



MAGNA CITY COUNCIL MEETING

JANUARY 13, 2026 @ 6:00 PM
WEBSTER COMMUNITY CENTER
8952 West Magna Main Street
Magna, Utah 84044

****DRAFT MINUTES – UNAPPROVED****
MAGNA CITY COUNCIL MEETING MINUTES
January 13, 2026

Council Members Present:

Mayor Mick Sudbury
Council Member Audrey Pierce
Council Member Terry George
Council Member Steve Prokopis
Council Member Megan Olsen
Council Member Mike Jensen

Council Member(s) Excused:

Staff Present:

David Brickey, City Manager
Paul Ashton, Legal Counsel
Diana Baun, City Recorder
Daniel Torres, Economic Development Manager
Trent Sorenson, Planning Director
Chief Jason Mazuran, Unified Police Department
Chief Del Craig, Unified Police Department
Lt. Chris Benedict, Unified Police Department
Brian Tucker, Planning Manager

Others Present:

6:00 PM – PUBLIC MEETING

1. Call to Order

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

2. Determine Quorum

A quorum was present, allowing the meeting to proceed.

MAGNA COUNCIL MEMBERS

MAYOR MICK SUDBURY, COUNCIL MEMBER STEVE PROKOPIS,
COUNCIL MEMBER MEGAN OLSEN, COUNCIL MEMBER MICHAEL JENSEN,
COUNCIL MEMBER TERRY GEORGE, COUNCIL MEMBER AUDREY PIERCE

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. PUBLIC COMMENTS

Christian Torres stated that this was their first meeting and explained they had lived in Magna for 28 years. They expressed concern about recent changes in their neighborhood, particularly an increased focus on parking enforcement on their street. They reported that they and their neighbors had received multiple tickets for parking in front of their own houses and driveways and said residents were confused about why this had become a priority. Christian Torres stated that many neighbors felt there were more serious issues that should be addressed instead. As an example, they described a recent fire in which firefighters were unable to connect to a fire hydrant because it did not have water. They also raised concerns about snow removal, explaining that during heavy snowfalls residents on their street are often unable to leave their homes because streets are not adequately plowed. Christian Torres said that, given these unresolved issues, focusing on parking felt unreasonable, especially when vehicles are parked in front of the owner's own home and driveway and are not causing problems for others. They added that residents on their street generally try not to park in front of other people's homes out of respect. They concluded by reiterating that there were larger community issues that should take priority over parking enforcement.

Scott Taylor stated that they were not present to complain or criticize but instead wanted to welcome the newest council members and the new mayor. They expressed hope for continued improvement in Magna and acknowledged that the community had been served by good representatives in the past. Scott Taylor stated that the previous mayor and council members Dan and Eric had done a great job.

5. STAKEHOLDER REPORTS

A. Unified Police Department

Chief Del Craig congratulated Mayor Sudbury and the newly appointed council members, Megan Olson and Terry George. He stated that the department looked forward to working with the new leadership, improving the city, and continuing to fulfill its commitments to serve the community. Chief Del Craig then indicated he would turn the remaining time over to Lieutenant Chris Benedict, followed by Chief Jason Mazuran.

Lieutenant Chris Benedict echoed Chief Del Craig's remarks and stated he was excited to work with the mayor and new council members. He welcomed the new officials to Magna and transitioned into providing law enforcement statistics for the previous month. Lt. Benedict reported that during December there were 1,337 total calls for service responded to by Unified Police. Of those calls, 451 resulted in long-form reports. They reported that officers issued 363 civil citations and 186 criminal citations during the month, noting that December was a particularly busy period. He highlighted that there were eight DUI arrests during the month and asked if the council had any questions regarding the report.

Chief Jason Mazuran formally welcomed the new mayor and council members on behalf of the Unified Police Department. He stated that the department valued serving Magna and was excited to continue working with city leadership and staff, whom he described as doing a strong job. Chief Mazuran expressed a personal connection to Magna, explaining that the city was where he began his law enforcement career. He stated that Magna held special meaning to him and reiterated the department's commitment to serving the community and its residents. Chief Mazuran stated he was available at any time to assist the mayor or council and concluded by congratulating the new officials and expressing enthusiasm for future collaboration.

6. CONSENT AGENDA

A. Approve City Council Minutes

1. December 9, 2025 City Council Meeting

Council Member Pierce moved to approved the December 9, 2025 City Council Meeting Minutes as published and discussed. Council Member Prokopis seconded the motion; vote was 4-0, unanimous in favor.

