.20	0.04%
Total Administration	0.00	239.80	660,000.00	659,760.20	0.04%
COVID Related Expenses					
4100.242 CARES2 Expenses	27,200.00	3,200.00	0.00	(3,200.00)	0.00%
4100.243 ARPA Expenses	730,028.80	1,672,908.17	0.00	(1,672,908.17)	0.00%
Total COVID Related Expenses	757,228.80	1,676,108.17	0.00	(1,676,108.17)	0.00%
Total Expenditures:	757,228.80	1,676,347.97	660,000.00	(1,016,347.97)	253.99%
Total Change In Net Position	1,094,977.01	626,091.23	916,000.00	289,908.77	68.35%