



MAGNA CITY COUNCIL MEETING

DECEMBER 9, 2025 @ 6:00 PM
WEBSTER COMMUNITY CENTER
8952 West Magna Main Street
Magna, Utah 84044

APPROVED

~~**DRAFT MINUTES – UNAPPROVED**~~

MAGNA CITY COUNCIL MEETING MINUTES December 9, 2025

Council Members Present:

Mayor Eric Barney
Council Member Audrey Pierce
Council Member Trish Hull
Council Member Steve Prokopis
Council Member Mick Sudbury

Council Member(s) Excused:

Staff Present:

David Brickey, City Manager
Paul Ashton, Legal Counsel
Diana Baun, City Recorder
Daniel Torres, Economic Development Manager
Matt Starley, Long Range Planner

Others Present:

6:00 PM – PUBLIC MEETING

1. Call to Order

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

2. Determine Quorum

A quorum was present, allowing the meeting to proceed.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. PUBLIC COMMENTS - None

MAGNA COUNCIL MEMBERS

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

5. STAKEHOLDER REPORTS

A. Unified Police Department

Chief Del Craig stated that he wanted to give Chief Jason Mazuran some time to speak before he gave his report.

Chief Jason Mazuran addressed the mayor and council on behalf of the Unified Police Department and expressed appreciation for their service. Chief Mazuran stated that the department was grateful for the support shown to law enforcement, public safety, Unified Fire Authority, and city staff. He emphasized a strong personal connection to Magna, noting that the city was where his law enforcement career began more than 30 years ago and that he knew both leadership and officers cared deeply about the community and its residents. He acknowledged that change was inevitable but could be positive, and extended well wishes to the departing mayor and council member for peace, joy, and time with loved ones. He thanked them for their service and stated that the department looked forward to working with incoming officials to continue positive progress in Magna.

Chief Del Craig thanked Chief Mazuran and then presented the November crime statistics, stating that crime levels remained relatively consistent compared to the previous year. Chief Craig noted a significant increase in citation activity during November, including 365 citations issued under a new non-moving civil ordinance, which was not reflected in the standard statistics. He then expressed appreciation to Councilwoman Trish Hull and Mayor Eric Barney for their service, accomplishments, and collaborative working relationship with the department. He stated that their contributions had not gone unnoticed and extended wishes for rest, relaxation, and rejuvenation during the holiday season and the coming year.

B. Financial Report

Dave Sanderson was not in attendance at the meeting but had shared the Sale Tax Report for the month which Mayor Barney quickly summarized for those in attendance.

C. Pleasant Green Cemetery

Sharon Nicholes thanked Councilwoman Trish Hull and Mayor Eric Barney for their continued support and service to the town and acknowledged the effort required to remain committed through challenges. Ms. Nicholes extended holiday greetings and then provided an update on cemetery activities since November, stating that four burials and two cremation burials had taken place, five plots had been sold, and two headstones had been scheduled to be set on either the 13th or the 15th of the month. She announced that Wreaths Across America had selected the cemetery to receive wreaths placed on veterans' graves, noting that while there might not be enough wreaths to cover all graves this year, the organization intended to do the entire cemetery in future years. She reported that there were 324 veterans buried in the

cemetery and explained that wreath placement across cemeteries nationwide was considered a significant honor. She stated that approximately 200 graves would likely be covered this year due to wreath availability and the presence of identifiable headstones, as some veterans' plots did not have markers indicating military service. She indicated plans to take photographs of the event and provide them to City Manager David Brickey for possible use on the city's website and advised that any public inquiries should be directed to the fact that the cemetery had been selected for this honor.

Mayor Eric Barney asked whether participation in the Wreaths Across America program required an application or if the organization had initiated contact.

Ms. Nicholes responded that the organization had reached out directly, explaining that Wreaths Across America worked with cemeteries across the United States. She stated that initial contact had occurred two years earlier, but meaningful progress did not happen until this year when the organization informed the cemetery that approximately 200 additional wreaths were available. She explained that the cemetery was selected due to its historic significance and that the program was fully supported by volunteers and donations. The organization intended to return annually and cover the entire cemetery in future years. She noted that a list of veterans had been provided about a month and a half earlier and expressed intent to be on site once the exact date was confirmed to assist with identifying graves that might not have clearly marked military headstones.

Council Member Trish Hull asked where the organization was based and whether it had volunteer support in Utah.

Ms. Nicholes responded that the organization was based out of New York but had multiple auxiliary locations. She stated that they had been working with a representative named Nicole Whitman for approximately two years and expressed enthusiasm about the event finally moving forward. The organization did have volunteers in Utah and commented that it would be a meaningful volunteer opportunity. She concluded by wishing everyone a Merry Christmas and thanking those present.

6. CONSENT AGENDA

A. Approve City Council Minutes

1. November 18, 2025, Board of Canvass Meeting
2. November 18, 2025, City Council Meeting

Council Member Sudbury moved to approved the November 18, 2025 Board of Canvass and City Council Meetings as published and discussed. Council Member Hull seconded the motion; vote was 5-0, unanimous in favor.

7. PRESENTATION ITEMS

A. Recognition of Mayor Eric Barney and Council Member Trish Hull

David Brickey stated that although the moment was not necessarily easy, it was appropriate to acknowledge the peaceful transition that occurs when government leadership changes. Mr. Brickey explained that Council Member Trish Hull had served the community for nearly nine years and had played a significant role in developing a community that focused on children and residents. He presented a plaque recognizing Trish Hull for nine years of exceptional leadership and dedicated service on the Magna City Council. The plaque acknowledged Trish Hull's vision, commitment, and steadfast support of the community, as well as work on creating the Magna United Communities That Care Coalition, and stated that these efforts had left a lasting mark on Magna and would continue to inspire future generations. He also recognized Trish Hull's role in championing the new skate park and noted that it was heavily used throughout the day.