7. PRESENTATION ITEMS - None

8. COUNCIL BUSINESS

A. District 3 Council Member Mid-Term Vacancy Interviews and Selection

David Brickey congratulated the mayor and welcomed everyone to the first meeting under the new leadership. He explained that a District 3 council seat had become vacant because the District 3 council member had been elected mayor. He stated that, as previously advertised, residents living in District 3 had been able to apply between January 2 and January 9, and four individuals had submitted applications. He outlined the selection process, stating that each candidate would be introduced and initially would have one minute to address the council, followed by a questioning period of up to 20 minutes for council members to ask questions. He stated that each candidate would then be allowed a two-minute closing statement. He explained that the council could choose to enter a closed session after the questioning, but the council could not decide the outcome in closed session and would be required to return to open session to vote. He stated that ballots would be provided by the clerk, who would tally the results and return them to the mayor for announcement.

Mayor Mick Sudbury asked for clarification that the mayor could not vote unless there was a tie, and David Brickey confirmed that the decision would be made by the four sitting council members unless a tie occurred. He explained that if the vote resulted in a tie between two candidates, those tied candidates would be asked to step out while the council deliberated, and then each would return to make an additional statement distinguishing their candidacy before another vote. David Brickey stated that if a tie remained after a second vote, the mayor would cast the deciding vote, and if the mayor recused themselves, state law would require the result to be determined by a coin flip.

Council Member Steve Prokopis suggested extending the candidates' initial remarks from one minute to three minutes to allow more time up front and reserve remaining time for follow-up questions.

David Brickey stated that while the original process had been publicized, the council had the authority to modify it, and he indicated support for the change.

Mayor Mick Sudbury agreed to proceed with that adjustment and directed the candidates to prepare.

David Brickey identified the four applicants as Jeff White, Michael Jensen, Dan Peay, and Jen D'Haenens and directed them to the conference room, noting that one candidate would remain available first. The candidates then addressed the council and answered questions.

Jeff White stated that he were not a political person but had lived in Magna his entire life and strongly supported the community. He explained that he submitted his name for consideration because he wanted to support the council and help ensure that future progress was guided by common sense and reasonableness. Mr. White stated that he felt some recent actions seemed off and believed his involvement could help provide balance. He noted having been involved in various efforts in Magna and expressed a desire to support the new council and help move the city forward in a practical way. Mr. White stated he wanted to represent the residents of District 3 and thanked the council for the opportunity.

Michael Jensen stated that he lived in the Horseshoe area near where Mayor Mick Sudbury lived and described longstanding personal connections to Magna, including spending weekends in the community as a child and later purchasing his grandmother's home. Mr. Jensen stated he had lived in the area since 1988, had five children, and had coached youth and high school sports. He stated he wanted to serve on the council because he cared about the community and believed Magna was at a crossroads as a young city experiencing development. Mr. Jensen stated he had 20 years of experience on the Salt Lake County Council representing the west side of the valley and described experience on regional and intergovernmental bodies, including transportation planning and collaboration with other cities and elected officials at the legislature. He stated he wanted to help guide the city's direction, emphasizing economic development and increasing sales tax revenue, and noted that Magna had prioritized public safety funding by directing property tax revenue to the fire and police departments.

Dan Peay described his extensive prior service to Magna. He stated that in 2016 he served on a committee to help establish the Municipal Services District and that in 2017 he was elected to the city council. He explained that council members each took responsibility for specific areas and that they assumed oversight of the MSD due to prior involvement. He stated that the governor later required a designated official to sign bills, resulting in becoming mayor after being selected by the council and confirmed by gubernatorial action. He stated he served in that role for seven years while also participating in the Community Council, the Chamber of Commerce, and managing the Webster Center building. Mr. Peay stated they eventually

stepped back due to the workload and that both the Chamber of Commerce and Community Council later disbanded due to lack of participation. He stated the Webster Center building was donated to the city, which reduced administrative burdens. He explained that after a period away from public service, he decided to return when Mayor Mick Sudbury ran for mayor and stated he was interested in serving for approximately two years to contribute experience while allowing future candidates time to engage residents through campaigning.

Jen D'Haenens stated she had lived in Magna for 14 years and had been born and raised in Provo. Ms. D'Haenens described having encountered negative reactions from others about Magna and stated she wanted to help the city grow into the kind of place it deserved to be by building on its history, community, and people.

Mayor Mick Sudbury asked Jeff White to expand on their long-term involvement in Magna and their desire to see improvements in the community. Jeff White responded that they believed the council needed to work together as a team and stated they wanted to be part of that collaborative effort. Jeff White stated that disagreements often arose because of misinformation and said that involving residents and clearly explaining upcoming actions and decisions could resolve many concerns. Jeff White stated that this approach had been effective in their experience working with the local water company and emphasized the importance of helping residents understand processes before decisions were finalized as part of responsible progress.

