MAGNA WATER DISTRICT

MEETING PACKET

FOR THE

REGULAR BOARD MEETING

THURSDAY OCTOBER 15, 2026

10:00 AM

8885 W 3500 S, MAGNA, UT 84044

GENERAL OFFICE BUILDING

(801)250-2118 Fax(801)250-1452

OCTOBER 15, 2026
REGULAR BOARD MEETING AGENDA
MAGNA WATER DISTRICT

MEETING DATE: October 15, 2026 at 10:00 am
LOCATION: 8885 W 3500 S, MAGNA, UT, GENERAL OFFICE BUILDING

A. Call to Order

B. Public, Board and Staff join in the Pledge of Allegiance

C. Welcome the Public and Guests

D. Public Comment

Written requests that are received – Please do not take over three minutes due to time restraints for other individuals and the Board.

E. Inquire of any conflicts of interests that need to be disclosed to the Board

F. Employee Recognition
All who assisted with election ballot boxes

G. Approval of common consent items
1. Minutes of the regular board meeting held September 10, 2026
2. Expenses for September 1to October 6, 2026
   General Expenses: $2,795,941.32
   Zions Bank Bond Payment: $51,980.83

H. Department Reports:

1. General Manager Report

2. Engineering Report

3. Water Operations Report

4. Wastewater Operations Report

5. Controller/Clerk Report

6. HR Manager Report

I. Water & Sewer Availability
Discussion and possible motion to approve the following developments:

1. (Trevor) Quick Quack Car Wash, located at 7186 W Gates Avenue, West Valley City.

J. Project Awards & Agreements
Discussion and possible motion to approve the following project awards and agreements:

1. (Trevor) Scope and fee modification for Haynes Well #8 environmental task – additional $5,000 for environmental compliance for grant application.

2. (Andrew) Consideration for adoption an Equipment Lease Purchase agreement with Zions Bank Public Finance in the amount of $717,855.

K. Administrative
Discussion and possible motion to approve the following administrative items:

1. (Trevor) SLC127 Development – conveyance and easement agreement

2. (Trevor) Drinking Water Asset Management Plan

3. (Management Team) Resolution 2026-08 – Tentative Budget for 2027

For information and discussion only – no action items:

4. (Dallas) 2027 Biosolids Hauling Planning Update

5. Next month's board meeting – November 12, 2026 at 10:00 am

L. Motion to take a brief recess and immediately following, meet in a closed meeting to discuss: (1) the purchase, exchange, lease, or sale of real property, including any form of a water right or water shares, (2) pending or reasonably imminent litigation; and (3) collective bargaining issues pursuant to Utah Code Ann. §§ 52-4-204 through 205.

M. Motion to close the closed meeting and re-open the public board meeting.

N. Motion to immediately meet in a closed meeting to discuss the character, professional competence, or physical or mental health of an individual pursuant to Utah Code Ann. § 52-4-204 through 205(1)(a).

O. Motion to close the closed meeting and re-open the public board meeting.

P. Consider action on any noticed agenda item discussed in closed meeting.

Q. Other Business

R. Adjourn

MEETING MINUTES

MINUTES OF THE
REGULAR MEETING
OF THE BOARD OF TRUSTEES OF
MAGNA WATER DISTRICT

A regular meeting of the Board of Trustees of the Magna Water District was held Thursday, September 10, 2026, at 10:00 am at the Magna Water District General Office, Kim Bailey Board Room, located at 8885 West 3500 South, Magna, UT.

Call to Order: Mick Sudbury called the meeting to order at 10:00 am.

Trustees Present:
Mick Sudbury, Chairman
Jeff White
Dan Stewart

Management Present:
Clint Dilley, General Manager
LeIsle Fitzgerald, District Controller
Trevor Andra, District Engineer
Dallas Henline, Wastewater Operations Manager
Andrew Sumsion, HR Manager
Steve Clark, Water Operations Manager
KayDee Hellings, Customer Service/Accts Receivable

Also Present:
Nathan Bracken, Smith Hartvigsen, PLLC
Dan Peay, Magna Resident
Mildred Martinez
Tommie Martinez
Stockton Denos, AE2S
Don Olsen, Epic Engineering
Doyl Jenkins, Magna Resident
Nate Rogers, Bowen Collins Associates

Pledge of Allegiance: Chairman led those in attendance in the Pledge of Allegiance.

Welcome the Public and Guests: Chairman welcomed those in attendance.

Public Comment: Tommie Martinez asked about the sewer backup settlement letter he had received.

Clint explained the District requested documentation of actual expenses incurred by the resident, that documentation has been analyzed, and the determination of liability was not the District's. The homeowner's insurance did not cover the incident. The District is proposing a "good neighbor" settlement for actual costs. The homeowner needs to sign the settlement letter in order to receive the "good neighbor" settlement.

Motion to meet in a closed meeting to discuss pending or reasonably imminent litigation pursuant to Utah Code Ann. §§ 52-4-204 through 205. A motion was made by Jeff White, seconded by Dan Stewart, to meet immediately in a closed session to discuss pending or reasonably imminent litigation pursuant to Utah Code Ann. §§ 52-4-204 through 205 The motion was approved as follows: Dan

Stewart, yea, Mick Sudbury, yea, and Jeff White, yea at 10:07 am.

Motion to close the closed meeting and re-open the public board meeting: A motion was made by Jeff White, seconded by Dan Stewart, to close the closed meeting and re-open the public board meeting at 10:18 am. The motion was approved as follows: Dan Stewart, yea, Mick Sudbury, yea, and Jeff White, yea.

Clint explained again that the District is not at fault for the incident. This offer is the best and final offer from the District. The homeowner either accepts it, by signing the settlement letter, or does not accept and the District will not be offering a "good neighbor" settlement.

Chairman asked if any of the staff or board members had a conflict of interest with anything on this agenda. There were no conflict of interest.

Employee Recognition:
KayDee Hellings – Operational Safety Support
Matt Hunter – Traffic Control Supervisor Certification
Matt Skogerboe – Traffic Control Supervisor Certification

Andrew Sumsion recognized the employees for their traffic control supervisor certifications, and operational safety support, as outlined above. No action was taken, for full discussion, please go to board meeting recordings beginning at position 14:36 to 16:37.

Approval of Common Consent Items:

Minutes of the regular board meeting held August 13, 2026
Expenses for August 3 to August 31, 2026
General Expenses: $888,805.20
Zions Bank Bond Payment: $51,980.83

A motion was made by Dan Stewart, seconded by Jeff White, to approve the minutes of the regular board meeting held August 13, 2026, general expenses from August 3 to August 31, 2026, and the Zions Bank Bond payment in the amount of $888,805.20 and $51,980.83; respectively. The motion was approved as follows: Mick Sudbury, yea, Dan Stewart, yea, and Jeff White, yea.

DEPARTMENT REPORTS
General Manager Report: Clint highlighted the following in his report:
Staffing: There is one open position, facilities maintenance position. This was posted in house, closing next week.
Operations – Water: Crews began filling the new Zone 3 secondary water reservoir. The construction crew did a repair of a 16" butterfly valve on a main transmission line located at approximately 7200 W and Parkway Blvd, this will allow the system to be looped and work like the system is designed to work. Crews have been working on the EDR stack repairs.
Operations – Wastewater: Pigging for the brine pipeline will be performed. Crews have been cross training. The construction crew has been working on blue staking.
Operations – Office: Management has started putting together the 2027 budget. Jordan Valley Water Conservancy District's water budget policy has been implemented, which will affect the District if the District ever needs to contract for additional water from them. JVWCD is requiring that all new development meet a water budget. The District will have to make policy adjustments to be in alignment

with JVWCD new policy. Clint suggested the District start on the inventory of the District's needs, but wait to see the outcome of JVWCD's new water budget policy before the District makes any policy changes.
Communication & Morale: Customer complaints have been high regarding low pressure. Staff has visited all complaints and each location, but the issues have always been on the customer's side. We haven't went on any checks that have resulted in the district's system. We try to educate the customer about the pressure in the home. The District has purchased a few pressure check gauges for homeowner's to rent out to check their pressure. Staff is discussing more stern policies regarding delinquent accounts. Nathan, legal counsel, suggested additional education with the public. Clint and Andrew attended the Magna's Night Out for Safety and Unity, this was positive interaction with the public. Granger Hunter customer complained about not being able to vote in our trustee election, because they are paying a bill to Magna Water District on behalf of Granger Hunter District agreement with the District. Cannot vote because they are not a resident of Magna Water.

No action was taken, for full discussion please go to the board meeting recording beginning at position 17:15 to 38:11. Please also see the general manager's report inserted in the board meeting packet.

Engineering Report: Trevor Andra, District Engineer, reported on ongoing projects. No action was taken, for full discussion, please go to the board meeting recording beginning at position 38:12 to 42:01. Please also see the engineering insert in the board meeting packet.

Water Operations Report (including water production and call out report): Steve Clark reported the culinary water production for the month of August was 227.76 million gallons or 699.04-acre feet, a 12.0% decrease from 2025. YTD production for August was 1,289.15 million gallons or 3,956.56-acre feet, a 6.48% decrease from 2025 YTD. We have purchased YTD 540.88-acre feet of water from Jordan Valley Water. The secondary water production for the month of August was 89.39 million gallons or 274.36-acre feet, a 13.25% decrease from 2025. YTD production for August was 344.78 million gallons or 1,058.17-acre feet, a 10.89% decrease from 2025. Steve reported the total number of call outs for water and wastewater departments for August was 15, and total hours paid was 46. Steve reported on the asphalt patch job on 3500 S, it should be complete today, and the road should be opened back up. No action was taken, for full discussion please go to the board meeting recording beginning at position 42:02 to 44:02. Please also see the water production report insert in the board meeting packet.

Wastewater Operations Report: Dallas reported August was the first month this year there was an decline in reuse water distribution due to weather. Regulatory compliance is in good standing, noting influent TSS and effluent TSS, are a little bit elevated, this is because the Collections crew is maintaining the trunk lines surrounding the plant, those lines have a lot of sediment, maintaining those lines causes the sediment to stir up, which increases the load to the plant. Currently the plant east headworks is being bypassed, 1000 linear feet of 18" bypass hose is strung throughout the plant. Retrofitting the east headworks is the last major mile stones of the influent pump station project. No action was taken, for full discussion, please go to board meeting recording beginning at position 44:02 to 45:38. Please also see the wastewater report insert in the board meeting packet.

Controller Report/Clerk Report:
Compliance Requirements Report: LeIsle reported the District is in compliance with reporting requirements. No action was taken, for full discussion, please go to board meeting recording beginning at position 45:39 to 47:08. Please also see the controller/clerk insert in the board meeting packet.

HR Manager Report:
Andrew updated the Board on staffing, trainings completed and trainings coming up, this month's safety training focus, and conferences to be attended with Board approval. No action was taken, for full discussion please go to the board meeting recording beginning at position 47:09 to 50:08. Please also see HR Report insert in the board meeting packet.

WATER & SEWER AVAILABILITY

Discussion and possible motion to approve the following project developments:

Sansone Godfrey 2 Development located at 5900 W Beagley Rd, West Valley City: A motion was made by Jeff White, seconded by Dan Stewart, to approve water and sewer services to Sansone Godfrey 2 Development located at 5900 W Beagley Rd, West Valley City. The motion was approved as follows: Mick Sudbury, yea, Jeff White, yea and Dan Stewart, yea. For full discussion please go to board meeting recording beginning at position 50:08 to 51:39.

ADMINISTRATIVE
Discussion and possible motion to approve the following administrative items:

Resolution 2026-07 Change to Position Titles for Executive Team: Andrew indicated this resolution will make changes to the executive teams position titles. The titles will be changed as follows:

District Controller to Director of Finance and Board Clerk
Human Resources Manager to Director of Human Resources
Water Operations Manager to Director of Water Operations
Wastewater Operations Manager to Director of Wastewater Operations

A motion was made by Jeff White, seconded by Dan Stewart, to approve Resolution 2026-07 adopting changes to the position titles for executive team members. The motion was approved as follows: Mick Sudbury, yea, Jeff White, yea and Dan Stewart, yea. For full discussion please go to board meeting recording beginning at position 51:40 to 53:53.

For information and discussion only – no action items:

2027 Biosolids Hauling Planning Update: Dallas reviewed some of the evaluations Management is making regarding the biosolids hauling. Beginning January 2027, the biosolids dumping location will be moved from Salt Lake County to Tooele County. This change increases the hauling from currently 10 miles (45 minutes round trip) to 90 miles (estimating 3 hour round trip). The District currently uses a 17 ton dump truck, which usually hauls 31,000-34,000 pounds, and a larger truck hauling from 57,000 – 60,000 pounds. The larger is a pusher plate style and the smaller is more traditional dump truck. One of the main goals in the evaluation is to be able to maximize the pay load and minimize the number of trips. Dallas and Trevor will be performing additional evaluation and solutions to this change and present to the board next meeting. They will be creating an evaluation matrix which will include hauling equipment configurations, tractor requirements, contractor scheduling options, and updated transportation pricing. It will also consider district staffing and operator manpower requirements associated with internal hauling compared with contracted transportation. No action was taken. For full discussion please go to board meeting recording beginning at position 53:54 to 1:06:49.

Next board meeting – October 8, 2026 at 10:00 am.

Motion to take a brief recess and immediately following, meet in a closed meeting to discuss: (1) the purchase, exchange, lease, or sale of real property, including any form of a water right or water shares, (2) pending or reasonably imminent litigation; and (3) collective bargaining issues pursuant to Utah Code Ann. §§ 52-4-204 through 205. A motion was made by Jeff White, seconded by Dan Stewart, to take a brief recess and immediately following meet in a closed meeting to discuss: (1) the purchase, exchange, lease, or sale of real property, including any form of a water right or water shares, (2) pending or reasonably imminent litigation; and (3) collective bargaining issues pursuant to Utah Code Ann. §§ 52-4-204 through 205. The motion was approved as follows: Dan Stewart, yea, Mick Sudbury, yea, and Jeff White, yea at 11:08 am.

Motion to close the closed meeting and re-open the public board meeting: A motion was made by Jeff White, seconded by Dan Stewart, to close the closed meeting and re-open the public board meeting at 11:59 am. The motion was approved as follows: Dan Stewart, yea, Mick Sudbury, yea, and Jeff White, yea.

Motion to immediately meet in a closed meeting to discuss the character, professional competence, or physical or mental health of an individual pursuant to Utah Code Ann. §§ 52-4-204 through 205(1)(a): This closed session was not held.

Motion to close the closed meeting and re-open the public board meeting: Not Applicable.

Other Business: None

Adjourn: Having no further business to discuss, a motion was made by Dan Stewart, seconded by Jeff White, to adjourn the meeting at 12:00 pm. The motion was approved as follows: Dan Stewart, yea, Jeff White, yea, and Mick Sudbury, yea.

_____ _____
Attest Chairperson

INVOICE PAYMENTS

MAGNA WATER DISTRICT
INVOICE PAYMENTS
9/1/2026 TO 10/6/2026

Check Issue Date	Payee	Amount	Description
9/1/2026	ROCKY MOUNTAIN POWER CO	9.76	POWER 7764 W 2100 S
9/1/2026	ROCKY MOUNTAIN POWER CO	43,155.09	POWER 7650 W 2100 S
9/1/2026	VESTIS	85.82	EDR UNIFORMS & MATS
9/1/2026	VESTIS	40.07	SHOP/METAL BLDG MATS
9/1/2026	VESTIS	142.62	ADMIN OFFICE MATS & SUPPLIES
9/1/2026	VESTIS	331.93	SHOP UNIFORMS
9/1/2026	VESTIS	357.55	WWTP UNIFORMS
9/1/2026	VESTIS	85.82	SHOP UNIFORMS
9/1/2026	VESTIS	40.07	SHOP/METAL BLDG MATS
9/1/2026	VESTIS	142.62	ADMIN OFFICE MATS & SUPPLIES
9/1/2026	VESTIS	107.95	SHOP UNIFORMS
9/1/2026	VESTIS	358.25	WWTP UNIFORMS
9/1/2026	VESTIS	85.82	EDR UNIFORMS & MATS
9/1/2026	VESTIS	40.07	SHOP/METAL BLDG MATS
9/1/2026	VESTIS	142.62	ADMIN OFFICE MATS & SUPPLIES
9/1/2026	VESTIS	107.95	SHOP UNIFORMS
9/1/2026	VESTIS	395.50	WWTP UNIFORMS
9/1/2026	VESTIS	85.82	EDR MATS & SUPPLIES
9/1/2026	VESTIS	40.07	SHOP/METAL BLDG MATS
9/1/2026	VESTIS	142.62	ADMIN OFFICE MATS & SUPPLIES
9/1/2026	VESTIS	194.19	SHOP UNIFORMS
9/1/2026	VESTIS	414.71	WWTP UNIFORMS
9/2/2026	BANKCARD CENTER	7,704.53	AMERICAN SECURITY CABINETS - BALLOT DROP OFF BOXES
9/2/2026	FERGUSON WATERWORKS #1616	14,433.75	STOCK PARTS
9/2/2026	FERGUSON WATERWORKS #1616	4,315.00	STOCK PARTS
9/2/2026	FERGUSON WATERWORKS #1616	2,931.25	STOCK PARTS
9/2/2026	FERGUSON WATERWORKS #1616	1,320.00	STOCK PARTS
9/2/2026	FERGUSON WATERWORKS #1616	2,893.75	STOCK PARTS
9/2/2026	FERGUSON WATERWORKS #1616	180.12	MANHOLE COVER HOOKS
9/2/2026	MID ATLANTIC TRUST COMPANY	4,210.68	401(K)
9/2/2026	PITNEY BOWES GLOBAL FINAN SERVICES LLC	200.46	POSTAGE METER RENTAL
9/2/2026	SMITH HARTVIGSEN PLLC	2,254.50	GENERAL LEGAL MATTERS
9/2/2026	SMITH HARTVIGSEN PLLC	576.00	EMPLOYMENT LAW & OTHER CONFIDENTIAL MATTER
9/2/2026	THE LINCOLN NATIONAL LIFE	987.12	INSURANCE
9/3/2026	AMBIENTE H2O INC	1,188.87	SEEPEX POLYMER PUMP PARTS-WWTP
9/3/2026	AMBIENTE H2O INC	3,792.95	SEEPEX POLYMER PUMP- WWTP
9/3/2026	AQS ENVIRONMENTAL SCIENCE	2,000.00	SEWER CHEMIST CONSULTANT
9/3/2026	ASSOCIATED RUBBER & MECHANICAL	1,400.00	100% CASH BOND RELEASE-ASSOC RUBBE &MECHANICAL/3Q PROP
9/3/2026	CHEMTECH-FORD LLC	925.00	WWTP LAB & TESTING
9/3/2026	CHEMTECH-FORD LLC	534.00	WWTP LAB & TESTING
9/3/2026	CHEMTECH-FORD LLC	657.00	WWTP LAB & TESTING
9/3/2026	CHEMTECH-FORD LLC	358.00	WATER LAB & TESTING
9/3/2026	CHEMTECH-FORD LLC	312.00	WATER LAB & TESTING
9/3/2026	CHEMTECH-FORD LLC	534.00	PERCHLORATE SAMPLING
9/3/2026	CHEMTECH-FORD LLC	534.00	WWTP LAB & TESTING
9/3/2026	CHEMTECH-FORD LLC	64.00	WATER LAB & TESTING
9/3/2026	CHEMTECH-FORD LLC	657.00	WWTP LAB & TESTING
9/3/2026	CHEMTECH-FORD LLC	64.00	WATER LAB & TESTING
9/3/2026	CHEMTECH-FORD LLC	534.00	WWTP LAB & TESTING
9/3/2026	CHEMTECH-FORD LLC	657.00	WWTP LAB & TESTING
9/3/2026	CHEMTECH-FORD LLC	32.00	WATER LAB & TESTING
9/3/2026	CINTAS 1ST AID	255.45	SHOP FIRST AID CABINET
9/3/2026	CINTAS 1ST AID	138.40	OFFICE FIRST AID CABINET
9/3/2026	CINTAS 1ST AID	289.73	WWTP FIRST AID CABINET
9/3/2026	CINTAS 1ST AID	70.42	WWTP ADMIN FIRST AID CABINET
9/3/2026	COMMERCIAL LIGHTING SUPPLY	298.85	LIGHT BULB REPLACEMENT- WWTP
9/3/2026	CONSTRUCTION WASTE MANAGEMENT	1,515.44	HAUL DIRT & ASPHALT FROM SHOP
9/3/2026	CONSTRUCTION WASTE MANAGEMENT	1,489.95	HAUL DIRT & ASPHALT FROM SHOP
9/3/2026	CREATIVE GRAPHICS LLC	700.00	COMMUNITY ENGAGEMENT
9/3/2026	CUMMINS SALES AND SERVICE	(13.45)	REFUND SALES TAX CHARGED
9/3/2026	CUMMINS SALES AND SERVICE	(6.12)	REFUND SALES TAX CHARGED
9/3/2026	CUMMINS SALES AND SERVICE	186.46	COOLANT - EDR GENERATOR
9/3/2026	D & L SUPPLY	15,360.00	LARGE METER LIDS
9/3/2026	DELCO WESTERN	257.00	GASKET & O-RING- WWTP PUMP
9/3/2026	DELCO WESTERN	1,070.00	CAMERA- #9 WELL
9/3/2026	DENNIS BERRETT	13,775.00	100% CASH BOND RELEASE NORTH MEADOWS PH 2
9/3/2026	DUKES ROOT CONTROL	20,703.52	CHEMICAL ROOT CONTROL- COLLECTION SYSTEM
9/3/2026	E.T. TECHNOLOGIES INC	1,116.05	SLUDGE REMOVAL
9/3/2026	E.T. TECHNOLOGIES INC	1,592.54	SLUDGE REMOVAL
9/3/2026	E.T. TECHNOLOGIES INC	1,620.16	SLUDGE REMOVAL