Mr. Brickey then shared that approximately four years earlier, Trish Hull and Eric Barney had interviewed himself in the same building for the City Manager position. He stated that during that interview, it was made clear that the expectation was to serve the community honorably and to prioritize the needs of residents. He stated that Mayor Eric Barney had led by example during the past two years, describing him as an exemplary leader who consistently held both the Municipal Services District and the City Manager accountable. Mr. Brickey then read the plaque presented to Eric Barney, which recognized exceptional leadership and dedicated service, including two years as mayor and two years as a city council member. The plaque stated that Eric Barney's vision, commitment, and steadfast support of the community had left a lasting mark on Magna and would continue to inspire future generations.

David Brickey thanked both Trish Hull and Eric Barney for their time and service, wished them a wonderful Christmas and New Year's, and remarked that they would not be required to return in the coming year. David Brickey concluded by noting that the MSD and staff had requested a group photograph with council members if possible later in the meeting.

B. Discussion and Potential Approval of Ordinance 2025-O-16, Adoption of a Historic District Parking Overlay Zone

Matt Starley presented a proposed Magna Historic District parking overlay zone ordinance, explaining that it had gone to the Planning Commission about a month and a half earlier and received a recommendation for approval with minor language changes that were incorporated into the packet. Mr. Starley stated the proposed ordinance would be added as Section 19.72 of Magna's code, define the overlay boundaries, describe existing parking conditions in the historic district, and gather council feedback. He framed the historic downtown as an area intended to support a diverse mix of residential, retail, and service uses throughout the day and evening, and described the district as needing to function like a community-operated outdoor mall. The overlay aimed to support those goals by improving how parking was accessed and distributed, encouraging reuse and renovation of historic buildings by reducing parking barriers for potential business owners, supporting new developments that might increase parking needs, and facilitating development on vacant parcels.

Mr. Starley explained that the ordinance's purpose included ensuring an appropriate level of vehicular parking, loading, and storage for downtown uses, while also mitigating the visual and functional impacts of surface parking so parking areas would not detract from the historic district's character. The ordinance was also intended to support a walkable, pedestrian-oriented downtown and promote economic vitality. He described two boundary options that had been presented to the Planning Commission and stated the commission directed staff to proceed with "Option A," which included an additional "tail" of C3 commercial parcels on the east side of the district. He explained the C3 zone functioned as a placeholder in the code and that any development in those parcels would require a rezone, so including them in the overlay would allow applicants to seek the historic district mixed-use zone or potentially a residential zone.

Mr. Starley reviewed key definitions proposed in the ordinance, including "long-term parking" as parking exceeding four continuous hours and "short-term parking" as customer or visitor parking intended for under four hours. He said short-term parking was intended to be primarily accommodated on streets, while off-street parking would ideally meet long-term needs such as residents and employees. He also described "shared parking" as off-street parking used by multiple uses or properties through a formal agreement approved by the city, noting this concept existed in code but had been refined for downtown conditions. He outlined minimal parking requirements in the overlay, stating that retail and other non-residential uses would require two spaces per 100 square feet of usable floor area, which matched existing retail standards but simplified the previous use-specific requirements. For residential uses, he stated the ordinance proposed one space per bedroom with a maximum required amount of two spaces per unit, with the intent of encouraging smaller unit types while still allowing developers to provide more than two spaces if desired. All projects in the overlay would be required to submit a parking management plan including site layouts, off-site parking, shared parking agreements, ADA compliance, and identification of loading and service access locations, with an expressed intent to shift loading and service activity away from Main Street where feasible.

Council Member Sudbury raised concerns about the practicality of moving loading and unloading off Main Street, stating there was limited or no space behind buildings for delivery trucks, including beer trucks, and noting that some alleys had been removed. Mr. Starley responded that the concern was valid and said the approach was intended to encourage cleanup and improved use of remaining alleys where possible, along with operational strategies such as identifying loading hours with less foot and vehicle traffic, such as early mornings or later evenings. He stated staff intended to work with business owners and said the ordinance was not intended to make operations harder but to encourage new development to plan for loading spaces when feasible.

Mr. Starley described provisions allowing location flexibility for required parking, including off-site parking secured by lease from a private party or the municipality, provided it was within 800 feet of the primary entrance. He stated shared parking would be permitted using demand ratios already provided in existing code tables. Public parking facilities could count toward minimum parking requirements if included in a parking management plan and approved by the director, but public parking could not satisfy residential or employee needs unless the director

granted an exception. He stated on-street parking would not be allowed to fulfill residential or long-term parking needs and was intended for short-term use. He discussed potential future enforcement measures such as metering and enforcement through the police department, describing it as something that could be added later if necessary. He also described credits for on-street improvements, stating developers could receive credit for creating adjacent on-street parking if it met design standards and was approved in the parking management plan, while clarifying that the city would retain ownership and control of parking created in the public right-of-way. He summarized parking lot site design standards, including a 40-foot minimum setback from Main Street for surface parking to preserve streetscape character through landscaping, requirements for ADA compliance, and encouraging alley and cross-access between adjacent parking lots. The ordinance would prohibit loading and unloading on Magna Main Street, but would allow temporary exceptions through director-approved plans where infeasible.

Mayor Eric Barney asked for clarification about repeated references in the ordinance to "the director's authority" and who the director was under the city's code. Mr. Starley clarified that the director was Trent Sorenson and stated applications would be processed through planning staff under that role. Mayor Barney confirmed this meant a staff-level director would make certain administrative decisions outside the council or Planning Commission. Mr. Starley stated that broader land use actions such as zone changes would still come through the Planning Commission and council, while parking management plan review would be handled administratively similarly to building permit review.