Council Member Terry George asked Jeff White to identify what he believed were the two most pressing issues facing the town.

Jeff White stated that parking and speeding were major concerns he observed. Mr. White added that safety overall was a significant issue, particularly pedestrian and crosswalk safety. He noted that while some crosswalks had been repainted to improve visibility for drivers, lighting remained inadequate, especially during darker hours, and pedestrians wearing dark clothing were difficult to see. He stated that addressing these concerns depended on available funding and priorities and said the council would need to set and work toward those priorities. He added that having lived in Magna his entire life, they knew many residents in the area and respected their opinions. He stated he wanted to serve as a team member on the council, contribute to decision-making, and bring practical experience. Mr. White stated that in his work with the water company, he often conducted additional investigation to fully understand issues so that decisions could be made reasonably and based on accurate information.

Council Member Terry George asked Michael Jensen how he would handle disagreements with neighbors when serving as a council member.

Michael Jensen responded that it was important to distinguish whether one was acting as a neighbor or as a council member. Mr. Jensen stated that understanding the other person's concerns, ensuring mutual understanding, and finding common ground were essential steps. He emphasized that disputes should not be taken personally, particularly with neighbors, to

preserve long-term relationships, while still prioritizing the interests of the city when issues affected the broader community.

Council Member Audrey Pierce asked Michael Jensen where he would begin in addressing economic growth in Magna.

Michael Jensen stated that the first step should be reviewing the city's master plan and zoning designations to identify appropriate areas for economic development, particularly retail and commercial uses. He stated that sales tax was the city's primary revenue source and that expanding retail opportunities would help broaden the tax base. Mr. Jensen stated that Magna likely lost a significant share of retail spending to the 5600 West corridor and said the city should explore ways to retain that spending locally. He referenced the city's two redevelopment areas and stated that extending one or both could incentivize development if done strategically. He also discussed Kennecott's surrounding land holdings and stated that long-term planning and partnerships could help create future commercial areas. Mr. Jensen suggested a potential development corridor near 8400 South and 8000 South extending toward the 201, noting that such planning would likely span 20 years and require collaboration with stakeholders.

Mayor Mick Sudbury asked Dan Peay how the city could attract more businesses and reduce reliance on outside commercial corridors.

Dan Peay stated that the city had attempted for many years to attract business and that success required more than Main Street alone. He stated there was limited land available for high-revenue commercial development and expressed skepticism that Kennecott would provide land for such purposes. Mr. Peay stated there was no clear solution for attracting more business and added that residents historically had not consistently supported local businesses, citing examples of restaurants that opened briefly and then closed. He stated that amenities such as a movie theater might help but said options were limited due to space constraints.

Council Member Terry George asked Dan Peay about housing issues in the town.

Dan Peay stated a preference for single-family homes and expressed concern about higher-density housing, particularly duplexes, being placed in older neighborhoods with narrow streets. Mr. Peay stated that such development often led to parking congestion and traffic issues. He stated that if housing was approved, designs should account for traffic volume and adequate parking. He referenced personal experience managing multiple vehicles while raising children and stated that adequate space was critical.

Council Member Audrey Pierce asked Jen D'Haenens how her background prepared her for council service. Ms. D'Haenens stated that participation in sports shaped a team-oriented mindset and emphasized collaboration. She described professional experience coordinating across departments such as customer service, legal, medical professionals, and regulatory entities, including FDA-related matters. She stated that their role often involved translating complex requirements between groups and keeping stakeholders aligned to avoid legal or

regulatory issues. She stated that this experience was applicable to city governance, where diverse departments and a diverse community required coordination and adaptability.

Council Member Terry George asked Jen D'Haenens how they would balance growth with preserving the city's history.

Jen D'Haenens stated the issue was complex and depended on available land, community needs, and evolving state-level discussions about shifting zoning and code responsibilities away from cities. Ms. D'Haenens stated she approached decisions by weighing facts, pros and cons, and creative solutions.

Mayor Mick Sudbury asked Jen D'Haenens how neighborhoods could work together to address parking issues and find common ground.

Jen D'Haenens stated that many residents were unaware of existing ordinances and that improved communication and education were necessary. Ms. D'Haenens stated that parking enforcement was rooted in safety concerns, particularly on narrow streets where larger vehicles, sidewalk parking, and parking on landscape strips created hazards. She stated that while neighbor-to-neighbor communication was not always successful, supporting law enforcement efforts and clearly communicating that enforcement was about safety rather than revenue would help address community concerns.

Jeff White stated in his closing statement that he viewed the process as an opportunity to help the community in whatever way the council decided was appropriate. He stated he accepted the council's decision regardless of the outcome and emphasized that he was focused on contributing through action rather than public speaking. He thanked the council for the opportunity.