MAGNA WATER DISTRICT
INVOICE PAYMENTS
9/1/2026 TO 10/6/2026

Check Issue Date	Payee	Amount	Description
9/3/2026	E.T. TECHNOLOGIES INC	381.14	SLUDGE REMOVAL
9/3/2026	E.T. TECHNOLOGIES INC	1,981.37	SLUDGE REMOVAL
9/3/2026	E.T. TECHNOLOGIES INC	842.49	SLUDGE REMOVAL
9/3/2026	ELITE GROUNDS LLC	1,328.34	LANDSCAPING- OFFICE
9/3/2026	ELITE GROUNDS LLC	833.96	LANDSCAPING- WWTP
9/3/2026	FILTER TECHNOLOGIES	743.28	HVAC FILTERS- WWTP
9/3/2026	ANAGO OF UTAH	375.00	JANITORIAL SERVICES- EDR
9/3/2026	ANAGO OF UTAH	375.00	JANITORIAL SERVICES- EDR
9/3/2026	ANAGO OF UTAH	895.00	JANITORIAL SERVICES- ADMIN OFFICE
9/3/2026	ANAGO OF UTAH	375.00	JANITORIAL SERVICES- WWTP
9/3/2026	GILBERT AND STEWART	13,500.00	AUDIT SERVICES
9/3/2026	GREAT WESTERN LEASING	8,000.00	100% CASH BOND RELEASE - GREAT WESTERN LEASING
9/3/2026	H2 PROPS UT, LLC	5,300.00	100% CASH BOND RELEASE - POPEYE'S
9/3/2026	HARRINGTON INDUSTRIAL PLASTICS	139.00	HARDWARE & FITTINGS- WWTP POLYMER SYSTEM
9/3/2026	HARRISON FIRE SERVICES LLC	265.00	FIRE EXTINGUISHER REFILL= WWTP
9/3/2026	HI- VALLEY CHEMICAL	7,820.75	CHEMICALS
9/3/2026	HOLIDAY OIL COMPANY	176,870.00	100% CASH BOND RELEASE - HOLIDAY OIL 7200 W
9/3/2026	JENKINS PLUMBING CO	75.00	BACKFLOW TEST 7600 W
9/3/2026	KNIFE RIVER	373.92	ASPHALT FOR REPAIRS
9/3/2026	KNIFE RIVER	431.49	ASPHALT FOR REPAIRS
9/3/2026	KNIFE RIVER	185.64	ASPHALT FOR REPAIRS
9/3/2026	LEGEND ENGINEERING	9,200.00	100% CASH BOND REDUCTION - BURGER KING
9/3/2026	LEVERAGE IT SOLUTIONS	3,525.00	STANDARD SUPPORT -AUGUST 2026
9/3/2026	MARTINEZ, TOMMY MIKE	13,147.43	SETTLEMENT SEWER BACKUP
9/3/2026	METERWORKS	2,673.60	LONG METER PADS- METER VAULTS
9/3/2026	MOUNTAIN AMERICA CREDIT UNION	7,200.00	CASH BOND RELEASE - ARBOR PARK LOT 6 - MTN AMERICA CU
9/3/2026	MOUNTAIN WEST TRUCK CENTER	28,400.00	100% CASH BOND RELEASE - MOUNTAIN WEST TRUCK CENTER
9/3/2026	OWEN EQUIPMENT	2,091.78	SUCTION TUBE & SUCTION FLANGES - #70
9/3/2026	OWEN EQUIPMENT	655.68	TIGER TAILS- VACTOR FLUSHING LINE
9/3/2026	OWEN EQUIPMENT	851.16	GUIDES & GUIDE MOUNTING BLOCK - #30
9/3/2026	PFJ CORP	9,200.00	100% CASH BOND REDUCTION - COPART
9/3/2026	SLC II DEVELOPMENT LLC	89,000.00	100% CASH BOND RELEASE- BRENNAN LEE CREEK SLC II DEV LLC
9/3/2026	SUMMIT SEEDING	1,800.00	REFUND HYDRANT METER DEPOSIT
9/3/2026	THATCHER COMPANY	8,739.19	CHEMICALS
9/3/2026	THATCHER COMPANY	10,747.88	CHEMICALS
9/3/2026	THATCHER COMPANY	2,551.99	CHEMICALS
9/3/2026	THATCHER COMPANY	8,749.54	CHEMICALS
9/3/2026	THATCHER COMPANY	(5,000.00)	CHEMICALS
9/3/2026	THATCHER COMPANY	(2,800.00)	CHEMICALS
9/3/2026	THE SALT LAKE TRIBUNE	372.20	ADVERTISEMENT FOR BIDS
9/3/2026	THOMAS PETROLEUM	371.25	DEF FLUID
9/3/2026	THOMAS PETROLEUM	3,332.89	GENERATOR FUEL- EDR
9/3/2026	THOMAS PETROLEUM	400.25	DEF FLUID
9/3/2026	UTAH DEPT OF GOVERNMENT OPERATIONS	53,400.00	WATER RESOURCE LOAN
9/3/2026	VAUGHN WILSON	13,775.00	100% CASH BOND RELEASE - NORTH MEADOWS PH 2
9/3/2026	VEOLIA WTS SOLUTIONS USA, INC	530,708.00	STACK REPLACEMENT- EDR
9/3/2026	W.E.T.	1,975.00	LAB & TESTING
9/3/2026	WACO	5,878.03	REPLACEMENT CARTRIDGE FILTERS-EDR
9/3/2026	WATER SYSTEMS ENGINEERING INC	2,300.00	WATER SAMPLES- HAYNES
9/3/2026	WEAVER ODOR SOLUTIONS, LLC	11,575.00	CHEMICALS
9/4/2026	HEALTH EQUITY	26.55	MONTHLY FEES - SEPT 2026
9/8/2026	REGENCE BCBS OF UTAH	23,765.52	INSURANCE
9/9/2026	ADVANCED ENGINEERING & ENVIR. SERVICES	27,638.00	WTP STORAGE TANK
9/9/2026	ADVANCED ENGINEERING & ENVIR. SERVICES	980.00	MWD ONGOING I&C SERVICES
9/9/2026	AMERITAS LIFE INSURANCE CORP	2,417.71	INSURANCE
9/9/2026	AMERITAS LIFE INSURANCE CORP	2,417.71	INSURANCE
9/9/2026	BD BUSH EXCAVATION	645,482.06	MAGNA WESTSIDE COLLECTION RETENTION
9/9/2026	BOWEN COLLINS & ASSOCIATES	27,270.39	MWD WRF OPERATIONS BUILDING PROJECT
9/9/2026	BOWEN COLLINS & ASSOCIATES	2,191.75	MWD MASTER PLANNING, IMPACT FEE AND RATE STUDIES
9/9/2026	CHEMTECH-FORD LLC	661.00	PERCHLORATE SAMPLING
9/9/2026	CHEMTECH-FORD LLC	534.00	WWTP LAB & TESTING
9/9/2026	CORRIO CONSTRUCTION INC	147,461.98	MAGNA INFLUENT PROJECT RETENTION
9/9/2026	E.T. TECHNOLOGIES INC	2,521.34	SLUDGE REMOVAL
9/9/2026	E.T. TECHNOLOGIES INC	1,660.80	SLUDGE REMOVAL
9/9/2026	E.T. TECHNOLOGIES INC	1,691.08	SLUDGE REMOVAL
9/9/2026	E.T. TECHNOLOGIES INC	1,156.16	SLUDGE REMOVAL
9/9/2026	E.T. TECHNOLOGIES INC	389.10	SLUDGE REMOVAL
9/9/2026	EPIC ENGINEERING PC	1,704.00	MAGNA GENERAL ENGINEERING
9/9/2026	EPIC ENGINEERING PC	42,719.16	ZONE 3 SECONDARY WATER RESERVOIR
9/9/2026	GRANITE CONSTRUCTION	1,800.00	REFUND HYDRANTMETER DEPOSIT

MAGNA WATER DISTRICT
INVOICE PAYMENTS
9/1/2026 TO 10/6/2026

Check Issue Date	Payee	Amount	Description
9/9/2026	HANSEN ALLEN & LUCE INC	5,155.00	PROFESSIONAL SERVICES
9/9/2026	IGES INC	208.00	MAGNA WRF INFLUENT - MATERIALS TESTING
9/9/2026	JUB ENGINEERS INC	56,844.49	MAGNA WESTSIDE COLLECTION SYSTEM IMPROVEMENT PROJECT 3
9/9/2026	LGG INDUSTRIAL INC	(62.07)	CREDIT FOR OVERPAYMENT
9/9/2026	LGG INDUSTRIAL INC	73.97	TUBING & FITTINGS - WWTP POLYMER SYSTEM
9/9/2026	MALLORY	133.32	GLOVES
9/9/2026	MALLORY	76.50	GLOVES
9/9/2026	MECHANICAL SERVICE & SYSTEMS INC	100.00	QUARTERLY MAINTENANCE - ADMIN BUILDING WWTP
9/9/2026	MECHANICAL SERVICE & SYSTEMS INC	128.00	QUARTERLY MAINTENANCE - MAGNA WATER MAIN SHOP
9/9/2026	MECHANICAL SERVICE & SYSTEMS INC	118.75	QUARTERLY MAINTENANCE - ADMIN BUILDING
9/9/2026	MECHANICAL SERVICE & SYSTEMS INC	673.00	QUARTERLY MAINTENANCE - EDR BUILDING
9/9/2026	MECHANICAL SERVICE & SYSTEMS INC	641.50	QUARTERLY MAINTENANCE - WASTE WATER OPERATIONS
9/9/2026	MECHANICAL SERVICE & SYSTEMS INC	256.25	QUARTERLY MAINTENANCE - SHOP
9/9/2026	MECHANICAL SERVICE & SYSTEMS INC	517.00	GLYCOL- WWTP
9/9/2026	PAULSEN CONSTRUCTION LLC	25,184.02	MAGNA WRF OPERATIONS
9/9/2026	PENDLETON GROVE	1,800.00	100% CASH BOND RELEASE - PENDELTON GROVE SUBDIVISION
9/9/2026	SEBIS DIRECT INC	1,093.27	PROCESS OF MONTHLY BILLINGS
9/9/2026	SKM INC	2,540.00	SCADA MAINTENANCE- SEWER
9/9/2026	SOUND CHOICE	679.50	HEARING TESTS
9/9/2026	STANTEC CONSULTING SERVICES INC	19,530.96	MAGNA INFLUENT PROJECT PHASE 3 - ENGINEERING SERVICES
9/9/2026	STANTEC CONSULTING SERVICES INC	1,296.26	WESTSIDE COLLECTION SYSTEM IMPROVEMENTS, PROJECT 1B-CM
9/9/2026	TEMPEST ENTERPRISES	25,978.57	MAGNA WATER SERVICE REPLACEMENT
9/9/2026	THOMAS PETROLEUM	11,580.27	GENERATOR FUEL- WWTP
9/9/2026	WESTERN CONF TEAMSTERS PENSION TRUST	110.97	INADVERTANTELY REFUNDED THE DISTRICT TOO MUCH MONEY
9/10/2026	ADOBE	42.34	SUBSCRIPTION
9/10/2026	ANSERFONE	290.00	AFTER HOURS ANSWERING SERVICE
9/10/2026	AWWA	525.00	INTERMOUNTAIN CONFERENCE
9/10/2026	BANKCARD CENTER	11.06	DRINKS - BOARD MEETING
9/10/2026	BANKCARD CENTER	40.05	CONTRUCTION CREW LUNCH
9/10/2026	BANKCARD CENTER	40.72	WATER CREW LUNCH
9/10/2026	BANKCARD CENTER	177.00	FRONT GATE SERVICE FEE
9/10/2026	BANKCARD CENTER	235.88	BOARD MEETING LUNCH
9/10/2026	BANKCARD CENTER	1,549.00	EMERGENCY ACCESS KNOX BOX
9/10/2026	BANKCARD CENTER	1,376.67	UNIVERSITY OF PHOENIX
9/10/2026	BLUELINE SERVICES	31.00	DRIVING RECORD SEARCH
9/10/2026	BLUELINE SERVICES	84.75	RANDOM D/A & ALCOHOL TESTING
9/10/2026	BLUELINE SERVICES	119.75	RANDOM D/A & ALCOHOL TESTING
9/10/2026	BLUELINE SERVICES	144.50	RANDOM D/A & ALCOHOL TESTING
9/10/2026	BLUELINE SERVICES	179.50	RANDOM D/A & ALCOHOL TESTING
9/10/2026	COSTCO WHOLESALE	45.10	OFFICE SUPPLIES- OFFICE
9/10/2026	COSTCO WHOLESALE	54.33	OFFICE SUPPLIES- OFFICE
9/10/2026	COSTCO WHOLESALE	154.75	OFFICE SUPPLIES- OFFICE
9/10/2026	COSTCO WHOLESALE	174.07	OFFICE SUPPLIES- OFFICE
9/10/2026	ISOLVED	180.00	JOB LISTINGS
9/10/2026	PURCHASE POWER	502.25	POSTAGE
9/10/2026	REPUBLIC SERVICES #864	642.11	GARBAGE SERVICE-EDR/SHOP
9/10/2026	REPUBLIC SERVICES #864	2,673.37	GARBAGE SERVICE-WWTP
9/10/2026	RULON HARPER CONSTRUCTION INC	69.58	GRAVEL & ROADBASE
9/10/2026	RULON HARPER CONSTRUCTION INC	111.00	GRAVEL & ROADBASE
9/10/2026	RULON HARPER CONSTRUCTION INC	130.76	GRAVEL & ROADBASE
9/10/2026	SHRED-IT	97.55	DOCUMENT SHREDDING
9/10/2026	UTAH ASSOCIATION OF SPECIAL DISTRICTS	1,045.00	UASD CONFERENCE REGISTRATION
9/10/2026	UTAH BROADBAND	1,054.00	DATA SERVICES
9/10/2026	UTAH LTAP	400.00	CONFINED SPACES TRAINING
9/10/2026	VERIZON CONNECT FLEET USA LLC	672.86	MONTHLY GPS CHARGE
9/10/2026	VERIZON WIRELESS	1,063.50	CELL PHONE BILL
9/10/2026	WEST VALLEY CITY	130.20	STORM DRAIN USER FEE - EDR
9/10/2026	WEST VALLEY CITY	200.00	ROAD CUT PERMIT
9/10/2026	WEST VALLEY CITY	200.00	ROAD CUT PERMIT
9/10/2026	ZAYO	3,991.64	TELEPHONE/DATA SERVICES
9/11/2026	ALLSTATE	478.27	INSURANCE & OPEB OBLIGATION
9/14/2026	AMAZON CAPITAL SERVICES	40.63	TRIMMER HEADS
9/14/2026	AMAZON CAPITAL SERVICES	44.01	PALLET JACK WHEELS & AXLE KIT
9/14/2026	AMAZON CAPITAL SERVICES	227.08	MECHANIC SHOP SUPPLIES
9/14/2026	AMAZON CAPITAL SERVICES	33.61	OFFICE SUPPLIES-OFFICE
9/14/2026	COSTCO WHOLESALE	373.92	OFFICE SUPPLIES- WWTP
9/14/2026	COSTCO WHOLESALE	54.33	OFFICE SUPPLIES- WWTP
9/15/2026	IPS	164.88	PAYROLL PROCESSING SERVICES- AUG
9/15/2026	IPS	164.88	PAYROLL PROCESSING SERVICES-SEP
9/15/2026	MID ATLANTIC TRUST COMPANY	4,210.68	401(K)