Council Member Sudbury questioned whether governance and approvals should be handled by the city rather than the Municipal Services District and expressed discomfort with staff-level discretion. Mr. Starley responded that administrative review by staff was typical for application processing after policy adoption by the Planning Commission and council. Dan Torres added that the city had a City Manager and that staff anticipated coordinating with the City Manager so decisions would not be treated as solely an MSD decision. Mr. Torres stated the ordinance defined the director's authority narrowly and primarily for exceptions, and said the intent was to speed application processing without requiring repeated council hearings, while still operating within parameters set by the council through the ordinance. Mr. Starley added that staff review would primarily verify compliance with the ordinance for circulation, parking ratios, and documentation for shared parking leases, and stated the area likely involving the most discretion would be loading and unloading exceptions, with an emphasis on not making operations harder for existing businesses.

Dan Torres discussed the proposal from an economic development perspective, stating that Magna's downtown had strong potential but that prior projects had been limited by parking requirements. Mr. Torres described parking standards as sometimes a self-inflicted barrier because planning often assumed peak-day conditions rather than typical use, and said the city had previously discussed unlocking additional parking stalls on RDA parcels for public use. He stated that encouraging visitors to walk from slightly more distant parking could help activate downtown by increasing foot traffic past storefronts, comparing walking distances to typical large retail parking experiences. Council Member Sudbury stated that jurisdictions and requirements imposed on businesses made it difficult for businesses to afford opening on

Magna Main Street and asked what could be done to address that. Mr. Starley stated one of the biggest obstacles observed for new business openings was the challenge of meeting parking stall requirements on narrow historic parcels that were laid out before automobiles and could not accommodate on-site parking. He stated the overlay was intended to maintain parking standards while allowing required parking to be distributed across the district to reduce development barriers and enable reuse of older buildings.

Council Member Trish Hull stated that handicapped parking was not seen in the presentation materials and asked where accessible parking would be located. Mr. Starley responded that projects would still have to meet existing ADA standards. Dan Torres added that ADA parking requirements were typically defined through the building code and would still require on-premises provision where applicable, while the overlay's main adjustment was loosening requirements for customer and visitor parking by allowing broader use of shared and district-wide parking solutions.

Council Member Audrey Pierce stated that despite language about making access easier, the proposal appeared to add requirements that could make it harder for businesses and did not address the central issue of insufficient parking. Council Member Pierce asked why the ordinance did not include recommendations to create new parking, including converting underused park-adjacent areas along Main Street into parking or opening access that would allow people to walk to businesses. Mr. Starley referred to a later slide identifying "low-hanging fruit" opportunities for increasing downtown parking supply, including adding approximately 86 angled on-street stalls near Magna Copper Park, negotiating a lease for the driver's school lot to potentially add about 400 stalls, and exploring an agreement with the Local 52 building to add roughly 50 stalls. Council Member Pierce asked how the ordinance would open up funding to implement those changes. Dan Torres responded that the ordinance was part of a broader strategy to activate downtown and redevelop underperforming parcels, emphasizing that the goal was not necessarily to pave redevelopment sites permanently but to use available land strategically to accommodate parking while encouraging redevelopment that would increase taxable value and revenue. Mr. Torres stated that having some parking pressure could indicate downtown activity, and pointed to a utilization estimate of roughly 14% as evidence that overall supply might be sufficient if managed and made clearer to users. Mr. Starley added that changes such as converting or reconfiguring city-controlled areas for parking would have a clearer legal framework under the overlay, allowing public parking to be used to supplement development in an organized way.

Mayor Eric Barney expressed concern that the parking supply analysis included on-street parking in front of residences south of Main Street, noting that those homes had small lots and residents often relied on street parking for their own vehicles, especially during evenings and weekends when commercial activity also increased. Mayor Barney asked whether the plan accounted for this overlap. Mr. Starley responded that on-street residential parking would not be offered as a controlled parking resource for development through the ordinance and stated it would not be something developers could "take ownership of." He stated the on-street inventory was shown as public parking availability within the overlay boundaries, but that development parking credits and controlled parking resources would be tied to parcels or

facilities the city could control, such as city-owned lots near Magna Copper Park and the Webster Center. He acknowledged that on-street parking in side streets was often where overflow parking occurred during events and said that while it was less desirable than commercial-adjacent parking, it would remain part of the general public parking environment rather than a dedicated resource under the ordinance.

Mayor Barney asked whether the council had any further questions, and none were raised. He noted the item was listed as a presentation on the agenda and asked whether the council wanted to make a decision that evening or move it to the business portion of the next meeting. Council Member Audrey Pierce stated a preference to push it to the next meeting, and Council Member Sudbury offered a second. Mayor Eric Barney stated no formal motion was needed and moved the meeting on.

C. Discussion and Potential Approval of Ordinance 2025-O-24, Adopting the MSD's Privacy Program

Council Member Pierce moved to amend the Agenda for Item 7C to read as Approval of Ordinance 2025-O-24, replacing the Resolution number originally listed. Council Member Hull seconded the motion; vote was 5-0, unanimous in favor.

David Brickey explained that during the most recent legislative session, House Bill 44 had been passed and required cities to provide greater transparency and clarity to the public regarding how personal data was collected, stored, and used. Mr. Brickey stated that individuals who submitted GRAMA requests were required to provide identifying information such as name, address, email, and phone number, and said the legislature was concerned about what happened to that information after it was collected. He stated the city had a deadline at the end of the month to adopt a policy that would allow the public to understand what data was being collected, how it was stored, and how it was used.

Mr. Brickey stated that the bill required identification of a chief administrative officer and said the policy named Marla Howard at the Municipal Services District as that officer. He said that the city relied on the Municipal Services District to house and manage data and stated that he personally did not collect or manage data. He added that the bill also required designation of an administrative records officer and stated that the Recorder, Diana Baun, filled that role.

Mr. Brickey stated that the meeting packet included a report that had to be generated and submitted back to the state by the end of the year. He had met with Maridene and Diana Baun and that the report was prepared and ready for submission if the council adopted the policy. He recommended passage that night to avoid the need for a special meeting to meet the deadline. The policy would protect the community by informing residents about how their data was handled, emphasized that the city could not sell the data, and noted that the policy could be revised in the future by the council, including by a future council.