Michael Jensen stated that his remarks constituted his closing statement and noted that the council had already reviewed his application materials. He stated he would be willing to serve if the council believed he was were a good fit and thanked the council for their time.

Dan Peay stated in his closing remarks that he had served on the city council for seven years and was familiar with the city's operations and issues. Mr. Peay stated he hoped his prior service had been effective and reiterated that he were seeking a commitment of approximately two years. He stated that during his prior tenure, the council met twice a month and that he missed only two meetings over seven years, one of which was due to travel to Japan with a sister city. He stated he similarly missed only two meetings while serving on the Municipal Services District board and concluded his remarks.

Jen D'Haenens stated in her closing remarks that she was not a politician and not a strong public speaker but described herself as a concerned resident who spoke honestly without sugarcoating issues. Ms. D'Haenens acknowledged that some people appreciated that approach while others did not and stated she were not intimidated by that reality. She asked

the council to consider her application and stated that regardless of the outcome, she was willing to continue helping the city in other capacities. She thanked the council for their time.

Council Member Pierce moved to recess the City Council Meeting and move to a Closed Session to discuss personnel matters. Council Member George seconded the motion; vote was 4-0, unanimous in favor.

Council Member Olsen moved to adjourn the Closed Meeting and return to the City Council Meeting. Council Member Prokopis seconded the motion; vote was 4-0, unanimous in favor.

The council returned to the meeting, were given ballots to vote for their choice of candidate and Michael Jensen was announced as the winner. At that time he was given the Oath of Office by the City Recorder and invited to sit with the council to participate by the remainder of the meeting.

B. Resolution R2025-01, Appointing a Representative to the Greater Salt Lake Municipal Services District Board

David Brickey explained that the Municipal Services District (MSD) was governed by trustees representing each participating community and stated that the current trustee for Magna was Eric Barney. David Brickey stated that former Mayor Eric Barney would need to attend the upcoming MSD meeting the following day unless a new trustee was appointed. David Brickey explained that the council could select any current council member to serve as the trustee replacement.

Mayor Mick Sudbury stated that he currently served on the Jordan Valley Water Board by gubernatorial appointment and explained that meeting schedules might conflict with MSD meetings. Mayor Sudbury stated that although he was willing to serve on the MSD board, he was unsure whether he could consistently attend meetings on time and expressed concern about committing without being able to give full participation. He stated he would support whatever decision the council made. He then moved the discussion to Resolution R2026-01 regarding approval of a representative to the Greater Salt Lake Municipal Services District.

Council Member Steve Prokopis asked whether the mayor traditionally served as the MSD representative. David Brickey confirmed that this was generally the case, although some communities appointed someone other than the mayor. David Brickey explained that the council was not required to appoint the same individual permanently and that the assignment could change as needed. David Brickey also noted that at the January 27 meeting, the council would likely select a Mayor Pro Tem, who could also serve when the mayor or designated trustee was unavailable. David Brickey described MSD meetings as typically lasting between one and a half to two hours and stated that Marla Howard, the general manager, ran efficient

meetings. David Brickey emphasized that MSD decisions involved multiple communities and the county, making familiarity with regional considerations important.

Council Member Audrey Pierce asked whether any council member specifically wanted to take on the MSD role. Mayor Mick Sudbury reiterated his willingness to serve but restated concerns about meeting conflicts and fairness of the commitment. David Brickey clarified that MSD meetings were held on the second and fourth Wednesdays of each month at 6:00 p.m. in Taylorsville.

Paul Ashton stated that the MSD controlled most of the city's funding and emphasized that it was one of the most important boards for the city, second only to police oversight. Paul Ashton stated that all revenue was collected by the MSD and then redistributed, making it critical to have a representative who would advocate for Magna's financial interests.

Council Member Audrey Pierce stated that she currently served as the secondary or alternate representative to the MSD board and could attend meetings if the primary representative was unavailable. She stated she was open to serving in any capacity and believed board assignments should be discussed collectively, particularly with new council members. David Brickey stated that although not typical, the council could enter closed session to discuss personnel assignments and then return to open session to vote.

Paul Ashton suggested that Council Member Audrey Pierce could attend the MSD meeting scheduled for the following day if needed. Council Member Audrey Pierce suggested attending the immediate meeting and then revisiting all board assignments at the next council meeting. Paul Ashton confirmed that as a viable option.