MAGNA WATER DISTRICT
INVOICE PAYMENTS
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Check Issue Date	Payee	Amount	Description
9/15/2026	PITNEY BOWES GLOBAL FINAN SERVICES LLC	124.86	POSTAGE METER INK CARTRIDGE
9/15/2026	UTAH-IDAHO TEAMSTERS SECUIRTY FUND	43,798.44	UNION HEALTH & WELFARE
9/15/2026	WESTERN CONF TEAMSTERS PENSION	28,892.29	UNION PENSION CONTRIBUTION
9/16/2026	BANKCARD CENTER	920.44	ADDITIONAL ELECTION SUPPLIES
9/16/2026	ENBRIDGE GAS	7.66	GAS 3291 S 8000 W
9/16/2026	ENBRIDGE GAS	38.76	GAS 6850 W 2820 S
9/16/2026	ENBRIDGE GAS	21.79	GAS 6026 PARKWAY BLVD
9/16/2026	ENBRIDGE GAS	30.90	GAS 8931 W 3500 S
9/16/2026	ENBRIDGE GAS	166.20	GAS 7650 W 2100 S
9/16/2026	ENBRIDGE GAS	30.54	GAS 8885 W 3500 S
9/17/2026	GLENS KEY INC	556.50	METER LOCKS
9/17/2026	GLENS KEY INC	336.24	SPARE KEYS & LOCKS
9/17/2026	LOWE'S	52.21	MISC SUPPLIES- WWTP
9/17/2026	LOWE'S	267.19	MISC SUPPLIES- WWTP
9/17/2026	LOWE'S	62.37	MISC SUPPLIES- WATER
9/17/2026	LOWE'S	93.66	MISC SUPPLIES- WATER
9/17/2026	LOWE'S	314.33	MISC SUPPLIES- SECONDARY
9/17/2026	LOWE'S	346.64	MISC SUPPLIES- WATER
9/17/2026	LOWE'S	159.16	MISC SUPPLIES- WATER
9/17/2026	LOWE'S	42.61	MISC SUPPLIES- EDR
9/17/2026	LOWE'S	335.57	MISC SUPPLIES- WATER
9/18/2026	ROCKY MOUNTAIN POWER CO	1,782.16	POWER BOOSTER STATION
9/18/2026	ROCKY MOUNTAIN POWER CO	60,141.14	POWER BARTON WELLS 1&2
9/18/2026	ROCKY MOUNTAIN POWER CO	3,243.02	POWER HAYNES WELLS
9/21/2026	COSTCO WHOLESALE	134.75	OFFICE SUPPLIES- OFFICE
9/21/2026	GRAINGER	47.57	O-RINGS- WATER
9/21/2026	GRAINGER	37.02	SURVEILLANCE NOTICE SIGNS - BALLOT BOXES
9/21/2026	GRAINGER	67.58	COLLAR WRENCH
9/21/2026	GRAINGER	109.56	COLLAR WRENCH
9/21/2026	HEALTH EQUITY	30,213.92	FRINGE BENEFITS
9/21/2026	OSINC INC	574.99	UNIFORM BOOTS
9/21/2026	ROCKY MOUNTAIN POWER CO	19.01	POWER BACCHUS TANKS
9/21/2026	ROCKY MOUNTAIN POWER CO	1,404.72	POWER SECONDARY WATER PUMP
9/21/2026	ROCKY MOUNTAIN POWER CO	5,474.10	POWER ADMIN OFFICE - ZONE 3 PUMP
9/21/2026	ROCKY MOUNTAIN POWER CO	470.93	POWER CEMENT BLDG SHOPS
9/21/2026	ROCKY MOUNTAIN POWER CO	3,901.20	POWER 7600 W RESERVOIR
9/21/2026	ROCKY MOUNTAIN POWER CO	12.50	POWER JORDAN VALLEY CONNECTIONS
9/21/2026	WORKERS COMPENSATION FUND OF U	1,664.37	WCF INSURANCE
9/23/2026	ROCKY MOUNTAIN POWER CO	67.45	POWER SHALLOW WELLS
9/23/2026	RULON HARPER CONSTRUCTION INC	286.12	GRAVEL & ROADBASE FOR REPAIRS
9/23/2026	RULON HARPER CONSTRUCTION INC	82.32	GRAVEL & ROADBASE FOR REPAIRS
9/23/2026	RULON HARPER CONSTRUCTION INC	979.08	GRAVEL & ROADBASE FOR REPAIRS
9/24/2026	AIRGAS USA LLC - CENTRAL DIVISION	6.30	ARGON RENTAL CYLINDER
9/24/2026	AIRGAS USA LLC - CENTRAL DIVISION	88.20	ACETYLENE & OXYGEN RENTAL CYLINDERS
9/24/2026	AMBIENTE H2O INC	852.15	SEEPEX POLYMER PUMP SEAL REBUILD KIT- WWTP
9/24/2026	BATTERY SYSTEMS	82.36	BATTERY- #92
9/24/2026	BHI	1,800.00	REFUND HYDRANTMETER DEPOSIT
9/24/2026	CHEMTECH-FORD LLC	640.00	WATER LAB & TESTING
9/24/2026	CHEMTECH-FORD LLC	657.00	WWTP LAB & TESTING
9/24/2026	CHEMTECH-FORD LLC	534.00	WWTP LAB & TESTING
9/24/2026	CHEMTECH-FORD LLC	364.00	WATER LAB & TESTING
9/24/2026	CHEMTECH-FORD LLC	925.00	WWTP LAB & TESTING
9/24/2026	CHEMTECH-FORD LLC	534.00	WWTP LAB & TESTING
9/24/2026	CHEMTECH-FORD LLC	174.00	PERCHLORATE SAMPLING
9/24/2026	CHEMTECH-FORD LLC	640.00	WATER LAB & TESTING
9/24/2026	CHEMTECH-FORD LLC	657.00	WWTP LAB & TESTING
9/24/2026	CHEMTECH-FORD LLC	104.00	WATER LAB & TESTING
9/24/2026	CHEMTECH-FORD LLC	640.00	WATER LAB & TESTING
9/24/2026	CLINT DILLEY	238.00	PER DIEM AWWA CONFERENCE
9/24/2026	CONCRETE CONCRETE, INC	1,800.00	REFUND HYDRANTMETER DEPOSIT
9/24/2026	E.T. TECHNOLOGIES INC	809.28	SLUDGE REMOVAL
9/24/2026	E.T. TECHNOLOGIES INC	1,696.65	SLUDGE REMOVAL
9/24/2026	E.T. TECHNOLOGIES INC	2,417.75	SLUDGE REMOVAL
9/24/2026	E.T. TECHNOLOGIES INC	2,428.11	SLUDGE REMOVAL
9/24/2026	E.T. TECHNOLOGIES INC	1,626.00	SLUDGE REMOVAL
9/24/2026	ECKLES PAVING	53,745.00	ROAD REPAIR 3500 S KATHERINE DR
9/24/2026	ECLIPSE LANDSCAPES	1,800.00	REFUND HYDRANTMETER DEPOSIT
9/24/2026	ANAGO OF UTAH	375.00	JANITORIAL SERVICES- EDR
9/24/2026	ANAGO OF UTAH	895.00	JANITORIAL SERVICES- OFFICE
9/24/2026	ANAGO OF UTAH	375.00	JANITORIAL SERVICES- WWTP ADMIN

MAGNA WATER DISTRICT
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Check Issue Date	Payee	Amount	Description
9/24/2026	INTSEL STEEL WEST LLC	394.55	STEEL- VALVE KEYS & METER KEYS
9/24/2026	KNIFE RIVER	321.48	ASPHALT FOR REPAIRS
9/24/2026	LGG INDUSTRIAL INC	87.70	HOSE & FITTINGS- #68
9/24/2026	LGG INDUSTRIAL INC	90.00	TUBING & FITTINGS- POLYMER SYSTEM- WWTP
9/24/2026	MADDOX AIR COMPRESSOR INC	882.33	AIR COMPRESSOR SERVICE KIT- EDR
9/24/2026	METERWORKS	6,497.05	CULINARY METERS
9/24/2026	OWEN EQUIPMENT	878.02	HOSE FITTING- #30
9/24/2026	PENDLETON GROVE LLC	1,800.00	REFUND HYDRANTMETER DEPOSIT
9/24/2026	SALT LAKE VALLEY CHEVROLET	96.17	A/C COMPRESSOR- #92
9/24/2026	SOUTHERN TIRE MART	2,455.48	TIRES- #61
9/24/2026	STOTZ EQUIPMENT	1,127.07	HOOD & BLADES - #48
9/24/2026	THATCHER COMPANY	8,801.23	CHEMICALS
9/24/2026	THATCHER COMPANY	8,745.94	CHEMICALS
9/24/2026	THATCHER COMPANY	10,768.88	CHEMICALS
9/24/2026	THATCHER COMPANY	9,190.44	CHEMICALS
9/24/2026	THATCHER COMPANY	(2,800.00)	CHEMICALS
9/24/2026	THATCHER COMPANY	(5,000.00)	CHEMICALS
9/24/2026	TIFCO INDUSTRIES, INC	1,698.07	MECHANIC SHOP STOCK SUPPLIES
9/24/2026	TOTAL POWER & CONTROLS LLC	1,221.99	REUSE SCADA CABINET- WWTP
9/24/2026	TOTAL POWER & CONTROLS LLC	267.75	NON-POTABLE PUMP #3 REPAIR- WWTP
9/24/2026	TOTAL POWER & CONTROLS LLC	604.00	POLYMER PUMP SYSTEM REPAIR & SCADA COMM- WWTP
9/24/2026	TOTAL POWER & CONTROLS LLC	818.00	POLYMER PUMP SCADA COMM & CORD INSTALL- WWTP
9/24/2026	TOTAL POWER & CONTROLS LLC	456.00	#2 PLANT DRAIN PUMP HOOKUP- WWTP
9/24/2026	TOTAL POWER & CONTROLS LLC	428.00	AERATION MIXER #2 REPAIR- WWTP
9/24/2026	TWIN D	3,600.00	COLLECTION SYSTEM PIPING REPAIR
9/24/2026	U. S. POSTMASTER	1,000.00	DEPOSIT FOR POSTAGE
9/24/2026	UTAH & SALT LAKE CANAL COMPANY	90.00	3 SHARES ANNUAL ASSESSMENT
9/24/2026	UTAH & SALT LAKE CANAL COMPANY	9,450.00	315 SHARES ANNUAL ASSESSMENT
9/24/2026	UTAH & SALT LAKE CANAL COMPANY	210.00	7 SHARES ANNUAL ASSESSMENT
9/24/2026	UTAH & SALT LAKE CANAL COMPANY	90.00	3 SHARES ANNUAL ASSESSMENT
9/24/2026	WATER SYSTEMS ENGINEERING INC	2,275.00	WATER ANALYSIS- HAYNES WELL 9
9/24/2026	ZIONS FIRST NATIONAL BANK	2,500.00	MWD WTR REV BONDS 2007 ADMIN FEE
9/24/2026	ZIONS FIRST NATIONAL BANK	500.00	MWD GENERAL OBLIGATION BONDS SERIES 2017 ADMIN FEE
9/24/2026	ZIONS FIRST NATIONAL BANK	500.00	MWD GENERAL OBLIGATION BONDS SERIES 2019 ADMIN FEE
9/25/2026	ROCKY MOUNTAIN POWER CO	37,299.73	CONTRACT POWER SERVICE WWTP
9/28/2026	BLUE STAKES OF UTAH 811	453.83	BILLABLE & NON E-MAIL NOTIFICATIONS AUGUST 2026
9/28/2026	HOME DEPOT CREDIT SERVICES	589.00	TOOL BATTERIES
9/28/2026	LOUMIS CDL TESTING	1,575.00	CDL EXAM
9/28/2026	MOUNTAINLAND SUPPLY COMPANY	802.62	PRESSURE REGULATOR - EDR
9/28/2026	MOUNTAINLAND SUPPLY COMPANY	399.55	CURB STOPS
9/28/2026	ROCKY MOUNTAIN POWER CO	152.25	POWER 3500 S TANKS
9/28/2026	TRUGREEN COMMERCIAL	206.30	WWTP LAWN SERVICE
9/29/2026	MID ATLANTIC TRUST COMPANY	4,210.68	401(K)
9/29/2026	SMITH HARTVIGSEN PLLC	1,732.50	GENERAL LEGAL MATTERS
9/29/2026	SMITH HARTVIGSEN PLLC	192.00	EMPLOYMENT LAW & OTHER CONFIDENTIAL MATTER
9/30/2026	FERGUSON WATERWORKS #1616	180.12	MANHOLE COVER HOOKS
9/30/2026	FERGUSON WATERWORKS #1616	901.65	YARD HYDRANT- WWTP
9/30/2026	UTAH BARRICADE COMPANY	360.20	TRAFFIC CONTROL PLAN & BARRICADES FOR 7200 W 2820 S
9/30/2026	UTAH BARRICADE COMPANY	372.00	BARRICADE RENTAL
9/30/2026	UTAH BARRICADE COMPANY	45.00	TRAFFIC CONTROL PLAN & BARRICADES FOR 7200 W 2820 S
10/1/2026	HACH COMPANY	217.08	CHLORINE FREE CL17
10/1/2026	ROCKY MOUNTAIN POWER CO	57.23	POWER WWTP ADMIN BLDG
10/1/2026	ROCKY MOUNTAIN POWER CO	47,715.23	POWER WWTP
10/1/2026	VESTIS	85.82	EDR UNIFORMS & MATS
10/1/2026	VESTIS	40.07	SHOP/METAL BLDG MATS
10/1/2026	VESTIS	142.62	ADMIN OFFICE MATS & SUPPLIES
10/1/2026	VESTIS	115.92	SHOP UNIFORMS
10/1/2026	VESTIS	359.92	WWTP UNIFORMS
10/1/2026	VESTIS	88.19	EDR MATS & SUPPLIES
10/1/2026	VESTIS	40.07	SHOP/METAL BLDG MATS
10/1/2026	VESTIS	142.62	ADMIN OFFICE MATS & SUPPLIES
10/1/2026	VESTIS	115.92	SHOP UNIFORMS
10/1/2026	VESTIS	357.78	WWTP UNIFORMS
10/1/2026	VESTIS	85.82	EDR UNIFORMS & MATS
10/1/2026	VESTIS	40.07	SHOP/METAL BLDG MATS
10/1/2026	VESTIS	142.62	ADMIN OFFICE MATS & SUPPLIES
10/1/2026	VESTIS	115.92	SHOP UNIFORMS
10/1/2026	VESTIS	358.02	WWTP UNIFORMS
10/1/2026	VESTIS	94.06	EDR UNIFORMS & MATS
10/1/2026	VESTIS	40.07	SHOP/METAL BLDG MATS

MAGNA WATER DISTRICT
INVOICE PAYMENTS
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Check Issue Date	Payee	Amount	Description
10/1/2026	VESTIS	142.62	ADMIN OFFICE MATS & SUPPLIES
10/1/2026	VESTIS	115.92	SHOP UNIFORMS
10/1/2026	VESTIS	357.55	WWTP UNIFORMS
10/1/2026	VESTIS	102.03	EDR UNIFORMS & MATS
10/1/2026	VESTIS	40.42	ADMIN OFFICE MATS & SUPPLIES
10/1/2026	VESTIS	143.82	SHOP/METAL BLDG MATS
10/1/2026	VESTIS	112.50	SHOP UNIFORMS
10/1/2026	VESTIS	360.80	WWTP UNIFORMS
10/5/2026	AMERITAS LIFE INSURANCE CORP	2,417.71	INSURANCE
10/5/2026	DEPT OF GOVERNMENT OPER	10,571.69	FUEL FOR VEHICLES
10/5/2026	REGENCE BCBS OF UTAH	23,765.52	INSURANCE
10/6/2026	AMERICAN UNITED CREDIT UNION	5,000.00	100% RELEASE OF BOND - AMERICAN UNITED CU
10/6/2026	FERGUSON WATERWORKS #1616	394.00	STOCK PARTS
10/6/2026	HEALTH EQUITY	26.55	MONTHLY FEES - OCT 2026
10/6/2026	SKYMAIL INTERNATIONAL, INC	4,847.80	ELECTION BALLOT POSTAGE
10/6/2026	THE LINCOLN NATIONAL LIFE	987.12	INSURANCE
		$ 2,795,941.32	

VENDOR NAME	AMOUNT	YTD Totals
ADOBE	42.34	42.34
ADVANCED ENGINEERING & ENVIR. SERVICES	28,618.00	295,210.31
AIRGAS USA LLC - CENTRAL DIVISION	94.50	1,047.93
ALLSTATE	478.27	4,304.43
AMAZON CAPITAL SERVICES	345.33	4,815.02
AMBIENTE H2O INC	5,833.97	5,833.97
AMERICAN UNITED CREDIT UNION	5,000.00	5,000.00
AMERITAS LIFE INSURANCE CORP	7,253.13	23,914.18
ANAGO OF UTAH	3,665.00	16,000.00
ANSERFONE	290.00	2,695.00
AQS ENVIRONMENTAL SCIENCE	2,000.00	16,000.00
ASSOCIATED RUBBER & MECHANICAL	1,400.00	1,400.00
AWWA	525.00	4,169.00
BANKCARD CENTER	12,055.35	12,055.35
BATTERY SYSTEMS	82.36	1,263.77
BD BUSH EXCAVATION	645,482.06	760,906.06
BHI	1,800.00	1,800.00
BLUE STAKES OF UTAH 811	453.83	3,309.64
BLUELINE SERVICES	559.50	2,086.70
BOWEN COLLINS & ASSOCIATES	29,462.14	206,279.64
CHEMTECH-FORD LLC	12,926.00	78,458.00
CINTAS 1ST AID	754.00	4,482.42
CLINT DILLEY	238.00	1,164.95
COMMERCIAL LIGHTING SUPPLY	298.85	1,718.85
CONCRETE CONCRETE, INC	1,800.00	1,800.00
CONSTRUCTION WASTE MANAGEMENT	3,005.39	3,005.39
CORRIO CONSTRUCTION INC	147,461.98	3,110,536.45
COSTCO WHOLESALE	991.25	5,683.23
CREATIVE GRAPHICS LLC	700.00	700.00
CUMMINS SALES AND SERVICE	166.89	2,157.99
D & L SUPPLY	15,360.00	18,555.00
DELCO WESTERN	1,327.00	23,440.70
DENNIS BERRETT	13,775.00	13,775.00
DEPT OF GOVERNMENT OPER	10,571.69	60,048.78
DUKES ROOT CONTROL	20,703.52	20,703.52
E.T. TECHNOLOGIES INC	23,930.02	134,908.79
ECKLES PAVING	53,745.00	84,061.34
ECLIPSE LANDSCAPES	1,800.00	1,800.00