Council Member Hull moved to approve Ordinance 2025-O-24, Adopting the MSD's Privacy Program. Council Member Prokopsis seconded the motion; vote was 5-0, unanimous in favor.

D. Discussion and Potential Approval of Ordinance 2025-O-23 – adopting WUI Code to Comply With HB 48

Paul Ashton stated that another item before the council was also mandated by the legislature and related to adoption of the Wildland Urban Interface building code. Mr. Ashton explained that the requirement was driven by recent wildfires, including fires in Southern California where fires either spread from wildland areas into neighborhoods or vice versa. He stated that the city was required to adopt the Wildland Urban Interface code from 2006 and explained that while there had been an assumption it was adopted when the city became a metro township, review showed that Salt Lake County had not adopted the code at that time. The county adopted the code later, meaning it did not transfer automatically, and recommended adoption of the ordinance to formally adopt the Wildland Urban Interface code.

Council Member Trish Hull asked whether the city's area had already been identified on a Wildland Urban Interface map and noted that the state was working on another map. Fire Marshal Wade Watkins of the Unified Fire Authority joined the discussion and stated that adoption of the code was important and aligned with House Bill 48. Fire Marshal Watkins explained that adoption of a Wildland Urban Interface map was also required and stated that the Municipal Services District was actively working on that map. He said the quality, clarity, and readability of the map were critical for public understanding and stated that products created by the Municipal Services District for other municipalities had been impressive. He emphasized that the sooner the map was adopted, the better, but stated that clarity and accuracy were essential. The code referenced coordination between the legislative body, the fire code official, Forestry Fire and State Lands, and the Salt Lake County Fire Warden, Joe Fisher, prior to adoption of a final map.

Council Member Hull asked whether the code could be adopted without adopting the map at the same time. Fire Marshal Watkins responded that the statutory requirement was to adopt the code on or before January 1 and stated that the timeline was extremely tight. He said they would communicate with Forestry Fire and State Lands to explain that Magna was actively working toward compliance. While the Wildland Urban Interface code dated back to 2006, much of it overlapped with the International Fire Code already adopted and enforced in Magna, with some minor building code provisions included. He stated there was an expectation that a newer version of the code would be adopted in the future, though the timeline was uncertain, and noted that newer versions were anticipated to be more user-friendly.

Council Member Hull stated that information received earlier in the day indicated there was pushback regarding the 2024 version of the code. Fire Marshal Watkins acknowledged that complications were common with new code versions but stated that the 2024 version was generally considered more user-friendly and easier to apply. Council Member Hull confirmed that the council could approve the Wildland Urban Interface code without approving the map at

the same time. Fire Marshal Watkins confirmed that the map could be adopted later and stated that the Municipal Services District was actively working on it. Council Member Hull asked whether the map would be adopted before January 1, and Fire Marshal Watkins responded that adoption would occur in January and stated they would maintain close communication with Forestry Fire and State Lands regarding timelines.

Brian Tucker, Planning Manager for the Municipal Services District, stated that staff was actively working on the Wildland Urban Interface map. Mr. Tucker explained that legal counsel had advised that the map must go to the Planning Commission before being adopted by the council. He stated that because the requirement was identified late in the year, the plan was to take the map to the Planning Commission in January and bring it to the council by the second meeting in January. Staff had a clear direction on the map's development and committed to completing the process in January.

Council Member Hull moved to approve Ordinance 2025-O-23, Adopting WUI Code to Comply with HB 48. Council Member Sudbury seconded the motion; vote was 5-0, unanimous in favor.

E. Update on MSD Parks Master Plan With Discussion on Potential for a Magna Copper Park and Magna Neighborhood Park Master Plans

Dan Torres explained that the proposed parks planning effort had two components: a district-level Parks Master Plan led by the Municipal Services District and individual park master plans for selected communities. Mr. Torres stated that the MSD managed park operations and maintenance through the MSD general fund and that the purpose of the planning effort was to better understand long-term capital, operational, maintenance, and replacement costs across the entire park system. He stated that the need for improved long-range forecasting had become apparent and referenced a prior request from Mayor Eric Barney to address tree removal at Magna Copper Park, which led to initial discussions about developing both a tree plan and a master plan. He stated that MSD staff identified a state grant opportunity and applied for \$150,000, with \$50,000 coming from local sources, to fund the planning effort. Mr. Torres explained that the district-level portion of the plan would analyze operational costs, establish levels of service, and examine recreation trends across all MSD jurisdictions. He stated that the overall goal was to provide local councils, including Magna City and other MSD communities, with data needed to understand park needs and costs. A key outcome of the plan would be providing sufficient data to allow individual councils, if they chose, to adopt park impact fees so that new development could contribute to the cost burden placed on the park system. He emphasized that adoption of impact fees would remain a local council decision.

Council Member Trish Hull asked why the planning effort included Magna, White City, and Copperton but not Kearns. Mr. Torres explained that Kearns primarily had neighborhood-sized parks and had recently used ARPA funds to replace park equipment, while White City, Magna, and Copperton each had regional-sized parks. He stated that Big Bear Park in White City, Magna Copper Park, and Copperton Park were considered regional facilities, which justified their inclusion in the planning effort.

Matt Starley outlined the purpose of the Parks Master Plan, stating it would provide a comprehensive long-term strategy for parks and recreation infrastructure, align investments with community needs, growth projections, and budgets, and integrate park planning with capital improvement planning and MSD-wide operational budgets. Mr. Starley stated the plan would help establish consistent levels of service across MSD communities, strengthen competitiveness for state and federal funding, and assemble data needed for potential park impact fees. He described the project scope, which included a district-wide system analysis and individual park master plans for White City, Copperton, and Magna. He stated deliverables would include an inventory of existing conditions, needs assessments, vision and design guidelines, capital planning and financial analysis, individual park concept plans, and implementation strategies.