Council Member Steve Prokopolis stated that the council traditionally reviewed and reassigned board positions in January and noted that this had already been discussed informally. Council Member Steve Prokopolis suggested that Mayor Mick Sudbury could continue temporarily in the MSD role for the current month, with all assignments formally reviewed at the following meeting, given the length of the current agenda. Paul Ashton cautioned that unless a new appointment was made that night, Eric Barney would need to attend the meeting to ensure representation. Council Member Steve Prokopolis stated that the council intended to make an appointment for the upcoming meeting and could revisit and change assignments later if needed.

Council Member Jensen moved to appoint Mayor Sudbury as the Representative to the MSD Board via Resolution R2026-01. Council Member Prokopolis seconded the motion; vote was 5-0, unanimous in favor.

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 explained that there had been ongoing discussions with council members regarding the city's current purchasing and procurement policy, stating that the existing dollar thresholds were very low and had become cumbersome in practice. He stated that the intent of the proposed changes was to allow purchases between \$10,000 and \$50,000 to proceed without sealed bids, provided there was council direction, and to allow procurements between \$50,000 and \$250,000 to move forward using telephone bids rather than formal sealed bids. David Brickey stated that telephone bids would still require documentation for the public record and that staff would not proceed without council authorization. David Brickey emphasized that the proposal was not intended to give staff unilateral authority to make purchases but to allow the city to move more efficiently once direction was given. David Brickey stated that the issue had arisen recently when hiring a consultant to review potential property acquisitions became difficult due to the low thresholds, requiring additional navigation to remain under bid limits. David Brickey stated the goal was to obtain the best quality and value for the city and noted that this approach had been discussed with attorneys from both Magna Water and the Municipal Services District. He further explained that the proposed resolution referenced an attachment specifying that sealed bids would not be required for procurements between \$10,000 and \$50,000, noting that the upper limit had been increased from \$40,000 to \$50,000. David Brickey stated that procurements exceeding \$50,000 but less than \$250,000 would require at least two telephone bids and reiterated that no bidding would occur without council direction. David Brickey again emphasized that the intent was to streamline processes, not to remove council oversight.

Council Member Michael Jensen asked how bid requests would be framed and expressed concern about ensuring vendors had strong performance histories, reputations for completing work on time, and avoiding excessive change orders.

David Brickey responded that prior performance, quality, and reputation would be key criteria and stated that the city would not select vendors with no track record or those attempting to win work solely by offering a low bid that did not serve the community's interests. David Brickey stated that the council could define expectations and performance thresholds when directing staff to pursue a purchase or contract and that any contract presented to the council could explicitly address those requirements.

Council Member Steve Prokopis asked whether the proposed thresholds aligned with industry standards.

David Brickey stated that based on discussions with attorneys for the Municipal Services District and the water department, the proposed levels were consistent with current practices.

Council Member Audrey Pierce stated that the Municipal Services District had recently approved similar changes to its purchasing thresholds and explained that delays in projects such as street repairs had prompted those adjustments. Council Member Audrey Pierce stated that all state purchasing guidelines and contract requirements would remain in place and that the proposal only adjusted the dollar levels at which different decision-making processes

applied. Council Member Audrey Pierce explained that the changes affected who could make decisions at certain thresholds, not the overall legal framework.

David Brickey clarified that under the current policy, the city manager generally served as the purchasing agent, although another individual could be appointed if desired.

Council Member Audrey Pierce stated that if some council members were not ready to make a decision, it would be reasonable to gather more information before voting. Council Member Audrey Pierce noted that she had worked in city government for over 20 years under lower purchasing thresholds and stated she was not fully convinced higher limits were necessary, but was open to further discussion. Council Member Audrey Pierce suggested that the council could revisit the issue at a later meeting after additional research.

David Brickey stated that they could bring the item back for consideration at the January 27 meeting and noted that the needs prompting the discussion were not so urgent that a two-week delay would cause harm. David Brickey acknowledged Council Member Audrey Pierce's point and reiterated that the MSD's engineering division had been particularly constrained by the existing lower thresholds.

Council Member George moved to approve Resolution R2026-02, Amending the City's Procurement Policy, as published. Council Member Prokopis seconded the motion; vote was 5-0, unanimous in favor.