VENDOR NAME	AMOUNT	YTD Totals
ELITE GROUNDS LLC	2,162.30	16,022.95
ENBRIDGE GAS	295.85	62,455.67
EPIC ENGINEERING PC	44,423.16	149,311.81
FERGUSON WATERWORKS #1616	27,549.64	41,746.68
FILTER TECHNOLOGIES	743.28	1,575.88
GILBERT AND STEWART	13,500.00	13,500.00
GLENS KEY INC	892.74	7,552.84
GRAINGER	261.73	7,860.23
GRANITE CONSTRUCTION	1,800.00	4,878.00
GREAT WESTERN LEASING	8,000.00	8,000.00
H2 PROPS UT, LLC	5,300.00	5,300.00
HACH COMPANY	217.08	8,409.78
HANSEN ALLEN & LUCE INC	5,155.00	17,546.00
HARRINGTON INDUSTRIAL PLASTICS	139.00	4,121.44
HARRISON FIRE SERVICES LLC	265.00	1,978.50
HEALTH EQUITY	30,267.02	88,135.72
HI- VALLEY CHEMICAL	7,820.75	23,654.75
HOLIDAY OIL COMPANY	176,870.00	176,870.00
HOME DEPOT CREDIT SERVICES	589.00	1,960.63
IGES INC	208.00	35,865.05
INTSEL STEEL WEST LLC	394.55	1,024.98
IPS	329.76	1,401.12
ISOLVED	180.00	1,419.72
JENKINS PLUMBING CO	75.00	1,025.33
JUB ENGINEERS INC	56,844.49	144,550.48
KNIFE RIVER	1,312.53	8,293.05
LEGEND ENGINEERING	9,200.00	9,200.00
LEVERAGE IT SOLUTIONS	3,525.00	34,413.29
LGG INDUSTRIAL INC	189.60	4,269.54
LOUMIS CDL TESTING	1,575.00	6,300.00
LOWE'S	1,673.74	8,025.30
MADDOX AIR COMPRESSOR INC	882.33	2,419.55
MALLORY	209.82	2,728.71
MARTINEZ, TOMMY MIKE	13,147.43	13,147.43
MECHANICAL SERVICE & SYSTEMS INC	2,434.50	16,373.76
METERWORKS	9,170.65	44,926.03
MID ATLANTIC TRUST COMPANY	12,632.04	267,839.82
MOUNTAIN AMERICA CREDIT UNION	7,200.00	7,200.00

VENDOR NAME	AMOUNT	YTD Totals
MOUNTAIN WEST TRUCK CENTER	28,400.00	28,400.00
MOUNTAINLAND SUPPLY COMPANY	1,202.17	40,290.62
OSINC INC	574.99	2,918.95
OWEN EQUIPMENT	4,476.64	9,497.27
PAULSEN CONSTRUCTION LLC	25,184.02	25,184.02
PENDLETON GROVE	1,800.00	1,800.00
PENDLETON GROVE LLC	1,800.00	1,800.00
PFJ CORP	9,200.00	9,200.00
PITNEY BOWES GLOBAL FINAN SERVICES LLC	325.32	726.24
PURCHASE POWER	502.25	3,490.95
REGENCE BCBS OF UTAH	47,531.04	239,234.99
REPUBLIC SERVICES #864	3,315.48	27,754.72
ROCKY MOUNTAIN POWER CO	204,905.52	886,412.70
RULON HARPER CONSTRUCTION INC	1,658.86	9,773.30
SALT LAKE VALLEY CHEVROLET	96.17	512.75
SEBIS DIRECT INC	1,093.27	48,703.56
SHRED-IT	97.55	871.55
SKM INC	2,540.00	41,351.82
SKYMAIL INTERNATIONAL, INC	4,847.80	4,847.80
SLC II DEVELOPMENT LLC	89,000.00	89,000.00
SMITH HARTVIGSEN PLLC	4,755.00	26,142.00
SOUND CHOICE	679.50	679.50
SOUTHERN TIRE MART	2,455.48	6,416.66
STANTEC CONSULTING SERVICES INC	20,827.22	218,293.29
STOTZ EQUIPMENT	1,127.07	1,269.52
SUMMIT SEEDING	1,800.00	1,800.00
TEMPEST ENTERPRISES	25,978.57	240,102.75
THATCHER COMPANY	52,695.09	320,201.40
THE LINCOLN NATIONAL LIFE	1,974.24	10,204.08
THE SALT LAKE TRIBUNE	372.20	1,287.20
THOMAS PETROLEUM	15,684.66	16,020.66
TIFCO INDUSTRIES, INC	1,698.07	3,541.57
TOTAL POWER & CONTROLS LLC	3,795.74	19,263.61
TRUGREEN COMMERCIAL	206.30	1,021.52
TWIN D	3,600.00	87,520.00
U. S. POSTMASTER	1,000.00	1,000.00
UTAH & SALT LAKE CANAL COMPANY	9,840.00	9,865.00
UTAH ASSOCIATION OF SPECIAL DISTRICTS	1,045.00	13,653.00

VENDOR NAME	AMOUNT	YTD Totals
UTAH BARRICADE COMPANY	777.20	2,604.55
UTAH BROADBAND	1,054.00	9,466.00
UTAH DEPT OF GOVERNMENT OPERATIONS	53,400.00	53,400.00
UTAH LTAP	400.00	400.00
UTAH-IDAHO TEAMSTERS SECURITY FUND	43,798.44	390,088.37
VAUGHN WILSON	13,775.00	13,775.00
VEOLIA WTS SOLUTIONS USA, INC	530,708.00	548,348.00
VERIZON CONNECT FLEET USA LLC	672.86	5,916.02
VERIZON WIRELESS	1,063.50	9,318.68
VESTIS	7,083.24	29,567.63
W.E.T.	1,975.00	6,025.00
WACO	5,878.03	5,878.03
WATER SYSTEMS ENGINEERING INC	4,575.00	4,575.00
WEAVER ODOR SOLUTIONS, LLC	11,575.00	23,285.00
WEST VALLEY CITY	530.20	1,871.80
WESTERN CONF TEAMSTERS PENSION	29,003.26	277,581.26
WORKERS COMPENSATION FUND OF U	1,664.37	18,986.63
ZAYO	3,991.64	32,636.46
ZIONS FIRST NATIONAL BANK	3,500.00	1,954,958.46
TOTALS	2,795,941.32	12,025,172.68

MAGNA WATER DISTRICT
ZIONS BANK BOND PAYMENT
9/1/2026 - 10/6/2026

Check Issue Date	Payee	Amount	Description
9/3/2026	ZIONS FIRST NATIONAL BANK	51980.83	5436869-BOND SER 2013
		$ 51,980.83	

MANAGER'S REPORT

MEMO

TO: **MWD Board of Directors**

FROM: **Clint Dilley, P.E., General Manager**

DATE: **10/07/26 (October 15th Board Meeting)**

RE: **Report and Discussion from General Manager**

PURPOSE OF MEMO

The purpose of this memo is to provide the Magna Water District (MWD) Board of Directors a general report from the General Manager and associated discussion with input from rest of management team to keep the board abreast of general matters in the District. The format of the memo will primarily be a list of bullet points to assist guiding the discussion in the board meeting.

REPORT FROM GENERAL MANAGER

After discussions with the board and management team we have focused our efforts on three main areas including 1) Staffing 2) Operations and 3) Communication as outlined in the following sections.

STAFFING

- Water Operations
    - Water Operator - Facilities Maintenance filled in house
- Wastewater Operations
    - Collections Operator – No in house applicants. Posted outside and will begin reviewing applicants this week

OPERATIONS

- Water Operations
    - Will begin shut down, flushing and draining of secondary water reservoir as early as October 15th
    - Working through new zone 3 secondary water reservoir issues
    - EDR stack repairs and maintenance completed this month
- WWTP Operations
    - Calibration of all plant flow meters completed
    - CCTV equipment in shop for repairs
- Office
    - Tentative 2027 budget in this month's board meeting
    - Great Salt Lake Commission will likely not be leasing canal shares next season however the Audubon society has reached out to see if we would be interested in leasing to

them. DE also evaluating feasibility of leasing shares to customers who are losing Kennecott leasing agreements next year.

- Delinquent accounts
  - August 2026
    - Accounts that are delinquent: 598
    - Total of all delinquent accounts: $192,333.21
    - Average delinquent account balance: $321.62
    - Pink notices sent out = 244
      - Pink notices were 68% effective
    - Red notices were 92% effective as of 8/31/26

  - July 2026
    - Accounts that are delinquent: 451
    - Total of all delinquent accounts: $129,863.67
    - Average delinquent account balance: $287.95
    - Pink notices sent out = 325
      - Pink notices were 69% effective
    - Red notices were 94% effective as of 7/31/26

  - June 2026
    - Accounts that are delinquent: 436
    - Total of all delinquent accounts: $142,942.85
    - Average delinquent account balance: $327.85
    - Pink notices sent out = 392
      - Pink notices were 65% effective
    - Red notices were 96% effective as of 6/30/26

COMMUNICATION & MORALE

- Continue working toward improving communication w/ board members & community partners
  - GM meeting with GHID, KID, TBID & West Jordan City GM's on 10/7/26
  - Plan on two office employees attending Magna City trunk or treat event on Friday, 10/30/26
- Work to improve communication & morale with employees
  - Employee luncheon held on September 24th
- Work to improve communication with customers
  - Sent out a news alert on secondary water system shutdown, reuse water milestone & conservation results from irrigation season
  - Thorough and prompt response to customer concerns and complaints
    - None

ENGINEERING REPORT

Engineering Report (Updated 10/08/26)

Capital and General Engineering Projects

- 8800 West Water line Project
  - Postponed till later date
- 7200 W and 3100 S Secondary Water Project
  - Plan to construct in future
- **Influent Pump Station**
  - Pump Station: Screw Pumps Running and performing well
  - **Bypass pumping from fine screens to ditch for work in intermediate PS.**
  - **Working on asphalt, curbing, rock mulch, sidewalk, landscaping**
- **Haynes Well #8 Replacement ($1.31 million grant)**
  - **Well drilling complete – Safe Yield of 1300 gpm**
  - **Pump house design complete – In review by State. Plan to have bid for review and award at December meeting**
  - Grant agreement complete
- West Side Collection Phase 1B Project
  - SR-201 bore on hold until fiber is relocated
  - **Fiber Relocation Complete**
  - **Start SR-201 Bore week of October 12**
- West Side Collection Phase 2 Project
  - 95% design complete
- **West Side Collection Phase 3 Project**
  - Survey and Geotechnical investigation completed.
  - **60% design complete, moving to 90% design**
  - Had meetings with KUC and Copper Club GC
- **WRF Operations / Change House**
  - **Construction ongoing. Completed footings and some site piping.**
- **Zone 3 Secondary Water Reservoir**
  - Pipeline and reservoir are complete
  - **Reservoir**
- **Lead and Copper Service Line Replacement**
  - **Project Complete**
- Railroad Parcel
  - Hold property
- EDR Finish and Feed Tank Design
  - **90% design complete, working to finalize plans and specifications**
- Master Plan
  - **Working on Rate Analysis**
- **General Office Conservation Garden**
  - **Received bids and TerraWorks bid at $62,771**
  - **Working with JVWCD on Grant for Construction, anticipate $50,000 grant**

WATER OPERATIONS REPORT

Water Production Report & Callout Report

September 2026

Water Production Summary

The culinary water production for the month of September was 184.94 million gallons or 567.61-acre feet, a 10.40% decrease from 2025. YTD production for September was 1,474.10 million gallons or 4,524.17-acre feet, a 6.97% decrease from 2025 YTD.

We have purchased YTD 606.75-acre feet of water from Jordan Valley Water.

The secondary water production for the month of September was 78.38 million gallons or 240.58-acre feet, a 15.23% increase from 2025. YTD production for September was 423.17 million gallons or 1,298.75-acre feet, a 6.05% decrease from 2025.

Callout Report – Water and Wastewater Combined

Total number of call outs – 18
- Water – 18
- Wastewater – 0

Total Hours for call outs – 87.75
- Water – 87.75
- Wastewater – 0

Mainline Leak – 1
Service Line Leaks – 4
Miscellaneous - 13

Summary Of Water Deliveries
MAGNA WATER DISTRICT
System # 18014
Sep-26

Source	Month's Deliveries (AF)		Change %	Current Month's Gall	Deliveries YTD (AF)		Change %	YTD Gallons
CULINARY WATER	**2026**	**2025**			**2026**	**2025**		
Well Sources Barton and Haynes	573.57	631.66			4,503.61	4,837.61		
To Waste	64.81	69.45			528.39	533.83		
Total Finished Blend EDR	501.74	558.44			3,917.42	4,239.03		
JVWCD Magna Reading	65.42	67.61			604.51	594.35		
JVWCD	65.87	**68.19**			**606.75**	**600.51**		
Total Culinary Water	**567.61**	626.63	-10.40%	184,943,231	4,524.17	4,839.54	-6.97%	1,474,101,263
SECONDARY WATER								
Irrigation Well #1	-	19.33			2.22	40.67		
Irrigation Well #2	-	15.05			2.47	113.50		
Irrigation Well #3	-	0.89			0.04	18.13		
High Zone (secondary)	78.73	56.66			365.89	384.46		
Low Zone (secondary)	-	0.05			-	4.40		
WWTP Reuse (secondary)	161.85	111.95			928.13	816.13		
Total Secondary Water	240.58	203.93	15.23%	78,387,941	1,298.75	1,377.29	-6.05%	423,169,115
Total Production of Water	808.19	830.56	-2.77%	263,330,931	5,822.92	6,216.83	-7%	1,897,270,378

*** EDR Blend + Total Secondary + JVWCD = Total Production**

SEPTEMBER CALL OUTS

Dept.	Employee	Date	Hours	Description
WATER	DAWSON STEWART	9/1/2026	3	HOT SIDE LEAK- 3765 S PAINE RD
		9/3/2026	3	COLD SIDE LEAK IN BOX- 3162 S 8520 W
		9/4/2026	3	COLD SIDE LEAK, LEAK IN YARD FROM BORING HOLES- 3717 S CENTENNIAL RD
		9/6/2026	3	SECONDARY LEAK- 8570 W 3985 S
WATER	MICHAEL HARMS	9/8/2026	3	COLDSIDE LEAK IN BOX- 7503 W 3100 S
EDR	JUSTIN LONG	9/8/2026	3	POWER FAILURE SCADA SYSTEM
		9/13/2026	6	MAINLINE LEAK- 7252 W SIDNEY CIR
WATER	MATTHEW HUNTER	9/11/2026	3	TURN WATER OFF/ON FOR REPAIR- 3638 S ELK MOUNTAIN RD
		9/12/2026	3	COLDSIDE LEAK ON SETTER- 2966 S HAWKER LN
		9/13/2026	6.5	MAINLINE LEAK- 7252 W SIDNEY CIR
		9/14/2026	3	COLDSIDE SECONDARY LEAK- 2816 S 8560 W
		9/16/2026	3	COLDSIDE LEAK, TURNED OFF- 3441 S 7615 W
			3	COLDSIDE LEAK- 8713 W ADDIE DR; TURN ON WATER AFTER REPAIR- WESTERN ESTATES; TURN WATER OFF- 9065 W 3200 S
		9/24/2026	3	COLDSIDE LEAK ON SETTER- 7517 WASHINGTON RD CHRUCH
		9/25/2026	3	HOT SIDE SERVICE LEAK- 7303 W COPPERVIEW DR
		9/27/2026	3	SERVICE LEAK ON PREVIOUS REPAIR- 3153 S 8520 W
WATER	DANIEL CLINE	9/13/2026	6	MAINLINE LEAK- 7252 W SIDNEY CIR
WATER	GAVIN HENSHAW	9/13/2026	6	MAINLINE LEAK- 7252 W SIDNEY CIR
WATER	CONNOR MCREYNOLDS	9/18/2026	3	SERVICE LINE LEAK,NOT A LOT OF WATER OR DAMAGE- 3866 S LANDMARK LN
			3	LEAKING SETTER- 3764 S SALT LICK CIR
		9/19/2026	4.25	SERVICE LINE LEAK- 3866 S LANDMARK LN
		9/21/2026	3	WATER TURNED OFF- 7605 W PATRIOT DR
WATER	QUINTON GORRINGE	9/19/2026	4	SERVICE LINE LEAK- 3866 S LANDMARK LN
WATER	TAYLOR WARNER	9/19/2026	4	SERVICE LINE LEAK- 3866 S LANDMARK LN

Total Callout Hours	**87.75**
Total Callouts	**18**
Total Water/EDR Hours	**87.75**
Total # of Water Callouts	**18**
Total WWTP Hours	**0**
Total WWTP Callouts	**0**

LEAKS

Date	Address	Hours	Mainline/Service
9/1/2026	3765 S PAINE RD	3	SERVICE
9/13/2026	7252 W SIDNEY CIR	24.5	MAINLINE
9/19/2026	3866 S LANDMARK LN	12.25	SERVICE
9/25/2026	7303 W COPPERVIEW DR	3	SERVICE
9/27/2026	3153 S 8520 W	3	SERVICE
	TOTAL	**45.75**	

WASTEWATER OPERATIONS REPORT

Magna WRF Operations Report: September 2026

Overview:

- **September has historically been the final full month of seasonal reuse operations and the WRF delivered 52.734 million gallons of reuse water during the month as seasonal demand continues to wind down.**

Regulatory & Compliance:

- **Third quarter biomonitoring has been completed with no anticipated compliance concerns.**
- **Effluent ammonia has also begun trending downward as seasonal temperatures decline and biological activity begins to slow.**

PARAMETER	Permit Limit	July-2026	Aug-2026	Sep-2026
Influent BOD (mg/L)	N/A	211	245	209
Effluent BOD (mg/L)	25	5	9	5
BOD Removal Percent (%)	85	98	96	98
Influent TSS (mg/L)	N/A	221	334	294
Effluent TSS (mg/L)	25	4	4	4
TSS Removal Percent (%)	85	99	98	99
Effluent Ammonia (NH3)	7	1.43	1.82	1.70
Additional Plant Parameters				
Wasting Rate (MGD)	N/A	.132	.130	.133
Daily Average Plant Flow (MGD)	N/A	2.802	2.901	2.895
Monthly Total Reuse Flow (MG)	N/A	71.56	64.55	52.734

These measures are key indicators of how well the treatment process is working.

***BOD** (Biochemical Oxygen Demand) is a measure of the amount of dissolved oxygen that microorganisms need to break down organic matter in wastewater under aerobic conditions.

***TSS** (Total Suspended Solids) is a measure of the number of solid particles suspended in wastewater or effluent that can be trapped by a filter.