Mr. Torres added that the planning effort would help address concerns raised by the council regarding park programming, particularly at Magna Copper Park. He stated that the plan would allow the community to better define how parks were programmed, rather than relying on county-driven approaches, and would support decisions about facilities such as youth soccer fields based on local demand. Council Member Hull asked whether the city could fully take over management and programming of Magna Copper Park. Mr. Torres stated that while that decision rested with the council, he would not recommend assuming management responsibility without fully understanding the operational and capital costs, which the master plan was intended to identify.

Mayor Eric Barney provided background on the current arrangement with Salt Lake County Parks, stating that the county billed approximately \$270,000 annually for maintenance services at Magna Copper Park, though actual expenditures were typically lower due to incomplete service delivery. Mayor Barney stated that the county managed pavilion rentals and that rental revenues were credited back against the city's maintenance bill. While the park is not county-owned, it is effectively operated under county policies. Mr. Torres added that deferred maintenance was a concern and cited the condition of the stadium facility at Magna Copper Park, noting that an assessment of infrastructure such as lighting and poles would be and that the master plan would help quantify future costs and responsibilities.

Mr. Starley detailed the planning process, stating it would include review of existing plans, budgets, and standards; demographic and demand analysis; recreation trend analysis; a needs assessment; and a capital planning and financial analysis. He stated that the plan would model 10- and 20-year revenue and expenditure scenarios and identify feasible funding strategies. He explained that individual park master plans would evaluate current programming, propose alternatives, produce final concept plans, and provide cost estimates and phasing strategies.

Mr. Torres emphasized that the planning process would be community-driven and could include council involvement, citizen committees, or a hybrid approach, stating that the goal was for the resulting plans to reflect community priorities rather than being a staff-driven document. Mr. Starley described the local engagement strategy, which would include a parks

advisory committee, community surveys, public meetings, presentations to the council and Commission during the adoption phase, and a public open house.

Mr. Starley stated the proposed schedule was an 11-month project beginning in February 2026 and concluding in December 2026, with a two-month adoption window extending into January 2027. He stated that while the MSD would adopt the district-level Parks Master Plan, each city would receive individual park master plans and city-specific data for impact fee studies, capital improvement planning, and financial strategies.

Mr. Torres outlined project costs, stating that the district-level portion would cost approximately \$59,000, with a \$50,000 grant offset, and that the MSD Board would be asked to cover the remaining \$9,000. He stated that Copperton's park master plan would cost approximately \$19,000, White City's Big Bear Park plan approximately \$18,000, and that Magna would receive master plans for Magna Copper Park and Magna Neighborhood Park for \$21,823. Mayor Barney asked whether the funding request would be budgeted in the 2026 budget. Mr. Torres responded that a budget adjustment was recommended and stated that sufficient funds were available in the current fiscal year. He stated that staff was requesting the council obligate the funds that evening so the MSD could enter into a contract in January and begin work, noting that White City had already acted and the proposal would be presented to the MSD Board the following day.

Council Member Hull moved to approve the proposal presented to obligate \$21,823 to the Parks Master Plan as presented. Council Member Prokopis seconded the motion; vote was 5-0, unanimous in favor.

F. Discussion and Potential Approval of Proposal by AJC Architects to Act as Magna City's Construction Management Supervisor

David Brickey, City Manager, addressed the council regarding a proposed Construction and Management Supervisor contract related to the remodel and retrofitting of the Webster Center. He explained that the contract document was approximately four pages long and outlined professional services totaling \$218,950, covering multiple specialties that would contribute to the proposed improvements. He noted that the third page included a proposed timeline, estimating that the design, bidding, and construction process would likely take most or all of 2026 to complete. Mr. Brickey stated that while a 12-month construction timeline was proposed, he considered that estimate optimistic given typical construction realities, adding a lighthearted personal remark to emphasize the unpredictability of construction schedules.

Council Member Sudbury asked for clarification regarding "items excluded" from the bid and confirmed that those costs were not included in the stated figures. Mr. Brickey responded affirmatively and explained that the base construction estimate being discussed was approximately \$2.8 million. Council Member Sudbury pressed further, asking what the total cost might be once excluded items were accounted for, suggesting that the final cost would exceed the stated amount. Mr. Brickey explained that because the excluded items were not specified, he could not provide an exact figure, but acknowledged that cost overruns were

possible. He stated that he had previously suggested including a contingency of 10% to 20% as a reasonable expectation.

Mr. Brickey shared that he had visited a recently constructed building in Tooele County that was new or significantly renovated and built at a comparable cost. He noted that an alternative option could be to demolish the existing Webster Center building, potentially for about \$100,000, and construct a new two-story facility for roughly the same overall price as the remodel, though this option would require an additional year of planning. He stated that this was a realistic consideration the council would eventually need to address.

Council Member Sudbury asked whether the remodel would take more than a year to complete, and David Brickey confirmed that from start to finish, the process would likely exceed one year. Council Member Sudbury observed that this timeframe appeared similar to what would be required to construct a new building. David Brickey responded that the property, which consisted of approximately three parcels, allowed for continued use as a facility and that demolishing and rebuilding on the same site was a feasible option.

Council Member Sudbury then expressed concern about the uncertainty of remodel costs, stating an expectation that total expenses could exceed \$3 million and potentially approach \$4 million. They emphasized the importance of planning for future growth and accommodating additional in-house staff if the building were to serve as the city office long-term. Council Member Sudbury referenced a facility they had toured in Tooele County that was approximately 12,000 square feet, included an elevator, and cost \$3.3 million. David Brickey responded that the Webster Center was approximately 7,000 square feet, to which Council Member Sudbury replied that their measurement placed it closer to 8,200 square feet.