D. Consideration & Possible Action of Purchasing Real Property (3151 Broadway Street) in Magna City

David Brickey informed the council that for several months the city had been investigating the possible purchase of a former LDS ward house property. David Brickey stated that the council had the opportunity to purchase the property for \$925,000 and that the parcel consisted of nearly 2.5 acres. David Brickey explained that the property was adjacent to a county-owned parcel currently used as a water detention area, which could potentially be acquired in the future, although the county had not indicated an interest in selling that parcel at this time. David Brickey stated that a condition of the purchase imposed by the LDS Church was that the steeple be removed and replaced with a flat, A-frame style roof, noting that this would take additional time even though the closing date was scheduled very soon. David Brickey stated that the property could be used by entities such as the Magna CTC, which currently used space elsewhere, and that the building could provide more private rooms for juvenile adjudication and related services. David Brickey emphasized the value of securing land in the center of the city, stating that land was difficult to acquire and could not be created later. David Brickey noted that an inspection and review of the property had been completed and offered to share that information with the council. He explained that they had recommended funding the full purchase price using CARES Act funds, noting that this suggestion had been discussed multiple times previously. David Brickey stated that the CARES funding was a one-time federal allocation that the council could spend at its discretion. David Brickey stated that the CARES

account currently held approximately \$1.2 to \$1.3 million, which was more than enough to cover the \$925,000 purchase price. David Brickey stated that another option would be to use the city's reserve fund, which held approximately \$1.7 million, or to split funding between CARES and reserves, depending on council preference.

Council Member Megan Olsen asked whether the CARES funds had an expiration date.

David Brickey responded that CARES funds did not expire, unlike ARPA funds, which had required allocation by the end of the previous year. David Brickey stated that the council had previously chosen to use all ARPA funds for the Magna Main Street project in order to avoid returning funds to the federal government.

Council Member Audrey Pierce stated that the property had been considered previously for several reasons, including expanding community resources and providing an alternate location during future renovations of the current building. Council Member Audrey Pierce stated that even if the existing structure was ultimately not used, the land itself represented a strong value. Council Member Audrey Pierce stated that for approximately \$900,000, the city would be acquiring a significant amount of land with the potential to acquire adjacent property in the future. Council Member Audrey Pierce asked whether the council was being asked to decide that evening whether to proceed with closing.

David Brickey stated that closing was scheduled for the following day and that they had attempted to contact the seller's representative multiple times without a response that day. David Brickey stated that if the council agreed to proceed, they would need to indicate the funding source so that the transaction could be completed.

Council Member Audrey Pierce stated that she supported using CARES funds for the purchase to avoid impacting the city's regular budget and other ongoing projects. Council Member Audrey Pierce stated that the council had initially intended to use grant or one-time funding for the acquisition and that additional CARES funds beyond the purchase amount were already allocated to other community projects. Council Member Audrey Pierce stated that the adjustment would not negatively affect other efforts.

David Brickey stated that his recommendation was to preserve the reserve fund so it could continue earning interest, noting that CARES funds were a fixed amount that would not grow.

Council Member Michael Jensen stated he did not want to use reserve funds and agreed that reserves should remain untouched for their intended purpose.

Council Member Audrey Pierce reiterated that the purchase had been under discussion for several months, stating that it was first brought forward around August and that the city had been under contract for approximately three months. David Brickey stated that he had intentionally delayed final action to allow the newly seated council to participate in the decision and expressed appreciation for the seller's patience.

Council Member Steve Prokopis stated that he now supported the purchase, even though he had opposed it when it was first presented approximately six months earlier. Council Member Steve Prokopis stated that the property would provide an alternative location during future renovations of the Webster Center and could serve as a long-term city venue. Council Member Steve Prokopis stated that the city could potentially sell the property in the future if it was no longer needed and that the city had been given the right of first refusal. Council Member Steve Prokopis stated that the purchase price was unusually favorable, though the building would require several hundred thousand dollars in future improvements, including a roof replacement and boiler upgrades. Council Member Steve Prokopis stated that despite those costs, he believed the property would retain its value and that the city would not lose money even with improvements. Council Member Steve Prokopis stated that the city would eventually need a city hall separate from the Webster Center and that the property could serve as a community center long term, ensuring that the city would retain at least two community centers. Council Member Steve Prokopis concluded by stating he was in favor of proceeding with the purchase.

Council Member George moved to approve the purchase of the property discussed above, designating the Mayor as the signee on behalf of the city with City Manager David Brickey as the alternate signee should the mayor not be available. Council Member Jensen seconded the motion; vote was 5-0, unanimous in favor.

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

David Brickey stated that the prior council had previously considered selecting AJC as the construction management supervisor for renovation of the current building. He explained that the item had been stayed and tabled and intentionally deferred to the newly seated council so that the majority of new members could decide whether to proceed with the renovation under AJC's proposal or delay the matter. He stated that the decision was entirely at the council's discretion.

Mayor Mick Sudbury asked whether the item could be tabled again.

David Brickey responded that the council could table the item and stated that there was no immediate urgency. David Brickey noted that with the potential acquisition of a second property, the city would soon have an alternative location that could be used for public meetings, CTC activities, My Hometown events, and other public functions. David Brickey stated that the newly acquired property included a gymnasium and large rooms that could accommodate a variety of uses, including community gatherings.