Monthly Highlights:

- **Construction within the intermediate pumping station is nearly complete, allowing bypass pumping to be discontinued and returning this portion of the treatment process to normal operation. This represents a significant milestone as work transitions away from temporary bypass operations and the new pumping infrastructure is placed into service.**

CONTROLLER/ CLERK REPORT

COMPLIANCE OF LEGAL REQUIREMENTS AND INTERNAL POLICIES CHECK LIST

LEGAL REQUIREMENTS	2026 DATE COMPLETED	DUE DATE
Posting of Annual Schedule of Regular Board Meetings	1/4/2026	1st Monday in January
Adoption of District's Annual Tentative Budget	11/30/2025	11/30/2026
Annual Certification and Filing of FINAL Budget with State Auditor	12/31/2025	12/31/2026
Annual Filing of Impact Fees Report with State Auditor	3/18/2026	3/31/2026
Annual Filing of Financial Statements with State Auditor	6/11/2026	06/30/2026
Participation in Utah Public Finance Website (transparent.utah.gov) Salaries/Benefits	1/15/2026	1/31/2026
Quarterly Budget to Actual Reports provided to Board of Trustees		
1st Quarter	5/14/2026	05/31/2026
2nd Quarter	8/13/2026	08/31/2026
3rd Quarter		11/30/2026
4th Quarter		02/28/2027
Quarterly Expenditures and Revenues posted to Utah Public Transparency Website		
1st Quarter	4/18/2026	04/30/2026
2nd Quarter	7/31/2026	07/31/2026
3rd Quarter		10/31/2026
4th Quarter		01/31/2027
WWTP Annual Biosolids Report to State	4/27/2026	5/15/2026
OSHA 300 Report - Posted & Submitted	1/16/2026	2/1/2026
Board member contact information (name, phone number, and email address) posted on the Utah Public Notice Website	1/1/2026	1/31/2026
Semi-annual Report to State Money Management Council		
June 30 Report	7/31/2026	07/31/2026
December 31 Report		01/31/2027
File statement with Division of Corporations re: receipt of notice of claim	1/1/2026	1/31/2026
File with Registry of Lieutenant Governor	4/20/2026	4/30/2026
Disclosure regarding responsibility of homeowner to repair retail water line	4/1/2026	Semi-Annually
Year End W-2's	1/28/2026	January 31

COMPLIANCE OF LEGAL REQUIREMENTS AND INTERNAL POLICIES CHECK LIST

LEGAL REQUIREMENTS	2026 DATE COMPLETED	DUE DATE
Quarterly Payroll Reports		
1st Quarter	4/20/2026	4/30/2026
2nd Quarter	7/31/2026	7/31/2026
3rd Quarter		10/31/2026
4th Quarter		1/31/2027
Annual Sales Tax Return	1/28/2026	01/31/2026
Annual ET Technologies Waste Renewal Certification	4/21/2026	4/30/2026
Water Use Report	1/31/2026	03/31/2026
Municiple Wastewater Planning Program Report	4/27/2026	05/15/2026
Publish Consumer Confidence Report - To Customers and to Brandi Smith Division of Drinking Water - Report and Certification to DDW by 07/01	7/1/2026	7/1/2026
Risk Management Plan - WWTP	6/30/2026	12/31/2026
Renew SAM.gov Registration	3/10/2026	3/10/2026
Water Conservation Plan		12/31/2026
Ethical Behaviour Written Pledge to Trustees & Employees	5/31/2026	12/31/2026
Annual Employee Training		
Sexual Harassment & Discrimination	8/26/2026	12/31/2026
Tuition Assistance Program	On boarding Employee	12/31/2026
Cyber Security Awareness & Training	7/29/2026	12/31/2026
Fraud Awareness Training		12/31/2026
Data Privacy Training		12/31/2026
Ethical Behavior	5/31/2026	12/31/2026
Preventing Violence in the Workplace	9/30/2026	12/31/2026
Annual Trustee Training		
Open and Public Meetings Act	11/04/2026	12/31/2026
Utah Public Officers' and Employees' Ethics Act	11/04/2026	12/31/2026
New Trustee Special and Local District training Course	11/04/2026	12/31/2026
Conflict of Interest Annual certification	1/31/2026	1/31/2026
Emloyee Performance Evaluations	4/9/2026	03/31/2026
Hotline	Ongoing	Posted on Website always
Annual Filing of Fraud Risk assessment with State Auditor	1/1/2026	06/30/2026
GRAMA Training Annual for Records Officer	4/27/2026	05/31/2026
Data Privacy Program Report - Annual		12/31/2026
Appoint A Board Chair Person Annually	1/8/2026	01/31/2026
Public Tax Increase Hearing	When Needed	When Needed
Review Insurance/Bonding Requirements	1/31/2026	01/31/2026

COMPLIANCE OF LEGAL REQUIREMENTS AND INTERNAL POLICIES CHECK LIST

LEGAL REQUIREMENTS	2026 DATE COMPLETED	DUE DATE
Review Fund Balance Limitation	1/31/2026	01/31/2026
Imposing/Increasing Fee - Public Hearing		When needed
Impact Fee Facilities Plan Update/Impact Fee Analysis - Proposing Change - Public Hearing	2/19/2026	2/19/2026
Meeting Minutes Meeting Minutes and any materials distributed at the Meeting available on the Utah Public Notice Webiste, District website, and district office within three business days after the minutes are approved, make an audio recording of the open meeting available to the public for listenting, and post the same within three days of meeting.	Ongoing	

HR MANAGER REPORT

Human Resources Report

- Staffing- 34 of 36 positions are currently filled.
- Training- Workplace Violence

  OSHA 10 (Chet, Paul, Quin, Taylor, Daniel, Trevor R)

  AWWA Conference (Clint D)

  Labor and Employee Relations (Andrew)

  Olympus Fall Risk Conference (Andrew)

  Oct. 29 Cross Connection Refresher (Steve, Matt S, Ed)

  Nov. 3 Confined Space Training (Mike, Travis)

  Nov. 10 CPR/First Aid (Dallas, Melinda)

  Nov. 11 Onsite Workplace Fraud Prevention, Conflicts of Interest & Ethical Behavior
- Safety Focus- Ergonomics
- Conferences- UASD Annual Convention Nov 4th-6th, Layton
- Oct. 30 Magna City Halloween Trunk or Treat (Kim, KayDee)

QUICK QUACK

BOARD OF TRUSTEES
Mick Sudbury, Chairman
Jeff White
Dan L. Stewart

GENERAL MANAGER
Clint Dilley, P.E.

October 5, 2026

Trista Millette
Lonestar Builders Inc.
531 W 3800 N,
Spanish Fork, UT 84660
(801) 368-9469

Subject: Quick Quack Car Wash 7186 W Gates Avenue – Water & Sewer Availability

Trista,
We have completed our preliminary review of the proposed **Quick Quack Car Wash** located at **7186 West Gates Ave, West Valley City, Utah**. Our determination of water and sewer availability is as follows:

EXISTING FACILITIES

WATER Water service is available near the development. There is a 16-inch water line located along W Gates Avenue, just South of the proposed development. There is an 8-inch waterline also along W Gates Avenue, South of both the proposed development and 16-inch water line.

SEWER Sewer service is available near the development. There is an 8-inch sewer main located along W Gates Avenue, South of the proposed development.

SEC WATER Secondary water service is not available near the development. There is an 8-inch "dry" secondary water line located along W Gates Avenue, South of the proposed development.

RECOMMENDATIONS

WATER Connect to the existing 8-inch water line along W Gates Avenue and extend the required water service to the development.

SEWER Connect to the existing 8-inch sanitary sewer line located along W Gates Avenue and extend the required sewer service to the development.

SEC WATER Provide required service lateral to the property from the existing 8-inch "dry" secondary water line in W Gates Avenue.

Plans showing the water and sewer lines will need to be furnished to the District by the Developer's engineer. These Plans will need to show the location of all lines, line sizes, profile of sewer, fittings, and water service connection sizes, locations, and type.

BOARD OF TRUSTEES
Mick Sudbury, Chairman
Jeff White
Dan L. Stewart

GENERAL MANAGER
Clint Dilley, P.E.

It is my recommendation that the Magna Water District Board approve providing water and sewer services to this Development. If you have any questions or concerns, please contact me at 801-250-2118.

Sincerely,

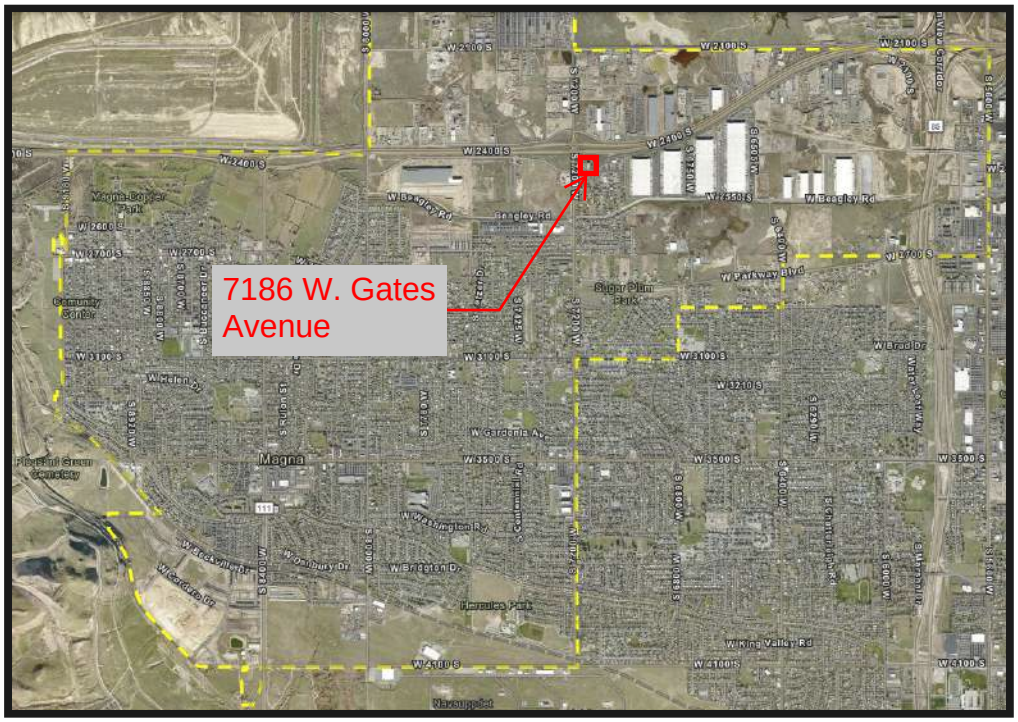
Trevor Andra P.E.
District Engineer
Magna Water District

[See attached map of project area]

Development Name:
Quick Quack Car Wash
7186 West Gates Ave.

Address:
7186 West Gates Avenue

Number of Lots: 1



HAYNES WELL

#8

Horrocks.

July 1, 2026

Trevor Andra, P.E.
District Engineer
Magna Water District
8885 W 3500 S
Magna, UT 84044

SUBJECT: Scope Modification for Haynes 8 Environmental

Dear Trevor:

During the process of working with the FEMA on obtaining funding for the Haynes Well 8 projects, several changes in timeframe and even the final decision on what we were funding (Well and Pump Station or just one) and the timing on the FEMA funding has taken significantly longer to complete. Due to the several changes in length of effort and changes to the coordination needed, we are asking for a scope modification of $5,000.00 to address these issues. The specific task associated with this project modification is outlined below.

TASK 010: ENVIRONMENTAL CHANGES

As the project has been changed and reviewed by FEMA, Environmental work has increased due to changes in bidding based on FEMA guidance and separating the well drilling and well house projects to prevent delaying the well drilling. This has increased work for Environmental as items in the application and required documents have changed and need to be worked out with FEMA.

Task No.	Task Description	Fee Type	Proposed Fee / Basis
Task 010	Environmental Changes	T&M	$5,000.00

Total Project Costs: $5,000.00

- **Notes:**
- Lump sum tasks are billed as fixed fees tied to deliverables.
- T&M tasks are billed at Horrocks' **2026 Standard Rates, the fee and rates increase on an annual calendar year basis.**
- Out-of-scope services will not be performed without written client authorization.
- The above fees exclude permitting, agency review, or permitting charges.
- Reimbursable expenses including printing (for documents requested by Client) and miscellaneous costs paid on behalf of the Client will be billed at actual cost plus 10%.
- All Application and Review Fees are to be paid directly by Client.
- Horrocks retains the right to assess Client interest at the rate of one and a half percent (1.5%) per month on invoices with payment outstanding over thirty days from the invoice date
- The scope and corresponding fees are subject to change if the site design, lot density, or extent of improvements change significantly from what was referenced for this proposal and as described herein.

We look forward to continuing to work with the District on getting the funding for the well house. The individual signing below represents and warrants that he has full authority to enter into this Agreement on behalf of Client. By Signing below, Client is acknowledging and agreeing to ***Horrocks LLC Engineering Services Agreement attached as 'Exhibit A'.***

Thank you for the opportunity to support you on this project; we look forward to working together.

Sincerely,

Mark Chandler, P.E.
Water Practice Lead, Horrocks
P: 801-359-5565 | E: mark.chandler@horrocks.com

_____	Date:_____	_____	Date:_____
Trevor Andra, P.E, District Engineer		Mark Chandler, P.E., Water Practice Lead	

EQUIPMENT LEASE

UTAH FIXED EQUIPMENT LEASE

Long Name of Entity:	Magna Water District
Address:	8885 West 3500 South
City, State Zip:	Magna, UT 84044
Attention:	Leisle Fitzgerald
Public Finance Office:	District Controller
County:	Magna
Amount:	717,855.00
Rate:	5.50
Maturity Date:	October 29, 2030
First Pmt Date:	October 29, 2026
Payment Dates:	October 29, April 29
Auto Extend:	4
Governing Body:	Magna Water District Board
Resolution Date:	October, 2026
Dated Date:	October, 2026
Day:	26th
State:	Utah

$717,855.00
Magna Water District
Lease Purchase Agreement

---

1. Lease/Purchases Agreement of the Magna Water District
2. Exhibit A. Calculation of Interest Component
3. Exhibit B. Description of Leased Property
4. Exhibit C. Resolution of Governing Body
5. Exhibit D. Opinion of Lessee's Counsel
6. Exhibit E. Security Documents
7. Exhibit F. Delivery and Acceptance Certificate
8. Form 8038-G
9. Wire Transfer Request

LEASE/PURCHASE AGREEMENT

Dated as of October 26, 2026

by and between

ZIONS BANCORPORATION, N.A.,
as Lessor

and

MAGNA WATER DISTRICT,
as Lessee

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LEASE/PURCHASE AGREEMENT

THIS LEASE/PURCHASE AGREEMENT, dated as of October 26, 2026, by and between ZIONS BANCORPORATION, N.A., a national banking association duly organized and existing under the laws of the United States of America, as lessor (the "Bank" or "Lessor"), and Magna Water District (the "Lessee"), a public agency of the State of Utah (the "State"), duly organized and existing under the Constitution and laws of the State, as lessee;

W I T N E S S E T H:

WHEREAS, the Lessee desires to finance the acquisition of the equipment and/or other personal property described as the "Leased Property" in Exhibit B (the "Leased Property") by entering into this Lease/Purchase Agreement with the Bank (the "Lease"); and

WHEREAS, the Bank agrees to lease the Leased Property to the Lessee upon the terms and conditions set forth in this Lease, with rental to be paid by the Lessee equal to the Lease Payments hereunder; and

WHEREAS, it is the intent of the parties that the original term of this Lease, and any subsequent renewal terms, shall not exceed 12 months, and that the payment obligation of the Lessee shall not constitute a general obligation under State law; and

WHEREAS, all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and delivery of this Lease do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto are now duly authorized to execute and enter into this Lease;

NOW, THEREFORE, in consideration of the above premises and of the mutual covenants hereinafter contained and for other good and valuable consideration, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS AND EXHIBITS

SECTION 1.1 Definitions and Rules of Construction. Unless the context otherwise requires, the capitalized terms used herein shall, for all purposes of this Lease, have the meanings specified in the definitions below. Unless the context otherwise indicates, words importing the singular number shall include the plural number and vice versa. The terms "hereby", "hereof", "hereto", "herein", "hereunder" and any similar terms, as used in this Lease, refer to this Lease as a whole.

"Advance" shall have the meaning set forth in Section 2.1(l)(i)(D) hereof.

"Bank" shall have the meaning set forth in the Preamble hereof.

"Business Day" means any day except a Saturday, Sunday, or other day on which banks in Salt Lake City, Utah or the State are authorized to close.

"Code" means the Internal Revenue Code of 1986, as amended.

"Commencement Date" means the date this Lease is executed by the Bank and the Lessee.

"Event of Nonappropriation" shall have the meaning set forth in Section 3.2 hereof.

"Governing Body" means the governing body of the Lessee.

"Lease Payments" means the rental payments described in Exhibit A hereto.

"Lease Payment Date" shall have the meaning set forth in Section 3.4(a) hereof.

"Leased Property" shall have the meaning set forth in the Whereas clauses hereof.

"Lessee" shall have the meaning set forth in the Preamble hereof.

"Net Proceeds" means insurance or eminent domain proceeds received with respect to the Leased Property less expenses incurred in connection with the collection of such proceeds.

"Obligation Instrument" shall have the meaning set forth in Section 2.1(c) hereof.

"Original Term" shall have the meaning set forth in Section 3.2 hereof.

"Permitted Encumbrances" means, as of any particular time: (i) liens for taxes and assessments, if any, not then delinquent, or which the Lessee may, pursuant to provisions of Section 5.3 hereof, permit to remain unpaid; (ii) this Lease; (iii) any contested right or claim of any mechanic, laborer, materialman, supplier or vendor filed or perfected in the manner prescribed by law to the extent permitted under Section 5.4(b) hereof; (iv) easements, rights of way, mineral rights, drilling rights and other rights, reservations, covenants, conditions or restrictions which exist of record as of the execution date of this Lease and which the Lessee hereby certifies will not materially impair the use of the Leased Property by the Lessee; and (v) other rights, reservations, covenants, conditions or restrictions established following the date of execution of this Lease and to which the Bank and the Lessee consent in writing.

"Rebate Exemption" shall have the meaning set forth in Section 2.1(l)(ii)(A) hereof.

"Regulations" shall have the meaning set forth in Section 2.1(l)(i) hereof.

"Renewal Term" shall have the meaning set forth in Section 3.2 hereof.

"Scheduled Term" shall have the meaning set forth in Section 3.2 hereof.

"State" shall have the meaning set forth in the Preamble hereof.

"Term" or "Term of this Lease" means the Original Term and all Renewal Terms provided for in this Lease under Section 3.2 until this Lease is terminated as provided in Section 3.3 hereof.

SECTION 1.2 Exhibits. Exhibits A, B, C, D, E and F attached to this Lease are by this reference made a part of this Lease.

ARTICLE II

REPRESENTATIONS, COVENANTS AND WARRANTIES

SECTION 2.1 Representations, Covenants and Warranties of the Lessee. The Lessee represents, covenants and warrants to the Bank as follows:

(a) Due Organization and Existence. The Lessee is a public agency of the State duly organized and existing under the Constitution and laws of the State.

(b) Authorization; Enforceability. The Constitution and laws of the State authorize the Lessee to enter into this Lease and to enter into the transactions contemplated by, and to carry out its obligations under, this Lease. The Lessee has duly authorized, executed and delivered this Lease in accordance with the Constitution and laws of the State. This Lease constitutes the legal, valid and binding special obligation of the Lessee enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting the rights of creditors generally.

(c) No Conflicts or Default; Other Liens or Encumbrances. Neither the execution and delivery of this Lease nor the fulfillment of or compliance with the terms and conditions hereof, nor the consummation of the transactions contemplated hereby (i) conflicts with or results in a breach of the terms, conditions, provisions, or restrictions of any existing law, or court or administrative decree, order, or regulation, or agreement or instrument to which the Lessee is now a party or by which the Lessee is bound, **including without limitation any agreement or instrument pertaining to any bond, note, lease, certificate of participation, debt instrument, or any other obligation of the Lessee** (any such bond, note, lease, certificate of participation, debt instrument, and other obligation being referred to herein as an "Obligation Instrument"), (ii) constitutes a default under any of the foregoing, or (iii) results in the creation or imposition of any pledge, lien, charge or encumbrance whatsoever upon any of the property or assets of the Lessee, or upon the Leased Property except for Permitted Encumbrances.