Mayor Eric Barney clarified that the discussion was part of a presentation item and that no decision was required that evening, noting that the council was not under a deadline to act. David Brickey reiterated that no ARPA funds were being used for the proposed rebuild and confirmed that the council did not need to make a decision at that time. He stated that additional questions regarding ARPA funding would be brought forward to the council at a later date. The council showed no interest in making a decision tonight, so the meeting was moved to the next item on the agenda.

G. 3100 S Light Options

David Brickey, City Manager, explained that in November discussions regarding 3100 South, they had begun coordinating with Ian Hartman to identify lighting improvements along the corridor from approximately 7200 to 9180. He stated that Ian Hartman had identified existing lights alternating between the south and north sides of the road and that staff intended to capture lighting on both sides. He further explained that Rocky Mountain Power, through UP&L infrastructure, had existing poles with cobra-style arms extending over the roadway and had indicated a willingness to allow new lights to be mounted on those poles. David Brickey noted that these cobra-style fixtures did not meet the city's currently approved light design standards, but they were significantly less expensive. He stated that Ian Hartman was still determining

how many lights would be involved and suggested that asking the council to make a final decision at that point might be premature.

Mayor Eric Barney responded that the fixtures specified in the city code were expensive and that, in his view, those standards were intended for new development or major street reconstruction projects. He explained that 3100 South would likely qualify for a future full roadway overhaul, including sidewalk, curb, and gutter installation, but that such work was not imminent. He framed the discussion as determining an interim solution and asked how much it would cost to install cobra-style lights on existing Rocky Mountain Power poles.

David Brickey replied that preliminary estimates from Ian Hartman suggested the cost could be as low as \$5,000 per cobra-style light, compared to approximately \$17,000 for a new pole, not including installation. He stated that using existing poles would allow the city to stretch its funds significantly while still achieving more balanced lighting on both sides of the street. He emphasized that before proceeding, staff would return to the council with confirmed numbers and final details.

Council Member Sudbury suggested installing a single cobra-style light as a test to evaluate its appearance and light output. David Brickey said he could ask whether installing a test light was acceptable and referenced recent adjustments to light distribution on Cordero, noting that those lights had been set to a higher output level.

Mayor Eric Barney raised a related concern, observing that many existing cobra-style lights in the community appeared to have been retrofitted with LEDs but were still very dim. He questioned whether the light output had been intentionally reduced and whether increasing brightness on existing fixtures could improve safety. David Brickey responded that he had discussed this issue with Doug Swain and Brent Meister and had asked them to evaluate not only Cordero but other locations citywide where lights may have been dialed down. He stated that he had not yet received a full response regarding those other areas.

Council Member Sudbury asked whether cobra-style lights were adjustable. David Brickey explained that the newer lights on Cordero had adjustable settings from one to nine and added humorously that he had suggested turning them up to eleven. Council Member Steve Prokopis noted that it was still unclear whether cobra-style lights specifically had adjustable settings. Mayor Eric Barney speculated that they likely were adjustable, given how dim many of them appeared, and requested more information.

David Brickey stated that he had asked Ian Hartman to identify potential poles for new cobra-style lights and to determine whether and how brightness could be controlled. He explained that light levels were often reduced to limit light pollution affecting nearby residents while still maintaining roadway safety.

Mayor Eric Barney suggested that staff identify a couple of locations where cobra-style lamps could be installed, document their brightness, and determine whether the output could be

adjusted. He asked whether the council was amenable to that approach, and consensus was indicated.

Council Member Sudbury then asked about solar lights, referencing the bright solar fixtures at the park, and inquired whether similar light heads could be installed along city streets to match the existing aesthetic throughout the valley. David Brickey responded that Public Works staff had expressed concerns about solar lights, explaining that solar panels degrade over time, eventually require replacement, and may not provide full-night illumination as they age. He said he could verify this information and provide additional details. He also noted that the city would soon have approximately 28 relocated 25-foot lights available for use in park areas, including near the tennis courts and escape area, and that solar options in those locations would also be evaluated.

Mayor Eric Barney thanked David Brickey for the information.

Dan Torres added that as part of the Transportation Master Plan, staff would soon approach the Municipal Services District board to request a streetlight study. He explained that the study would address lighting standards, luminosity, and consistency throughout the system, though he acknowledged it might not align with the immediate timeline for 3100 South.

Council Member Sudbury reiterated the urgency of addressing lighting on 3100 South, describing the stretch from 9200 to 7200 as extremely dark, and suggested moving on to other corridors afterward. David Brickey concluded by stating that after completing improvements on 3100 South, staff would begin addressing lighting needs on 3500.

H. Lighting in "Presidential" Neighborhood

David Brickey, City Manager, stated that although he had previously indicated another area would be addressed next, the presidential neighborhood was now being proposed as the next lighting project. He explained that historically, lighting had not been installed in this area when it was originally approved by the county. He added that Unified Police Department had identified the area as the "presidential" neighborhood, though he was unsure whether that designation was formally accurate.

Council Member Trish Hull clarified that the neighborhood was commonly referred to as the presidential area because the streets were named after U.S. presidents, such as Madison and Jefferson.

David Brickey explained that staff had identified 19 locations for new lights in the neighborhood. He stated that these would be 12-foot residential-style lights rather than the 25-foot streetlights used elsewhere, resulting in a total project cost of \$97,000. He said that if the council supported the project, he could have Ian Hartman and staff begin work on installing the lights in the near future. He noted that a map of the proposed locations had previously been shared with the council and that priority had been given to intersections and areas where children cross streets while traveling to and from school.

Mayor Eric Barney confirmed that the area under discussion was near Matheson Junior High.

Council Member Steve Prokopis asked how the project would be funded and whether ARPA funds would be used. David Brickey responded that Tamaran had indicated there was unused funding available within the Municipal Services District budget. He stated that approximately \$300,000 remained available and that the \$97,000 lighting project could be covered by those funds, which was why staff was attempting to move quickly.

Council Member Sudbury moved to instruct staff to work with MSD Staff to move forward with the discussion tonight. Council Member Hull seconded the motion; vote was 5-0, unanimous in favor.

