



MAGNA CITY COUNCIL MEETING

April 30, 2026 @ 6:00 PM

Webster Center
8952 West Main Street
Magna, UT 84044

****DRAFT MINUTES – UNAPPROVED****

MAGNA CITY COUNCIL MEETING MINUTES

April 30, 2026

COUNCIL MEMBERS PRESENT: Mayor Mick Sudbury, Council Member Terry George, Council Member Steve Prokopis, Council Member Megan Olsen (via Zoom), Council Member Audrey Pierce (via Zoom)

COUNCIL MEMBERS ABSENT: Council Member Michael Jensen

STAFF PRESENT: Kelly Bush - City Manager, Dawnee Johnston – Mayor’s Assistant, Diana Baun – City Recorder, Nathan Bracken – City Attorney, Lizel Allen – Director of Engineering (via Zoom), Chad Anderson – Assistant City Manager (via Zoom), Ian Hartman – Traffic Engineer (via Zoom), Maridene Alexander – Communications Director (via Zoom), Sarah Leavitt – Deputy Recorder (via Zoom)

OTHERS PRESENT: Dave Kelly – DR Horton, Adam Loser – DR Horton

1. **CALL TO ORDER**

Mayor Mick Sudbury, presiding, called the meeting to order at 4:05 pm.

2. **DETERMINE QUORUM**

A quorum was present, allowing the meeting to proceed. Council Member Michael Jensen was excused from the meeting.

3. **PRESENTATIONS**

- A. Presentation on 4100 South Construction
- B. Presentation on Boundary Line Adjustment with West Valley City

Nathan Bracken explained that the road extension project had been in progress for several years and involved multiple contributors prior to his role as City Attorney, including Mayor Mick Sudbury, former City Attorney Paul Ashton, and former City Manager David Brickey. He described the project as complex due to jurisdictional issues, multiple property owners, and funding challenges. The road would primarily serve Magna, including the local high school, but was currently located within West Valley City’s jurisdiction, requiring coordination and a municipal boundary adjustment. He stated that

developers are only obligated to fund infrastructure proportional to their impact, leaving a funding gap that required public contributions. He reported that the City secured state funding at the end of the legislative session on March 7, which allowed final approvals and agreements to move forward. He detailed that West Valley City approved the plans on April 15 and that multiple parcels, including land owned by Rio Tinto and Magna Water District, were being coordinated for access or transfer. He noted Rio Tinto had agreed to allow construction access while final conveyance was pending. He summarized the agreement, stating that DR Horton would construct the road extension from 8400 South to Little Valley Gateway, with estimated costs ranging from \$3.6 million to \$5.5 million. The City would reimburse DR Horton using up to \$5.5 million in state funding, including \$1.8 million previously secured and \$3 million from the recent legislative session. He added that DR Horton would contribute \$750,000 in escrow to cover any funding gap. He stated the target completion date was August 2026, ideally before the school year began, though this was not guaranteed. He outlined coordination with stakeholders including West Valley City, Magna Water District, UDOT, Rio Tinto, and the Greater Salt Lake Municipal Services District, and explained that West Valley City would oversee construction until the boundary adjustment was completed.

Mayor Mick Sudbury asked if council members had questions and, seeing none, invited representatives from DR Horton to provide updates.

Adam Loser reported that DR Horton had been actively progressing toward construction. He stated that a final UDOT meeting occurred on March 30, followed by a pre-construction meeting with Magna Water District on March 31. He confirmed that final stamped plans were received from West Valley City on April 15, and that Magna Water District received authorization on April 23 to begin water infrastructure work. He noted that excavation had begun, including site cleanup and preparation, and that coordination meetings with West Valley City were ongoing, with a formal pre-construction meeting expected imminently. He explained that full construction had not yet intensified due to the need to avoid disrupting traffic near the school, particularly on 8400 West, and that major work would begin after the school year ended. He stated that initial work would proceed on other segments in the meantime and expressed appreciation for the collaboration and funding efforts that allowed the project to move forward.

4. COUNCIL BUSINESS

- A. Discussion and potential action regarding approval of 4100 South extension contract with DR Horton**

Council Member Prokopolis moved to approve the above named agreement and authorize the Mayor to sign the agreement on behalf of the City of Magna. Council Member George seconded the motion; vote was 4-0, unanimous in favor with Council Member Jensen absent from the vote.

5. ADJOURN

Council Member George moved to adjourn the April 30, 2026 City Council Special Meeting at 4:22 pm. Council Member Prokopolis seconded the motion; vote was 4-0, unanimous in favor with Council Member Jensen absent from the vote.