By way of example, and not to be construed as a limitation on the representations set forth in the immediately preceding paragraph:

(A) no portion of the Leased Property is pledged to secure any Obligation Instrument; and

(B) the interests of the Lessor in the Leased Property hereunder do not violate the terms, conditions or provisions of any restriction or revenue pledge in any agreement or instrument pertaining to any Obligation Instrument.

If any Obligation Instrument existing on the date of execution of this Lease creates any pledge, lien, charge or encumbrance on any revenues, property or assets associated with the Leased Property that is higher in priority to the Bank's interests therein under this Lease, the Bank hereby subordinates its interests therein, but only to the extent required pursuant to such existing Obligation Instrument.

(d) Compliance with Open Meeting Requirements. The Governing Body has complied with all applicable open public meeting and notice laws and requirements with respect to the meeting at which the Lessee's execution of this Lease was authorized.

(e) Compliance with Bidding Requirements. Either there are no procurement or public bidding laws of the State applicable to the acquisition and leasing of the Leased Property pursuant to this Lease, or the Governing Body and the Lessee have complied with all such procurement and public bidding laws as may be applicable hereto.

(f) No Adverse Litigation. There are no legal or governmental proceedings or litigation pending, or to the best knowledge of the Lessee threatened or contemplated (or any basis therefor) wherein an unfavorable decision, ruling, or finding might adversely affect the transaction contemplated in or the validity of this Lease.

(g) Opinion of Lessee's Counsel. The letter attached to this Lease as Exhibit D is a true opinion of Lessee's counsel.

(h) Governmental Use of Leased Property. During the Term of this Lease, the Leased Property will be used solely by the Lessee, and only for the purpose of performing one or more governmental or proprietary functions of the Lessee consistent with the permissible scope of the Lessee's authority, and the Leased Property will not be subject to any direct or indirect private business use.

(i) Other Representations and Covenants. The representations, covenants, warranties, and obligations set forth in this Article are in addition to and are not intended to limit any other representations, covenants, warranties, and obligations set forth in this Lease.

(j) No Nonappropriations. The Lessee has never non-appropriated or defaulted under any of its payment or performance obligations or covenants, either under any municipal lease of the same general nature as this Lease, or under any of its bonds, notes, or other obligations of indebtedness for which its revenues or general credit are pledged.

(k) No Legal Violation. The Leased Property is not, and at all times during the Term of this Lease will not be in violation of any federal, state or local law, statute, ordinance or regulation.

(l) General Tax and Arbitrage Representations and Covenants.

(i) The certifications and representations made by the Lessee in this Lease are intended, among other purposes, to be a certificate permitted in Section 1.148-2(b) of the Treasury Regulations promulgated pursuant to Section 148 of the Code (the "Regulations"), to establish the reasonable expectations of the Lessee at the time of the execution of this Lease made on the basis of the facts, estimates and circumstances in existence on the date hereof. The Lessee further certifies and covenants as follows:

(A) The Lessee has not been notified of any disqualification or proposed disqualification of it by the Commissioner of the Internal Revenue Service as an issuer which may certify bond issues.

(B) To the best knowledge and belief of the Lessee, there are no facts, estimates or circumstances that would materially change the conclusions, certifications or representations set forth in this Lease, and the expectations herein set forth are reasonable.

(C) The Scheduled Term of this Lease does not exceed the useful life of the Leased Property, and the weighted average term of this Lease does not exceed the weighted average useful life of the Leased Property.

(D) Each advance of funds by the Bank to finance Leased Property under this Lease (each an "Advance") will occur only when and to the extent that the Lessee has reasonably determined and identified the nature, need, and cost of each item of Leased Property pertaining to such Advance.

(E) No use will be made of the proceeds of this Lease or any such Advance, or any funds or accounts of the Lessee which may be deemed to be proceeds of this Lease or any such Advance, which use, if it had been reasonably expected on the date of the execution of this Lease or of any such Advance, would

have caused this Lease or any such Advance to be classified as an "arbitrage bond" within the meaning of Section 148 of the Code.

(F) The Lessee will at all times comply with the rebate requirements of Section 148(f) of the Code as they pertain to this Lease, to the extent applicable.

(G) In order to preserve the status of this Lease and the Advances as other than "private activity bonds" as described in Sections 103(b)(1) and 141 of the Code, as long as this Lease and any such Advances are outstanding and unpaid:

(I) none of the proceeds from this Lease or the Advances or any facilities or assets financed therewith shall be used for any "private business use" as that term is used in Section 141(b) of the Code and defined in Section 141(b)(6) of the Code;

(II) the Lessee will not allow any such "private business use" to be made of the proceeds of this Lease or the Advances or any facilities or assets financed therewith; and

(III) none of the Advances or Lease Payments due hereunder shall be secured in whole or in part, directly or indirectly, by any interest in any property used in any such "private business use" or by payments in respect of such property and shall not be derived from payments in respect of such property.

(H) The Lessee will not take any action, or omit to take any action, which action or omission would cause the interest component of the Lease Payments to be ineligible for the exclusion from gross income as provided in Section 103 of the Code.

(I) The Lessee is a "governmental unit" within the meaning of Section 141(b)(6) of the Code.

(J) The obligations of the Lessee under this Lease are not federally guaranteed within the meaning of Section 149(b) of the Code.

(K) This Lease and the Advances to be made pursuant hereto will not reimburse the Lessee for any expenditures incurred prior to the date of this Lease and do not constitute a "refunding issue" as defined in Section 1.150-1(d) of the Regulations, and no part of the proceeds of this Lease or any such Advances will be used to pay or discharge any obligations of the Lessee the interest on which is or purports to be excludable from gross income under the Code or any predecessor provision of law.

(L) In compliance with Section 149(e) of the Code relating to information reporting, the Lessee will file or cause to be filed with the Internal Revenue Service Center, Ogden, UT 84201, within fifteen (15) days from the execution of this Lease, IRS Form 8038-G or 8038-GC, as appropriate, reflecting the total aggregate amount of Advances that can be made pursuant to this Lease.

(M) None of the proceeds of this Lease or the Advances to be made hereunder will be used directly or indirectly to replace funds of the Lessee used directly or indirectly to acquire obligations at a yield materially higher than the

yield on this Lease or otherwise invested in any manner. No portion of the Advances will be made for the purpose of investing such portion at a materially higher yield than the yield on this Lease.

(N) Inasmuch as Advances will be made under this Lease only when and to the extent the Lessee reasonably determines, identifies and experiences the need therefor, and will remain outstanding and unpaid only until such time as the Lessee has moneys available to repay the same, the Lessee reasonably expects that (I) the Advances will not be made sooner than necessary; (II) no proceeds from the Advances will be invested at a yield higher than the yield on this Lease; and (III) the Advances and this Lease will not remain outstanding and unpaid longer than necessary.

(O) The Lessee will either (i) spend all of the moneys advanced pursuant to this Lease immediately upon receipt thereof, without investment, on the portion of the Leased Property that is to be financed thereby; or (ii) invest such moneys at the highest yield allowable and practicable under the circumstances until they are to be spent on the portion of the Leased Property that is to be financed thereby, and track, keep records of, and pay to the United States of America, all rebatable arbitrage pertaining thereto, at the times, in the amounts, in the manner, and to the extent required under Section 148(f) of the Code and the Treasury Regulations promulgated in connection therewith. At least five percent (5%) of the total amount of moneys that are expected to be advanced pursuant to this Lease are reasonably expected to have been expended on the Leased Property within six (6) months from the date of this Lease. All moneys to be advanced pursuant to this Lease are reasonably expected to have been expended on the Leased Property no later than the earlier of: (I) the date twelve (12) months from the date such moneys are advanced; and (II) the date three (3) years from the date of this Lease.

(P) This Lease and the Advances to be made hereunder are not and will not be part of a transaction or series of transactions that attempts to circumvent the provisions of Section 148 of the Code and the regulations promulgated in connection therewith (I) enabling the Lessee to exploit the difference between tax-exempt and taxable interest rates to gain a material financial advantage, and (II) overburdening the tax-exempt bond market, as those terms are used in Section 1.148-10(a)(2) of the Regulations.

(Q) To the best of the knowledge, information and belief of the Lessee, the above expectations are reasonable. On the basis of the foregoing, it is not expected that the proceeds of this Lease and the Advances to be made hereunder will be used in a manner that would cause this Lease or such Advances to be "arbitrage bonds" under Section 148 of the Code and the regulations promulgated thereunder, and to the best of the knowledge, information and belief of the Lessee, there are no other facts, estimates or circumstances that would materially change the foregoing conclusions.

(ii) Arbitrage Rebate Under Section 148(f) of the Code. With respect to the arbitrage rebate requirements of Section 148(f) of the Code, either (check applicable box):

[X] (A) Lessee Qualifies for Small Issuer Exemption from Arbitrage Rebate. The Lessee hereby certifies and represents that it qualifies for the exception contained in Section 148(f)(4)(D) of the Code from the requirement to rebate

arbitrage earnings from investment of proceeds of the Advances made under this Lease (the "Rebate Exemption") as follows:

(1) The Lessee has general taxing powers.

(2) Neither this Lease, any Advances to be made hereunder, nor any portion thereof are private activity bonds as defined in Section 141 of the Code ("Private Activity Bonds").

(3) Ninety-five percent (95%) or more of the net proceeds of the Advances to be made hereunder are to be used for local government activities of the Lessee (or of a governmental unit, the jurisdiction of which is entirely within the jurisdiction of the Lessee).

(4) Neither the Lessee nor any aggregated issuer has issued or is reasonably expected to issue any tax-exempt obligations other than Private Activity Bonds (as those terms are used in Section 148(f)(4)(D) of the Code) during the current calendar year, including the Advances to be made hereunder, which in the aggregate would exceed $5,000,000 in face amount, or $15,000,000 in face amount for such portions, if any, of any tax-exempt obligations of the Lessee and any aggregated issuer as are attributable to construction of public school facilities within the meaning of Section 148(f)(4)(D)(vii) of the Code.

For purposes of this Section, "aggregated issuer" means any entity which (a) issues obligations on behalf of the Lessee, (b) derives its issuing authority from the Lessee, or (c) is subject to substantial control by the Lessee.

The Lessee hereby certifies and represents that it has not created, does not intend to create and does not expect to benefit from any entity formed or availed of to avoid the purposes of Section 148(f)(4)(D)(i)(IV) of the Code.

Accordingly, the Lessee will qualify for the Rebate Exemption granted to governmental units issuing less than $5,000,000 under Section 148(f)(4)(D) of the Code ($15,000,000 for the financing of public school facilities construction as described above), and the Lessee shall be treated as meeting the requirements of Paragraphs (2) and (3) of Section 148(f) of the Code relating to the required rebate of arbitrage earnings to the United States with respect to this Lease and the Advances to be made hereunder.

- or -

☐ (B) Lessee Will Keep Records of and Will Rebate Arbitrage. The Lessee does not qualify for the small issuer Rebate Exemption described above, and the Lessee hereby certifies and covenants that it will account for, keep the appropriate records of, and pay to the United States, the rebate amount, if any, earned from the investment of gross proceeds of this Lease and the Advances to be made hereunder, at the times, in the amounts, and in the manner prescribed in Section 148(f) of the Code and the applicable Regulations promulgated with respect thereto.

(m) Small Issuer Exemption from Bank Nondeductibility Restriction. Based on the following representations of the Lessee, the Lessee hereby designates this Lease and the interest

components of the Lease Payments hereunder as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code: (i) this Lease and the Lease Payments hereunder are not private activity bonds within the meaning of Section 141 of the Code; (ii) the Lessee reasonably anticipates that it, together with all "aggregated issuers," will not issue during the current calendar year obligations (other than those obligations described in clause (iii) below) the interest on which is excluded from gross income for federal income tax purposes under Section 103 of the Code which, when aggregated with this Lease, will exceed an aggregate principal amount of $10,000,000; (iii) and notwithstanding clause (ii) above, the Lessee and its aggregated issuers may have issued in the current calendar year and may continue to issue during the remainder of the current calendar year private activity bonds other than qualified 501(c)(3) bonds as defined in Section 145 of the Code. For purposes of this subsection, "aggregated issuer" means any entity which (a) issues obligations on behalf of the Lessee, (b) derives its issuing authority from the Lessee, or (c) is subject to substantial control by the Lessee. The Lessee hereby certifies and represents that it has not created, does not intend to create and does not expect to benefit from any entity formed or availed of to avoid the purposes of Section 265(b)(3)(C) or (D) of the Code.

SECTION 2.2 Representations, Covenants and Warranties of the Bank. The Bank is a national banking association, duly organized, existing and in good standing under and by virtue of the laws of the United States of America, has the power to enter into this Lease, is possessed of full power to own and hold real and personal property, and to lease and sell the same, and has duly authorized the execution and delivery of this Lease. This Lease constitutes the legal, valid and binding obligation of the Bank, enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting the rights of creditors generally.

ARTICLE III

AGREEMENT TO LEASE; TERM OF LEASE; LEASE PAYMENTS

SECTION 3.1 Lease. The Bank hereby leases the Leased Property to the Lessee, and the Lessee hereby leases the Leased Property from the Bank, upon the terms and conditions set forth herein.

Concurrently with its execution of this Lease, the Lessee shall deliver to the Bank fully completed documents substantially in the forms attached hereto as Exhibits B, C, D, E and F hereto. Prior to the Bank making the final Advance hereunder, Lessee shall provide the Bank an executed copy of the Delivery and Acceptance Certificate found in Exhibit F.

SECTION 3.2 Term. The Term of this Lease shall commence on the date of execution of this Lease, including delivery to the Bank by the Lessee of fully completed documents in the forms set forth in Exhibits B, C, D, E and F attached hereto, and continue until the end of the fiscal year of Lessee in effect at the Commencement Date (the "Original Term"). Thereafter, this Lease will be extended for 4 successive additional periods of one year coextensive with Lessee's fiscal year, except for the last such period which may be less than a full fiscal year, (each, a "Renewal Term") subject to an Event of Nonappropriation as described herein below in this Section 3.2 and in Section 3.3(a), with the final Renewal Term ending on October 29, 2030, unless this Lease is terminated as hereinafter provided. The Original Term together with all scheduled Renewal Terms shall be referred to herein as the "Scheduled Term" irrespective of whether this Lease is terminated for any reason prior to the scheduled commencement or termination of any Renewal Term as provided herein.

If Lessee does not appropriate funds for the payment of Lease Payments due for any Renewal Term in the adopted budget of the Lessee for the applicable fiscal year (an "Event of Nonappropriation"), this Lease

will terminate upon the expiration of the Original or Renewal Term then in effect and Lessee shall notify Bank of such termination at least ten (10) days prior to the expiration of the Original or Renewal Term then in effect.

SECTION 3.3 Termination. This Lease will terminate upon the earliest of any of the following events:

(a) upon the expiration of the Original Term or any Renewal Term of this Lease following an Event of Nonappropriation;

(b) the exercise by Lessee of any option to purchase granted in this Lease by which Lessee purchases all of the Leased Property;

(c) a default by Lessee and Bank's election to terminate this Lease under Article VII herein; or

(d) the expiration of the Scheduled Term of this Lease, the Lessee having made payment of all Lease Payments accrued to such date.

SECTION 3.4 Lease Payments.

(a) Time and Amount. During the Term of this Lease and so long as this Lease has not terminated pursuant to Section 3.3, the Lessee agrees to pay to the Bank, its successors and assigns, as annual rental for the use and possession of the Leased Property, the Lease Payments (denominated into components of principal and interest) in the amounts specified in Exhibit A, to be due and payable in arrears on each payment date identified in Exhibit A (or if such day is not a Business Day, the next succeeding Business Day) specified in Exhibit A (the "Lease Payment Date").

(b) Rate on Overdue Payments. In the event the Lessee should fail to make any of the Lease Payments required in this Section, the Lease Payment in default shall continue as an obligation of the Lessee until the amount in default shall have been fully paid, and the Lessee agrees to pay the same with interest thereon, to the extent permitted by law, from the date such amount was originally payable at the rate equal to the original interest rate payable with respect to such Lease Payments.

(c) Additional Payments. Any additional payments required to be made by the Lessee hereunder, including but not limited to Sections 4.1, 5.3, and 7.4 of this Lease, shall constitute additional rental for the Leased Property.

SECTION 3.5 Possession of Leased Property Upon Termination. Upon termination of this Lease pursuant to Sections 3.3(a), or (c), the Lessee shall transfer the Leased Property to the Bank in such manner as may be specified by the Bank, and the Bank shall have the right to take possession of the Leased Property by virtue of the Bank's ownership interest as lessor of the Leased Property, and the Lessee at the Bank's direction shall ship the Leased Property to the destination designated by the Bank by loading the Leased Property at the Lessee's cost and expense, on board such carrier as the Bank shall specify.

SECTION 3.6 No Withholding. Notwithstanding any dispute between the Bank and the Lessee, in connection with this Lease or otherwise, including a dispute as to the failure of any portion of the Leased Property in use by or possession of the Lessee to perform the task for which it is leased, the Lessee shall make all Lease Payments when due and shall not withhold any Lease Payments pending the final resolution of such dispute.

SECTION 3.7 Lease Payments to Constitute a Current Obligation of the Lessee. Notwithstanding any other provision of this Lease, the Lessee and the Bank acknowledge and agree that the obligation of the Lessee to pay Lease Payments hereunder constitutes a current special obligation of the Lessee payable exclusively from current and legally available funds and shall not in any way be construed to be an indebtedness of the Lessee within the meaning of any constitutional or statutory limitation or requirement applicable to the Lessee concerning the creation of indebtedness. The Lessee has not hereby pledged the general tax revenues or credit of the Lessee to the payment of the Lease Payments, or the interest thereon, nor shall this Lease obligate the Lessee to apply money of the Lessee to the payment of Lease Payments beyond the then current Original Term or Renewal Term, as the case may be, or any interest thereon.

SECTION 3.8 Net Lease. This Lease shall be deemed and construed to be a "net-net-net lease" and the Lessee hereby agrees that the Lease Payments shall be an absolute net return to the Bank, free and clear of any expenses, charges or set-offs whatsoever, except as expressly provided herein.

SECTION 3.9 Offset. Lease Payments or other sums payable by Lessee pursuant to this Lease shall not be subject to set-off, deduction, counterclaim or abatement and Lessee shall not be entitled to any credit against such Lease Payments or other sums for any reason whatsoever, including, but not limited to: (i) any accident or unforeseen circumstances; (ii) any damage or destruction of the Leased Property or any part thereof; (iii) any restriction or interference with Lessee's use of the Leased Property; (iv) any defects, breakdowns, malfunctions, or unsuitability of the Leased Property or any part thereof; or (v) any dispute between the Lessee and the Bank, any vendor or manufacturer of any part of the Leased Property, or any other person.