David Brickey stated that, based on the discussion, he would have Ian Hartman begin working on the project the following day.

I. Consideration of Cost for Swearing-in Ceremony

David Brickey, City Manager, informed the council that the school district had recently agreed to donate the use of a building as well as staff time for an upcoming ceremony, representing an in-kind contribution valued at approximately \$1,300 that the city would not need to pay. He stated that the ceremony was proposed for Monday evening, January 5, with attendees arriving around 6:00 p.m. and the event beginning promptly at 6:30 p.m., followed by refreshments.

David Brickey explained that he anticipated requesting up to \$500 to cover light refreshments, including sugar cookies, brownies, and water, noting that the event would not be extravagant. He added that there might also be some modest floral arrangements to enhance the occasion. He emphasized that he did not want to spend city funds without council approval.

Mayor Eric Barney asked whether there were any concerns from the council. Hearing none, he expressed support for proceeding and encouraged selecting quality refreshments. David Brickey responded that the items would be locally baked.

J. Discussion of District 3 Mid-Term Vacancy

David Brickey, City Manager, explained that as a result of Mayor-elect Sudbury's election as mayor, that individual would be required under Utah law to vacate the District Three council seat upon taking the oath of office, as one person cannot hold two elected offices simultaneously. He stated that this vacancy would occur on January 5. David Brickey proposed issuing a public notice for the District Three vacancy on Friday, January 2, noting that this date was a recommendation rather than a final decision by the council. He explained that state law requires the vacancy to be publicly noticed for seven days. By posting the notice on January 2, the application period could close on January 9, allowing staff to compile and distribute all submitted materials to the council by Friday evening or Saturday morning. This timeline would

give council members approximately three days to review applications, contact candidates by phone if desired, and be prepared to make a selection at the January 13 council meeting.

David Brickey explained that if the council waited to post the notice until January 5, the day Mayor-elect Sudbury was sworn in, the notice would have to close on January 12, only one day before the January 13 meeting, significantly limiting review time. He emphasized that once notice of the vacancy is given, the council is required to fill the seat within 30 days. If the council fails to do so, the Lieutenant Governor would have the authority to appoint someone to the position. He stated that he believed the council would prefer to make the appointment themselves.

David Brickey noted that the proposed public notice was already drafted and visible on the Magna City public notice page, with the application period identified as Friday, January 2 through Friday, January 9. He explained that applicants would be required to complete a Declaration of Candidacy, which outlines eligibility requirements including residency within District Three for the required time period, U.S. citizenship, and confirmation that the applicant has not been convicted of a felony or has a disqualifying mental illness.

He further explained that the application packet included nine questions for applicants to answer. He stated that Council Member Pierce had previously requested that questions be included and that the questions were modeled after those used by other cities, including Millcreek, which had recently selected a new mayor. He added that he had incorporated suggestions from council members when developing the questions. David Brickey recommended that applicants submit their completed materials by January 9 so the council would have sufficient time to review responses before the January 13 meeting. He noted that if the council wished to add additional questions beyond the nine provided, those questions would need to be finalized by January 2 so they could be included in the public notice and application materials.

K. Presentation and Discussion of ARPA Funds Available in the Amount of \$1,528,242.05 for the Magna Main Street Rebuild

David Brickey, City Manager, explained that the city had entered into an interlocal agreement with the Municipal Services District the previous year to manage the ARPA funds through the end of the current month. He stated that Brian Hartsell was strongly supportive of using the funds in a manner consistent with federal statute while preserving them through a motion he planned to present to the MSD Board the following day. David Brickey explained that the motion would specify that the funds could not be used in any other city and would instead be allocated exclusively to building and construction road projects within Magna, with the MSD trustees formally acknowledging that restriction during their consideration.

David Brickey noted that up to that point, the city had been spending the ARPA funds incrementally on items such as fencing and lighting. He stated that while it would technically be possible to spend the remaining \$1.5 million within 21 days, doing so would likely be disorganized and imprudent, which he did not support.

Mayor Eric Barney summarized the proposal by explaining that the MSD had already covered the cost of the Main Street project. Under the proposed approach, \$1.5 million of those previously expended MSD funds would be placed into a dedicated account earmarked solely for Magna road projects. The Main Street costs would then be reimbursed using the ARPA funds, thereby fully expending and closing out the ARPA allocation.

David Brickey confirmed that this approach would effectively convert the \$1.5 million into funds preserved for future Magna road projects while still complying with ARPA requirements. He stated that he had consulted with the city attorney and that both agreed a resolution was not required because the funds had already been allocated. David Brickey requested a vote from the council to confirm support for directing Brian Hartsell and the MSD to proceed with this plan for the ARPA funds.

Council Member Prokopis moved to approve the plan for the ARPA funds as outlined above. Council Member Hull seconded the motion; vote was 5-0, unanimous in favor.

8. COUNCIL BUSINESS - None

9. MANAGER/CITY ATTORNEY UPDATES

Paul Ashton informed the council that the legislative session would begin on January 20. He stated that Mayor Eric Barney had previously been designated as one of the city's representatives to the League of Cities and Towns and noted that a substitute would be needed for that role. He suggested that having the mayor serve in that capacity would be appropriate.

David Brickey, City Manager, reminded the council that the swearing-in ceremony was scheduled for January 5 at 6:30 p.m. He then informed the council that he had received a request from Northrop Grumman to meet the following Wednesday to discuss Mahogany Ridge. He stated that he did not yet know what topics or concerns Northrop Grumman intended to raise and that the request was simply to meet in person. David Brickey assured the council that he would report back with any information or concerns that emerged from that meeting. He also reported that Rio Tinto had presented options related to the development and improvement of 4100 South, which he had already shared with the council for feedback. He stated that staff was awaiting further confirmation. David Brickey explained that Rio Tinto was attempting to apply pressure to DR Horton regarding the project, noting that such pressure was not something he could apply as City Manager, nor was West Valley willing to do so at that time. He stated that his ability to discuss the matter was limited but offered to answer questions later if possible.