Council Member Michael Jensen stated that unless the matter was pressing, he preferred to delay the decision so he could become more familiar with the details. Council Member Michael Jensen asked David Brickey to provide the relevant reports and sought clarification on whether those reports applied to both the current building and the newly discussed property. David Brickey confirmed that the reports would be provided.

Council Member Steve Prokopis stated that if renovation of the current building moved forward, the city would now have an alternative location available during construction, referencing the newly acquired property.

Council Member Jensen moved to table this item until a future meeting within the next 30 days. Council Member Pierce seconded the motion; vote was 5-0, unanimous in favor.

9. MANAGER/CITY ATTORNEY UPDATES

Paul Ashton stated that the Utah Legislature was scheduled to open the following week. Council Member Mike Jensen asked whether the city currently had lobbyists and whether there was an opportunity for the council to meet with them to provide priorities and direction. David Brickey responded that the city did have lobbyists and that direction had already been given regarding the city's concerns and expectations. Mr. Brickey stated that he could arrange for Council Member Mike Jensen to speak with the lobbyists directly and noted that he probably already knew both of them personally.

Council Member Mike Jensen stated he wanted clarification on what direction had already been given. David Brickey explained that, in working with lobbyist Kory Holdaway, the city had identified concerns related to potential changes in building code ordinances that could specifically impact Magna. David Brickey stated that the council had previously resisted a developer's request to build homes without garages, believing that removing garages would not attract residents and would increase on-street parking. David Brickey stated that, following that resistance, a state-level change was enacted preventing cities from requiring garages in future development agreements. David Brickey stated that the lobbyist had been instructed to keep the city informed of any proposed changes to building codes, potential restructuring of the Municipal Services District, and issues related to procurement processes.

David Brickey also stated that, in discussions with another lobbyist, the city had identified the 4100 South roadway as a priority project needing funding. David Brickey explained that the road was located in West Valley City and not owned by Magna, but that the project cost was estimated between \$5.3 million and \$5.8 million. David Brickey stated that the city had emphasized the importance of securing funding for this project and that the lobbyist was working on coordinating with other entities to pursue that funding.

Council Member Mike Jensen asked whether the garage requirement issue meant that garages were now optional regardless of city preference. David Brickey clarified that the original issue arose from a requested amendment to a development agreement at Mahogany Ridge, which the city had denied. David Brickey stated that as a result of subsequent state action, cities were no longer allowed to require garages in future development agreements. Council Member Audrey Pierce noted that the change had occurred the previous year. Council Member Mike Jensen questioned how the state could impose such a requirement, and Paul Ashton responded that similar concerns had been raised for many years.

Paul Ashton stated that this was one of the reasons it was critical for the city to remain actively involved during the legislative session. Paul Ashton also noted the importance of participation in the Utah League of Cities and Towns, stating that former Mayor Eric Barney had previously served as Magna's representative. Paul Ashton explained that League meetings typically occurred on Mondays during the legislative session and that Council Member Audrey Pierce was currently authorized to attend and vote on Magna's behalf. Paul Ashton stated that council members were welcome to attend and emphasized that legislators valued input from local officials and constituents. Paul Ashton suggested that it was beneficial for the mayor to be involved as well and stated that having a full team engaged at the Legislature strengthened the city's position.

Paul Ashton concluded by stating that, with Council Member Mike Jensen now on the council, the city could also benefit from any influence or relationships Council Member Jensen might have. Council Member Mike Jensen asked who had sponsored the garage-related legislation and whether it had been a leadership bill. Paul Ashton stated that the bill had been sponsored by a representative from Herriman and that while the sponsor was known, the issue had been widely discussed and understood. Paul Ashton stated that Magna had not been viewed favorably by some members of the League because it was perceived that Magna's insistence on garages had contributed to the legislative change.

David Brickey provided several brief City Manager updates. He informed the council that Rocky Mountain Power crews were currently traveling through the community inspecting power lines and checking for trees growing into those lines. David Brickey explained that this came to their attention after a resident near 9180 had a streetlight turned off instead of having encroaching trees trimmed, despite the power company having an easement. David Brickey stated they directed Rocky Mountain Power to address the issue by clearing the trees and restoring the light. David Brickey encouraged residents who see Rocky Mountain Power crews in their neighborhoods to speak with them directly if there are concerns about trees or lights, noting that the crews appeared receptive when residents raised issues themselves.

David Brickey also stated that, following the seating of the new council, there were several boards and committees needing attention. He reported that the Planning Commission was currently short one member, that a Parking and Safety Committee still needed to be constituted, and that the Fourth of July Committee was seeking volunteers. David Brickey stated that the Fourth of July Committee was requesting help particularly with the parade and fireworks and noted that a new email address had been created, FourthofJuly@magna.utah.gov for residents interested in volunteering. David Brickey stated that additional information could be obtained through Teresa Brown and Mark Brown.