ARTICLE IV

INSURANCE

SECTION 4.1 Insurance. Lessee, at Bank's option, will either self-insure, or at Lessee's cost, will cause casualty insurance and property damage insurance to be carried and maintained on the Leased Property, with all such coverages to be in such amounts sufficient to cover the value of the Leased Property at the commencement of this Lease (as determined by the purchase price paid for the Leased Property), and public liability insurance with respect to the Leased Property in the amounts required by law, but in no event with a policy limit less than $1,000,000 per occurrence. All insurance shall be written in such forms, to cover such risks, and with such insurers, as are customary for public entities such as the Lessee. A combination of self-insurance and policies of insurance may be utilized. If policies of insurance are obtained, Lessee will cause Bank to be a loss payee as its interest under this Lease may appear on such property damage insurance policies, and an additional insured on a primary and noncontributory basis on such public liability insurance in an amount equal to or exceeding the minimum limit stated herein. Subject to Section 4.2, insurance proceeds from insurance policies or budgeted amounts from self-insurance as relating to casualty and property damage losses will, to the extent permitted by law, be payable to Bank in an amount equal to the then outstanding principal and accrued interest components of the Lease Payments at the time of such damage or destruction as provided by Section 8.1. Lessee will deliver to Bank the policies or evidences of insurance or self-insurance satisfactory to Bank, together with receipts for the applicable premiums before the Leased Property is delivered to Lessee and at least thirty (30) days before the expiration of any such policies. By endorsement upon the policy or by independent instrument furnished to Bank, such insurer will agree that it will give Bank at least thirty (30) days' written notice prior to cancellation or alteration of the policy. Lessee will carry workers compensation insurance covering all employees working on, in, or about the Leased Property, and will require any other person or entity working on, in, or about the Leased Property to carry such coverage, and will furnish to Bank certificates evidencing such coverages throughout the Term of this Lease.

SECTION 4.2 Damage to or Destruction of the Leased Property. If all or any part of the Leased Property is lost, stolen, destroyed, or damaged, Lessee will give Bank prompt notice of such event and will,

to the extent permitted by law, repair or replace the same at Lessee's cost. If such lost, stolen, destroyed or damaged Leased Property is equipment, it shall be repaired or replaced within thirty (30) days after such event. If such lost, stolen, destroyed or damaged Leased Property is other than equipment, it shall be repaired or replaced within one hundred eighty (180) days after such event. Any replaced Leased Property will be substituted in this Lease by appropriate endorsement. All insurance proceeds received by Bank under the policies required under Section 4.1 with respect to the Leased Property lost, stolen, destroyed, or damaged, will be paid to Lessee if the Leased Property is repaired or replaced by Lessee as required by this Section. If Lessee fails or refuses to make the required repairs or replacement, such proceeds will be paid to Bank to the extent of the then remaining portion of the Lease Payments to become due during the Scheduled Term of this Lease less that portion of such Lease Payments attributable to interest which will not then have accrued as provided in Section 8.1. No loss, theft, destruction, or damage to the Leased Property will impose any obligation on Bank under this Lease, and this Lease will continue in full force and effect regardless of such loss, theft, destruction, or damage. Lessee assumes all risks and liabilities, whether or not covered by insurance, for loss, theft, destruction, or damage to the Leased Property and for injuries or deaths of persons and damage to property however arising, whether such injury or death be with respect to agents or employees of Lessee or of third parties, and whether such damage to property be to Lessee's property or to the property of others.

ARTICLE V

COVENANTS

SECTION 5.1 Use of the Leased Property. The Lessee represents and warrants that it has an immediate and essential need for the Leased Property to carry out and give effect to the public purposes of the Lessee, which need is not temporary or expected to diminish in the foreseeable future, and that it expects to make immediate use of all of the Leased Property.

The Lessee hereby covenants that it will install, use, operate, maintain, and service the Leased Property in accordance with all vendors' instructions and in such a manner as to preserve all warranties and guarantees with respect to the Leased Property.

The Lessor hereby assigns to the Lessee, without recourse, for the Term of this Lease, all manufacturer warranties and guaranties, express or implied, pertinent to the Leased Property, and the Lessor directs the Lessee to obtain the customary services furnished in connection with such warranties and guaranties at the Lessee's expense; provided, however, that the Lessee hereby agrees that it will reassign to the Lessor all such warranties and guaranties in the event of termination of this Lease pursuant to Sections 3.3(a) or 3.3(c).

SECTION 5.2 Interest in the Leased Property and this Lease. Upon expiration of the Term as provided in Section 3.3(b) or 3.3(d) hereof, all right, title and interest of the Bank in and to all of the Leased Property shall be transferred to and vest in the Lessee, without the necessity of any additional document of transfer.

SECTION 5.3 Maintenance, Utilities, Taxes and Assessments.

(a) Maintenance; Repair and Replacement. Throughout the Term of this Lease, as part of the consideration for the rental of the Leased Property, all repair and maintenance of the Leased Property shall be the responsibility of the Lessee, and the Lessee shall pay for or otherwise arrange for the payment of the cost of the repair and replacement of the Leased Property excepting ordinary wear and tear, and the Lessee hereby covenants and agrees that it will comply with all vendors' and manufacturers' maintenance and warranty requirements pertaining to the Leased Property. In

exchange for the Lease Payments herein provided, the Bank agrees to provide only the Leased Property, as hereinbefore more specifically set forth.

(b) Tax and Assessments; Utility Charges. The Lessee shall also pay or cause to be paid all taxes and assessments, including but not limited to utility charges, of any type or nature charged to the Lessee or levied, assessed or charged against any portion of the Leased Property or the respective interests or estates therein; provided that with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, the Lessee shall be obligated to pay only such installments as are required to be paid during the Term of this Lease as and when the same become due.

(c) Contests. The Lessee may, at its expense and in its name, in good faith contest any such taxes, assessments, utility and other charges and, in the event of any such contest, may permit the taxes, assessments or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom; provided that prior to such nonpayment it shall furnish the Bank with the opinion of an independent counsel acceptable to the Bank to the effect that, by nonpayment of any such items, the interest of the Bank in such portion of the Leased Property will not be materially endangered and that the Leased Property will not be subject to loss or forfeiture. Otherwise, the Lessee shall promptly pay such taxes, assessments or charges or make provisions for the payment thereof in form satisfactory to the Bank.

SECTION 5.4 Modification of the Leased Property.

(a) Additions, Modifications and Improvements. The Lessee shall, at its own expense, have the right to make additions, modifications, and improvements to any portion of the Leased Property if such improvements are necessary or beneficial for the use of such portion of the Leased Property. All such additions, modifications and improvements shall thereafter comprise part of the Leased Property and be subject to the provisions of this Lease. Such additions, modifications and improvements shall not in any way damage any portion of the Leased Property or cause it to be used for purposes other than those authorized under the provisions of State and federal law or in any way which would impair the exclusion from gross income for federal income tax purposes of the interest components of the Lease Payments; and the Leased Property, upon completion of any additions, modifications and improvements made pursuant to this Section, shall be of a value which is not substantially less than the value of the Leased Property immediately prior to the making of such additions, modifications and improvements.

(b) No Liens. Except for Permitted Encumbrances, the Lessee will not permit (i) any liens or encumbrances to be established or remain against the Leased Property or (ii) any mechanic's or other lien to be established or remain against the Leased Property for labor or materials furnished in connection with any additions, modifications or improvements made by the Lessee pursuant to this Section; provided that if any such mechanic’s lien is established and the Lessee shall first notify or cause to be notified the Bank of the Lessee's intention to do so, the Lessee may in good faith contest any lien filed or established against the Leased Property, and in such event may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom and shall provide the Bank with full security against any loss or forfeiture which might arise from the nonpayment of any such item, in form satisfactory to the Bank. The Bank will cooperate fully in any such contest.

SECTION 5.5 Permits. The Lessee will provide all permits and licenses necessary for the ownership, possession, operation, and use of the Leased Property, and will comply with all laws, rules, regulations, and ordinances applicable to such ownership, possession, operation, and use. If compliance with any law, rule, regulation, ordinance, permit, or license requires changes or additions to be made to the Leased Property, such changes or additions will be made by the Lessee at its own expense.

SECTION 5.6 Bank's Right to Perform for Lessee. If the Lessee fails to make any payment or to satisfy any representation, covenant, warranty, or obligation contained herein or imposed hereby, the Bank may (but need not) make such payment or satisfy such representation, covenant, warranty, or obligation, and the amount of such payment and the expense of any such action incurred by the Bank, as the case may be, will be deemed to be additional rent payable by the Lessee on the Bank's demand.

SECTION 5.7 Bank's Disclaimer of Warranties. The Bank has played no part in the selection of the Leased Property, the Lessee having selected the Leased Property independently from the Bank. The Bank, at the Lessee's request, has acquired or arranged for the acquisition of the Leased Property and shall lease the same to the Lessee as herein provided, the Bank's only role being the facilitation of the financing of the Leased Property for the Lessee. THE BANK MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, QUALITY, DURABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FITNESS FOR THE USE CONTEMPLATED BY THE LESSEE OF THE LEASED PROPERTY, OR ANY PORTION THEREOF. THE LESSEE ACKNOWLEDGES THAT THE BANK IS NOT A MANUFACTURER OR VENDOR OF ALL OR ANY PORTION OF THE LEASED PROPERTY, AND THAT THE LESSEE IS LEASING THE LEASED PROPERTY AS IS. In no event shall the Bank be liable for incidental, direct, indirect, special or consequential damages, in connection with or arising out of this Lease, for the existence, furnishing, functioning or Lessee's use and possession of the Leased Property.

SECTION 5.8 Indemnification. To the extent permitted by applicable law, the Lessee hereby agrees to indemnify and hold harmless the Bank, its directors, officers, shareholders, employees, agents, and successors from and against any loss, claim, damage, expense, and liability resulting from or attributable to the acquisition, construction, or use of the Leased Property. Notwithstanding the foregoing, the Bank shall not be indemnified for any liability resulting from the gross negligence or willful misconduct of the Bank.

SECTION 5.9 Inclusion for Consideration as Budget Item. During the Term of this Lease, the Lessee covenants and agrees that it shall give due consideration, in accordance with applicable law, as an item for expenditure during its annual budget considerations, of an amount necessary to pay Lease Payments for the Leased Property during the next succeeding Renewal Term. Nothing herein shall be construed to direct or require that Lessee take or direct that any legislative act be done, or that the Governing Body of Lessee improperly or unlawfully delegate any of its legislative authority.

SECTION 5.10 Annual Financial Information. During the Term of this Lease, the Lessee covenants and agrees to provide the Bank as soon as practicable when they are available: (i) a copy of the Lessee's final annual budget for each fiscal year; (ii) a copy of the Lessee's most recent financial statements; and (iii) any other financial reports the Bank may request from time to time.

ARTICLE VI

ASSIGNMENT AND SUBLEASING

SECTION 6.1 Assignment by the Bank. The parties hereto agree that all rights of Bank hereunder may be assigned, transferred or otherwise disposed of, either in whole or in part, including without limitation transfer to a trustee pursuant to a trust arrangement under which the trustee issues certificates of participation evidencing undivided interests in this Lease and/or the rights to receive Lease Payments hereunder, provided that notice of any such assignment, transfer or other disposition is given to Lessee.

SECTION 6.2 Assignment and Subleasing by the Lessee. The Lessee may not assign this Lease or sublease all or any portion of the Leased Property unless both of the following shall have occurred: (i) the Bank shall have consented to such assignment or sublease; and (ii) the Bank shall have received assurance acceptable to the Bank that such assignment or sublease: (A) is authorized under applicable state law, (B) will not adversely affect the validity of this Lease, and (C) will not adversely affect the exclusion from gross income for federal income tax purposes of the interest components of the Lease Payments.

ARTICLE VII

EVENTS OF DEFAULT AND REMEDIES

SECTION 7.1 Events of Default Defined. The following shall be "events of default" under this Lease and the terms "events of default" and "default" shall mean, whenever they are used in this Lease, any one or more of the following events:

(a) Payment Default. Failure by the Lessee to pay any Lease Payment required to be paid hereunder by the corresponding Lease Payment Date.

(b) Covenant Default. Failure by the Lessee to observe and perform any warranty, covenant, condition or agreement on its part to be observed or performed herein or otherwise with respect hereto other than as referred to in clause (a) of this Section, for a period of 30 days after written notice specifying such failure and requesting that it be remedied has been given to the Lessee by the Bank; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, the Bank shall not unreasonably withhold their consent to an extension of such time if corrective action is instituted by the Lessee within the applicable period and diligently pursued until the default is corrected.

(c) Bankruptcy or Insolvency. The filing by the Lessee of a case in bankruptcy, or the subjection of any right or interest of the Lessee under this Lease to any execution, garnishment or attachment, or adjudication of the Lessee as a bankrupt, or assignment by the Lessee for the benefit of creditors, or the entry by the Lessee into an agreement of composition with creditors, or the approval by a court of competent jurisdiction of a petition applicable to the Lessee in any proceedings instituted under the provisions of the federal bankruptcy code, as amended, or under any similar act which may hereafter be enacted.

The foregoing provisions of this Section 7.1 are subject to the provisions of Section 3.2 hereof with respect to nonappropriation.

SECTION 7.2 Remedies on Default. Whenever any event of default referred to in Section 7.1 hereof shall have happened and be continuing, the Bank shall have the right, at its sole option without any further demand or notice to take one or any combination of the following remedial steps:

(a) take possession of the Leased Property by virtue of the Bank's ownership interest as lessor of the Leased Property;

(b) hold the Lessee liable for the difference between (i) the rents and other amounts payable by Lessee hereunder to the end of the then current Original Term or Renewal Term, as appropriate, and (ii) the rent paid by a lessee of the Leased Property pursuant to such lease; and

(c) take whatever action at law or in equity may appear necessary or desirable to enforce its right hereunder.

SECTION 7.3 No Remedy Exclusive. No remedy conferred herein upon or reserved to the Bank is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Bank to exercise any remedy reserved to it in this Article it shall not be necessary to give any notice, other than such notice as may be required in this Article or by law.

SECTION 7.4 Agreement to Pay Attorneys' Fees and Expenses. In the event either party to this Lease should default under any of the provisions hereof and the nondefaulting party should employ attorneys or incur other expenses for the collection of moneys or the enforcement of performance or observance of any obligation or agreement on the part of the defaulting party contained herein, the defaulting party agrees that it will pay on demand to the nondefaulting party the reasonable fees of such attorneys and such other expenses so incurred by the nondefaulting party.

SECTION 7.5 Waiver of Certain Damages. With respect to all of the remedies provided for in this Article VII, the Lessee hereby waives any damages occasioned by the Bank's repossession of the Leased Property upon an event of default.

ARTICLE VIII

PREPAYMENT OF LEASE PAYMENTS IN PART

SECTION 8.1 Extraordinary Prepayment From Net Proceeds. To the extent, if any, required pursuant to Section 4.1 the Lessee shall be obligated to purchase the Leased Property by prepaying the Lease Payments in whole or in part on any date, from and to the extent of any Net Proceeds or other moneys pursuant to Article IV hereof. The Lessee and the Bank hereby agree that in the case of such prepayment of the Lease Payments in part, such Net Proceeds or other moneys shall be credited toward the Lessee's obligations hereunder pro rata among Lease Payments so that following prepayment, the remaining annual Lease Payments will be proportional to the initial annual Lease Payments.

SECTION 8.2 Option to Purchase Leased Property. Subject to the terms and conditions of this Section, the Bank hereby grants an option to the Lessee to purchase all or a portion of the Leased Property by paying on any date a price equal to the portion of the outstanding principal component of the Lease Payments that is allocable to such portion of the Leased Property that is being so purchased, without premium, plus the accrued interest component of such portion of the Lease Payments to such payment date. To exercise this option, the Lessee must deliver to the Bank written notice specifying the date on which the Leased Property is to be purchased (the "Closing Date"), which notice must be delivered to the Bank at least thirty (30) days prior to the Closing Date specified therein. The Lessee may purchase the Leased Property pursuant to the option granted in this Section only if the Lessee has made all Lease Payments when due (or has remedied any defaults in the payment of Lease Payments, in accordance with the provisions of this Lease) and all other warranties, representations, covenants, and obligations of the Lessee under this Lease have been satisfied (or all breaches thereof have been waived by the Bank in writing).

Upon the expiration of the Scheduled Term of this Lease and provided that all conditions of the immediately preceding paragraph have been satisfied (except those pertaining to notice), the Lessee shall be deemed to have purchased the Leased Property (without the need for payment of additional moneys) and shall be vested with all rights and title to the Leased Property.

ARTICLE IX

MISCELLANEOUS

SECTION 9.1 Notices. Unless otherwise specifically provided herein, all notices shall be in writing addressed to the respective party as set forth below (or to such other address as the party to whom such notice is intended shall have previously designated by written notice to the serving party), and may be personally served, telecopied, or sent by overnight courier service or United States mail:

If to Bank:	If to the Lessee:
ZIONS BANCORPORATION, N.A. One South Main Street, 17th Floor Salt Lake City, Utah 84133 Attention: Olivia Martinez	Magna Water District 8885 West 3500 South Magna, UT 84044 Attention: Leisle Fitzgerald

Such notices shall be deemed to have been given: (a) if delivered in person, when delivered; (b) if delivered by telecopy, on the date of transmission if transmitted by 4:00 p.m. (Salt Lake City time) on a Business Day or, if not, on the next succeeding Business Day; (c) if delivered by overnight courier, two Business Days after delivery to such courier properly addressed; or (d) if by United States mail, four Business Days after depositing in the United States mail, postage prepaid and properly addressed.

SECTION 9.2 System of Registration. The Lessee shall be the Registrar for this Lease and the rights to payments hereunder. The Bank shall be the initial Registered Owner of rights to receive payments hereunder. If the Bank transfers its rights to receive payments hereunder, the Registrar shall note on this Lease the name and address of the transferee.

SECTION 9.3 Instruments of Further Assurance. To the extent, if any, that the Bank's interest in the Leased Property as Lessor under this Lease is deemed to be a security interest in the Leased Property, then the Lessee shall be deemed to have granted, and in such event the Lessee does hereby grant, a security interest in the Leased Property to the Bank, which security interest includes proceeds, and this Lease shall constitute a security agreement under applicable law. Concurrently with the execution of this Lease, the Lessee has executed, delivered, and filed and/or recorded all financing statements, UCC forms, mortgages, deeds of trust, notices, filings, and/or other instruments, in form required for filing and/or recording thereof, as are required under applicable law to fully perfect such security interest of the Bank in the Leased Property (collectively, "Security Documents"). Attached hereto as Exhibit E are copies of all such Security Documents. The Lessee will do, execute, acknowledge, deliver and record, or cause to be done, executed, acknowledged, delivered and recorded, such additional acts, notices, filings and instruments as the Bank may require in its sole discretion to evidence, reflect and perfect the title, ownership, leasehold interest, security interest and/or other interest of the Bank in and to any part or all of the Leased Property, promptly upon the request of the Bank.

SECTION 9.4 Binding Effect. This Lease shall inure to the benefit of and shall be binding upon the Bank and the Lessee and their respective successors and assigns.

SECTION 9.5 Amendments. This Lease may be amended or modified only upon the written agreement of both the Bank and the Lessee.

SECTION 9.6 Section Headings. Section headings are for reference only and shall not be used to interpret this Lease.

SECTION 9.7 Severability. In the event any provision of this Lease shall be held invalid or unenforceable by a court of competent jurisdiction, to the extent permitted by law, such holding shall not invalidate or render unenforceable any other provision hereof.