Council Member Steve Prokopis returned to the discussion of the District Three vacancy and questioned the proposed 20-minute question-and-answer period for candidates, expressing concern about how that would work if a dozen individuals applied.

David Brickey responded that the timeframe could be shortened if necessary. He explained

that he had modeled the proposed time allotment after Millcreek's recent mayoral selection process, where five candidates were interviewed between 6:00 p.m. and 8:30 p.m. He stated that his intent was to allow more than just a few minutes per candidate, while also avoiding excessively long interview periods.

Council Member Sudbury commented that, given the anticipated interviews, the agenda for that evening would need to be kept light.

10. COUNCIL REPORTS

Council Member Audrey Pierce stated that meetings had been relatively light during December, with many gatherings taking the form of luncheons typical for that time of year. She noted that a recurring topic across meetings had been reappointments and expressed her belief that this issue would need to be addressed by the council at the beginning of the next year.

Council Member Trish Hull reported attending a Unified Fire Authority meeting earlier that day. She informed incoming council members about fire school scheduled for March 27 and strongly encouraged participation, describing it as a one-day experience that provided hands-on insight into the work of firefighters and increased appreciation for their service. She noted that the training would take place at the local training center and begin early in the morning. She stated that, as this was her final council meeting, she wanted to emphasize several key points. She discussed Dial 211, which was the current community risk reduction message from the Fire Marshal, explaining that UFA had prepared an article for inclusion in city journals to address residents' concerns about not knowing what resources were available in Magna. She explained that 211 could be accessed via an app and provided information on housing, food, and social services, available in both English and Spanish. She encouraged council members to refer residents in need to 211. She also referenced a previous quarter's focus on lithium battery safety. Council Member Hull highlighted a fire school program aimed at encouraging women to join the fire service and expressed pride in UFA's progress, noting an increase from 8 women firefighters in 2018 to 37 currently. She stated that UFA leadership actively encouraged women to apply and noted that the most recent recruitment class included four women out of approximately 30 participants. She concluded by expressing gratitude for the opportunity to serve for nine years, stating it had been an honor and privilege. She acknowledged she would miss the people and professional relationships but not the more difficult aspects of public service, and she thanked the council and community.

Council Member Steve Prokopis reported that Unified Police Department had been working with SLVLESA to set the Fiscal Year 2026 budget for the county sheriff. He stated that the process included four facilitation meetings and that no major issues emerged. He expressed uncertainty about the county's future participation in SLVLESA, noting that the county had indicated an intention to pursue legislation within three years to leave the district. He stated that this would affect Magna and could require the city to identify additional funding sources, though there was still time to address the issue.

Council Member Sudbury reported that there was nothing to share regarding Wasatch Front

Waste but noted that with the upcoming transition to the Municipal Services District board, the Wasatch Front Waste seat would become available.

Council Member Audrey Pierce added that this aligned with her earlier comments and anticipated that there would likely be shifts in committee and board assignments among council members.

Mayor Eric Barney reported on a recent Municipal Services District meeting, stating that one agenda item affecting Magna involved approval of a federal aid agreement with UDOT to cover sidewalk costs on Breeze Drive as part of the Safe Routes to School program. He stated that sidewalks would be constructed on Breeze Drive in the near future. Mayor Eric Barney then delivered closing remarks reflecting on his service. He described his time in office as exhilarating, challenging, rewarding, frustrating, and, at times, maddening. He stated that it had been humbling to be selected by fellow council members to serve as mayor and noted the additional challenges that followed when the state legislature later changed governing rules. He acknowledged that while those changes were difficult, he had largely accomplished the goals he set out to achieve or had positioned them well for the future. He expressed satisfaction with his service and hope that the next group would continue the established legacy. He publicly thanked former Mayor Peay for setting a strong foundation during eight years of service. Mayor Eric Barney thanked the council for their support, stating that while disagreements occurred, discussions remained respectful and productive, and he expressed gratitude for their collaboration and friendship. He also thanked city staff and specifically acknowledged David Brickey's work, noting the challenges of recent years. He stated that any accountability he had enforced was motivated by concern for the community's well-being and the betterment of Magna. He concluded by thanking the council and community for the opportunity to serve, stating that while he would miss the role, he was optimistic about future opportunities and transitions ahead.

No closed meeting needed.

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

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

12. ADJOURN

Council Member Hull moved to adjourn the December 9, 2025 Magna City Council Meeting. Council Member Sudbury seconded the motion; vote was 5-0, unanimous in favor.

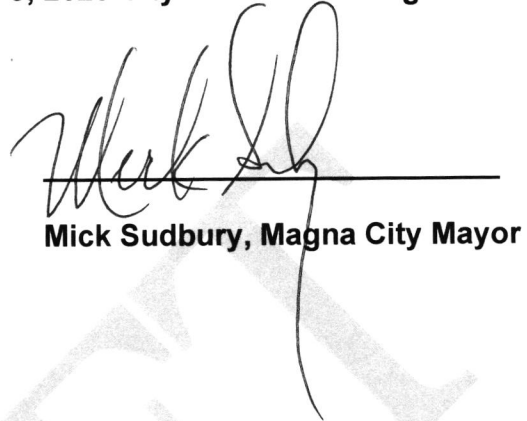
The December 9, 2025 Magna City Council Meeting adjourned at 7:48 pm.

This is a true and correct copy of the December 9, 2025 City Council Meeting Minutes, which were approved on January 13, 2026.

Attest:

A handwritten signature in cursive script, reading "Diana Baun", written over a horizontal line.

Diana Baun, Magna City Recorder

A handwritten signature in cursive script, reading "Mick Sudbury", written over a horizontal line. A long vertical line extends downwards from the signature.

Mick Sudbury, Magna City Mayor