David Brickey further reported that the streetlights on Cordero had been adjusted to their highest brightness setting. David Brickey stated that a lighting study was also underway to determine whether additional lighting was needed on Cordero and at the Little Valley Gateway. In response to a question from Council Member Terry George, David Brickey stated that he did not yet have a completion timeline for the study but would follow up and share that information with the council. David Brickey also confirmed that all new light poles would be uniform in

height at 25 feet, addressing prior concerns about inconsistencies.

Council Member Mike Jensen raised an unrelated question about the possibility of renaming Cordero to Pirates Way. Council Member Megan Olsen suggested working with the local high school, possibly through a government class project, to explore the process. David Brickey stated he would look into how the name change process could work and how students could be involved.

Teresa Brown provided an update on the Fourth of July Committee and stated that organizing the event had been a significant undertaking. Teresa Brown reported that bids had been received for portable bathrooms and stated that guidance from the council was needed on which bid to accept and how to proceed. Teresa Brown emphasized the need for additional volunteers and announced that a committee meeting was scheduled for February 4 at 6:30 p.m. Teresa Brown acknowledged that Jen D'Haenens had already volunteered to help with Fourth of July activities.

Teresa Brown also informed the council that Magna City had expressed interest in having a float in the parade and asked for direction on whether the committee or the council would be responsible for organizing it. Teresa Brown suggested involving the local high school by asking students to design and build the float, noting that it would align well with the first year that Cyprus High School was open and the first year Magna City had an elected mayor, helping bring the community together. Teresa Brown concluded by asking for the council's support, stating that the event was a major effort and expressing that the scope of the work was larger than initially anticipated.

10. COUNCIL REPORTS

Council Member Audrey Pierce reported that there were limited updates due to many boards and committees not meeting frequently in December as activities resumed in the new year. Council Member Audrey Pierce stated she attended a recent Magna Mosquito Abatement meeting, where the group discussed potential policy changes following the hiring of a new administrator. Council Member Audrey Pierce stated that discussions focused on improving efficiency, including reviewing travel policies, and noted that additional meetings were scheduled, with more updates to be provided at the next council meeting.

Mayor Mick Sudbury noted that the new council members did not have reports to share and stated that he also had no report due to the absence of recent meetings.

Council Member Steve Prokopis reported that a Unified Police Department meeting was scheduled for later in the week. Council Member Steve Prokopis stated that work was ongoing regarding the separation from the Salt Lake County Sheriff and that facilitation meetings were continuing concerning the future of the Salt Lake Valley Law Enforcement Service Area and the county's participation. Council Member Steve Prokopis stated that the Unified Police Department budget season had begun, with a draft budget expected by June.

Council Member Steve Prokopis also provided an update on the Unified Fire Authority. Council Member Steve Prokopis stated that because Trish Hull was the assigned board member, they were providing the update until a new representative was appointed. Council Member Steve Prokopis reported that Unified Fire Authority had begun its annual recruitment and testing process, which occurs at the beginning of each year, and that hiring would be conducted from that eligibility list throughout the year. Council Member Steve Prokopis stated that the Unified Fire Authority budget process was also underway, with an estimated budget of approximately \$109 million, and noted that budget planning began six months in advance to allow member cities time to prepare. Council Member Steve Prokopis further reported that the Unified Fire Authority Fire Prevention Bureau had launched a new Community Risk Reduction Program. Council Member Steve Prokopis stated that the program would provide monthly public safety messages to member cities for sharing through websites and social media. Council Member Steve Prokopis stated that January's topic would focus on winter storm safety and February's topic would focus on smoke alarms and carbon monoxide awareness.

Council Member Steve Prokopis stated that the fourth-quarter 2025 Unified Fire Authority report had been included in the council packet and indicated that activity levels were generally consistent with the prior year. Council Member Steve Prokopis reported that response times remained within established parameters and that call volume continued to increase gradually. Council Member Steve Prokopis stated there were 682 calls during the quarter, with approximately 40% classified as emergent responses requiring lights and sirens. Council Member Steve Prokopis stated that the council was still awaiting finalization of the Wildland-Urban Interface map at the state level, noting that the policy language had already been adopted and that the map would be presented once completed.

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

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

The January 13, 2026 Magna City Council Meeting adjourned immediately following the adjournment of the Closed Session above.

This is a true and correct copy of the January 13, 2026 City Council Meeting Minutes, which were approved on January 27, 2026.

Attest:

Diana Baun, Magna City Recorder

Mick Sudbury, Magna City Mayor