SECTION 9.8 Entire Agreement. This Lease and the attached Exhibits constitute the entire agreement between the Bank and the Lessee and supersedes any prior agreement between the Bank and the Lessee with respect to the Leased Property, except as is set forth in an Addendum, if any, which is made a part of this Lease and which is signed by both the Bank and the Lessee.

SECTION 9.9 Execution in Counterparts. This Lease may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 9.10 Arbitration. To the extent permitted by law, any dispute, controversy or claim arising out of or based upon the terms of this Lease or the transactions contemplated hereby shall be settled exclusively and finally by binding arbitration. Upon written demand for arbitration by any party hereto, the parties to the dispute shall confer and attempt in good faith to agree upon one arbitrator. If the parties have not agreed upon an arbitrator within thirty (30) days after receipt of such written demand, each party to the dispute shall appoint one arbitrator and those two arbitrators shall agree upon a third arbitrator. Any arbitrator or arbitrators appointed as provided in this section shall be selected from panels maintained by, and the binding arbitration shall be conducted in accordance with the commercial arbitration rules of, the American Arbitration Association (or any successor organization), and such arbitration shall be binding upon the parties. The arbitrator or arbitrators shall have no power to add or detract from the agreements of the parties and may not make any ruling or award that does not conform to the terms and conditions of this Lease. The arbitrator or arbitrators shall have no authority to award punitive damages or any other damages not measured by the prevailing party's actual damages. Judgment upon an arbitration award may be entered in any court having jurisdiction. The prevailing party in the arbitration proceedings shall be awarded reasonable attorney fees and expert witness costs and expenses.

SECTION 9.11 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Bank has caused this Lease to be executed in its name by its duly authorized officer, and the Lessee has caused this Lease to be executed in its name by its duly authorized officer, as of the date first above written.

ZIONS BANCORPORATION, N.A., as Lessor

By:_____
Authorized Officer

MAGNA WATER DISTRICT, as Lessee

By:_____

_____
Title

EXHIBIT A

FIXED RATE

LEASE PAYMENT DEBT SERVICE SCHEDULE*

1. Interest. Interest components payable on the principal amount outstanding have been computed at the rate of five and fifty hundredths' percent (5.50 %) per annum calculated based on twelve 30-day months during a 360-day year.

2. Payment Dates and Amounts.

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
10/29/2026	57,039.06	-	-	-	-
04/29/2027	38,866.63	5.500%	18,172.44	57,039.07	-
10/29/2027	39,935.46	5.500%	17,103.61	57,039.07	114,078.14
04/29/2028	41,033.68	5.500%	16,005.38	57,039.06	-
10/29/2028	42,162.11	5.500%	14,876.95	57,039.06	114,078.12
04/29/2029	119,676.72	5.500%	13,717.50	133,394.22	-
10/29/2029	122,967.83	5.500%	10,426.39	133,394.22	266,788.44
04/29/2030	126,349.45	5.500%	7,044.77	133,394.22	-
10/29/2030	129,824.06	5.500%	3,570.16	133,394.22	266,788.44
Total	$717,855.00	-	$100,917.20	$761,733.14	-

EXHIBIT B

DESCRIPTION OF THE LEASED PROPERTY

Four (4) Chevrolet Equinox for administrative use.

VIN_____
VIN_____
VIN_____
VIN_____

Thirteen (13) Chevrolet Colorado and Silverado Trucks for Sewer, Engineering and Water Use:

Silverado HD's

1GC4KTE74TF388466

1GC4KTE75TF388816

1GC4KTE78TF388714

1GC4KTE75TF388623

Colorado's

1GCPTCEK1T1325420

1GCPTCEK1T1325515

1GCPTCEK6T1325686

1GCPTCEK6T1325770

Silverado 1500

1GCPKDEK2TZ515589

1GCPKDEK9TZ515556

1GCPKDEK5TZ515652

1GCPKDEK7TZ515684

1GCPKDEK9TZ515945

EXHIBIT C

RESOLUTION OF GOVERNING BODY

A resolution approving the form of the Lease/Purchase Agreement with ZIONS BANCORPORATION, N.A., Salt Lake City, Utah and authorizing the execution and delivery thereof.

Whereas, The Magna Water District Board (the "Governing Body") of Magna Water District (the "Lessee") has determined that the leasing of the property described in the Lease/Purchase Agreement (the "Lease/Purchase Agreement") presented at this meeting is for a valid public purpose and is essential to the operations of the Lessee; and

Whereas, the Governing Body has reviewed the form of the Lease/Purchase Agreement and has found the terms and conditions thereof acceptable to the Lessee; and

Whereas, either there are no legal bidding requirements under applicable law to arrange for the leasing of such property under the Lease/Purchase Agreement, or the Governing Body has taken the steps necessary to comply with the same with respect to the Lease/Purchase Agreement.

Be it resolved by the Governing Body of Magna Water District as follows:

SECTION 1. The terms of said Lease/Purchase Agreement are in the best interests of the Lessee for the leasing of the property described therein.

SECTION 2. The appropriate officers and officials of the Lessee are hereby authorized and directed to execute and deliver the Lease/Purchase Agreement in substantially the form presented to this meeting and any related documents and certificates necessary to the consummation of the transactions contemplated by the Lease/Purchase Agreement for and on behalf of the Lessee. The officers and officials of the Lessee may make such changes to the Lease/Purchase Agreement and related documents and certificates as such officers and officials deem necessary or desirable, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 3. The officers and officials of the Governing Body and the Lessee are hereby authorized and directed to fulfill all obligations under the terms of the Lease/Purchase Agreement.

Adopted and approved this _____ day of October, 2026.

By _____

Print Name_____

Title _____

Attest:

By _____

Print Name _____

Title_____

STATE OF UTAH)
) ss.
COUNTY OF MAGNA)

I, _____ hereby certify that I am the duly qualified and acting _____ of Magna Water District (the "Lessee").
(Title)

I further certify that the above and foregoing instrument constitutes a true and correct copy of the minutes of a regular meeting of the governing body including a Resolution adopted at said meeting held on October 16, 2026, as said minutes and Resolution are officially of record in my possession, and that a copy of said Resolution was deposited in my office on October ___, 2026.

In witness whereof, I have hereunto set my hand on behalf of the Lessee this ___ day of October, 2026.

By _____

Print Name_____

Title _____

EXHIBIT D

Opinion of Lessee's Counsel attached

EXHIBIT E

SECURITY DOCUMENTS

[Attach Certificates of Title showing ZIONS BANCORPORATION, N.A. as the lien holder]

EXHIBIT F

DELIVERY AND ACCEPTANCE CERTIFICATE

To: ZIONS BANCORPORATION, N.A.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133

Reference is made to the Lease/Purchase Agreement between the undersigned ("Lessee"), and ZIONS BANCORPORATION, N.A. (the "Bank"), dated October 26, 2026 , (the "Lease") and to that part of the Leased Property described therein which comprises personal property (collectively, the "Equipment"). In connection therewith we are pleased to confirm to you the following:

1. All of the Equipment has been delivered to and received by the undersigned; all installation or other work necessary prior to the use thereof has been completed; said Equipment has been examined and/or tested and is in good operating order and condition and is in all respects satisfactory to the undersigned and as represented, and that said Equipment has been accepted by the undersigned and complies with all terms of the Lease. Consequently, you are hereby authorized to pay for the Equipment in accordance with the terms of any purchase orders for the same.

2. In the future, in the event the Equipment fails to perform as expected or represented we will continue to honor the Lease in all respects and continue to make our rental and other payments thereunder in the normal course of business and we will look solely to the vendor, distributor or manufacturer for recourse.

3. We acknowledge that the Bank is neither the vendor nor manufacturer or distributor of the Equipment and has no control, knowledge or familiarity with the condition, capacity, functioning or other characteristics of the Equipment.

4. The vehicle identification number for each item of Equipment which is set forth on Exhibit "B" to the Lease is correct.

This certificate shall not be considered to alter, construe, or amend the terms of the Lease.

Lessee:

MAGNA WATER DISTRICT

By: _____
(Authorized Signature)

Date: _____

EXHIBIT D

Opinion of Lessee's Counsel to be put on law firms' letterhead

To: ZIONS BANCORPORATION, N.A.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133

As counsel for Magna Water District ("Lessee"), I have examined duly executed originals of the Lease/Purchase Agreement (the "Lease") dated this 29th day of October, 2026, between the Lessee and ZIONS BANCORPORATION, N.A., Salt Lake City, Utah ("Bank"), and the proceedings taken by Lessee to authorize and execute the Lease (the "Proceedings"). Based upon such examination as I have deemed necessary or appropriate, I am of the opinion that:

1. Lessee is a body corporate and politic, legally existing under the laws of the State of Utah (the "State").

2. The Lease and the Proceedings have been duly adopted, authorized, executed, and delivered by Lessee, and do not require the seal of Lessee to be effective, valid, legal, or binding.

3. The governing body of Lessee has complied with all applicable open public meeting and notice laws and requirements with respect to the meeting at which the Proceedings were adopted and the Lessee's execution of the Lease was authorized.

4. The Lease is a legal, valid, and binding obligation of Lessee, enforceable against Lessee in accordance with its terms except as limited by the state and federal laws affecting remedies and by bankruptcy, reorganization, or other laws of general application affecting the enforcement of creditor's rights generally.

5. Either there are no usury laws of the State applicable to the Lease, or the Lease is in accordance with and does not violate all such usury laws as may be applicable.

6. Either there are no procurement or public bidding laws of the State applicable to the acquisition and leasing of the Leased Property (as defined in the Lease) from the Bank under the Lease, or the acquisition and leasing of the Leased Property from the Bank under the Lease comply with all such procurement and public bidding laws as may be applicable.

7. There are no legal or governmental proceedings or litigation pending or, to the best of my knowledge, threatened or contemplated (or any basis therefor) wherein an unfavorable decision, ruling or finding might adversely affect the transactions contemplated in or the validity of the Lease.

8. The adoption, execution and/or delivery of the Lease and the Proceedings, and the compliance by the Lessee with their provisions, will not conflict with or constitute a breach of or default under any court decree or order or any agreement, indenture, lease or other instrument or any existing law or administrative regulation, decree or order to which the Lessee is subject or by which the Lessee is or may be bound.

9. Although we are not opining as to the ownership of the Leased Property or the priority of liens thereon, it is also our opinion that the Security Documents attached as Exhibit E to the Lease are sufficient in substance, form, and description, and indicated place, address, and method of filing and/or recording, to completely and fully perfect the security interest in every portion of the Leased Property

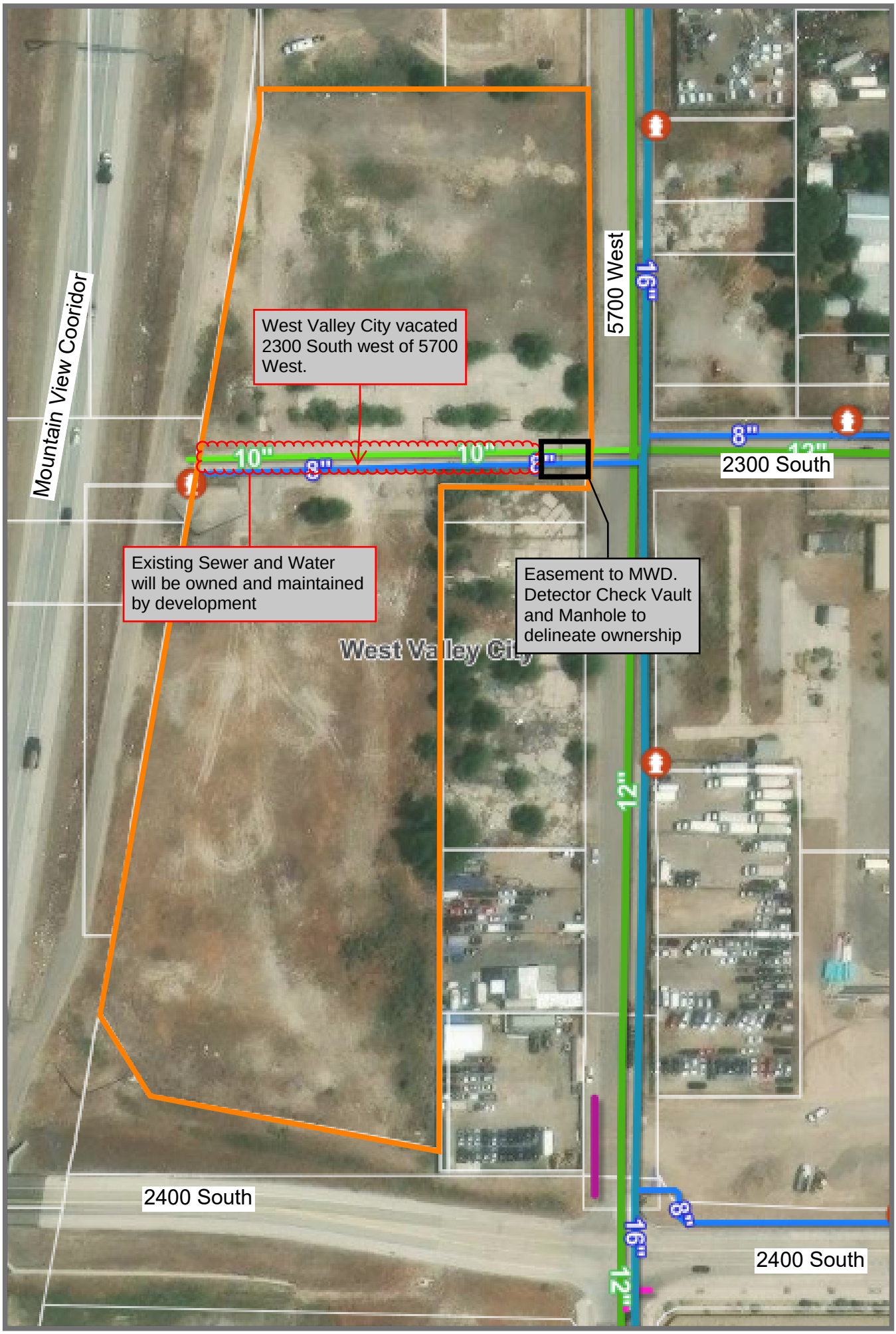
granted under the Lease, and no other filings and/or recordings are necessary to fully perfect said security interest in the Leased Property.

Signature: _____

_____
Attorney for Lessee

Name: _____

SLC127
DEVELOPMENT


West Valley City vacated 2300 South west of 5700 West.
Mountain View Cooridor
5700 West
2300 South
2400 South
2400 South
Existing Sewer and Water will be owned and maintained by development
Easement to MWD. Detector Check Vault and Manhole to delineate ownership
West Valley City
10"
8"
10"
8"
16"
8"
12"
12"
16"
8"
16"
12"

WHEN RECORDED, RETURN TO:

c/o 5700 West WVC Owner, LLC
Attn: R. Roman Groesbeck
166 East 14000 South, Suite 210
Draper, Utah 84020

Salt Lake County Parcel Nos.: 14-23-277-015 and 14-23-277-024
Property Address: 5750 West 2300 South, West Valley City, Utah 84123

EASEMENT AND CONVEYANCE AGREEMENT

This Easement and Conveyance Agreement (this "Agreement") is made and entered into effective as of _____, 2026 (the "Effective Date"), by and between 5700 West WVC Owner, LLC, a Utah limited liability company, and Hilo 5700 West WVC, LLC, a Utah limited liability company (together, "Owner"), and Magna Water District, a Utah local district ("District"). Owner and District are each individually a "Party" and collectively the "Parties."

RECITALS

A. Owner is the fee owner of certain real property located at 5750 West 2300 South, West Valley City, Salt Lake County, Utah (the "Property"), upon which Owner is developing a warehouse and office facility together with related site improvements (the "Project").

B. District owns and operates an existing 8-inch culinary water line and an existing 10-inch sanitary sewer line that currently serve the area of, and are located at, on, and/or near, the Property (collectively, the "District Lines").

C. In connection with the Project, Owner and District have agreed that the portion of the District Lines located on the Property will be made private, including through (i) the conveyance of legal rights to the same (as further provided in Recital D), and (ii) the installation of a double detector check valve assembly on the water line (the "Detector Check") and a new manhole on the sewer line (the "Manhole"), each marking the point of separation between what will be the public, District-owned portion of the District Lines, and the private, Owner-owned portion of the District Lines serving the Property.

D. In furtherance of the forgoing, the District has agreed to convey to Owner all of District's right, title, and interest in and to the portion of the District Lines located immediately "downstream" (i.e., immediately west of the Detector Check and the Manhole) to the extent located on or within the Property, together with all pipes, valves, and appurtenances associated therewith (collectively, the "Conveyed Infrastructure"), in each instance on an "AS IS" basis and without representation or warranty (except as provided herein).

E. Owner has agreed to grant to District a non-exclusive easement over, across and within the Easement Property (defined below) in order to maintain, repair and replace any District-owned District Lines which are located "upstream" of (i.e., immediately east) of the Detector Check and the Manhole and within the Easement Property (collectively, the

"Remaining District Infrastructure"). The "Easement Property" is legally described and depicted on **Exhibit A** attached hereto and incorporated herein.

F. The Parties intend and agree that (i) District's conveyance of the Conveyed Infrastructure to Owner, and (ii) Owner's grant of the Easement (defined below) to District, are each given in consideration of the other, together with the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each Party.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

ARTICLE 1
CONVEYANCE OF CONVEYED INFRASTRUCTURE TO OWNER

1.1 Conveyance; AS-IS, No Warranty. Effective as of the Effective Date, District hereby grants, bargains, sells, transfers, conveys, and quitclaims to Owner, its successors and assigns, all of District's right, title, and interest in and to the Conveyed Infrastructure, free and clear of all liens and encumbrances created by, through, or under District. EXCEPT AS PROVIDED IN THE PREVIOUS SENTENCE, THE CONVEYED INFRASTRUCTURE IS CONVEYED STRICTLY ON AN "AS IS, WHERE IS" BASIS, WITH ALL FAULTS, AND DISTRICT MAKES NO REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, WHETHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF CONDITION, AGE, CAPACITY, FITNESS FOR A PARTICULAR PURPOSE, OR MERCHANTABILITY, WITH RESPECT TO THE CONVEYED INFRASTRUCTURE.

1.2 Owner's Unrestricted Rights. From and after the Effective Date, Owner shall have the full and unrestricted right, in Owner's sole discretion and without any further consent, approval, or notice to District, to use, operate, maintain, repair, alter, modify, relocate, disconnect, remove, demolish, abandon in place, tie into, or otherwise deal with the Conveyed Infrastructure in any manner Owner deems appropriate. District shall have no continuing right, title, interest, or obligation whatsoever with respect to the Conveyed Infrastructure from and after the Effective Date.

1.3 Waiver and Release. Owner, for itself and its successors and assigns, hereby waives, releases, and forever discharges District, and District's officers, trustees, employees, and agents, from any and all claims, demands, and causes of action, arising out of or relating to the condition, age, capacity, adequacy, or performance of the Conveyed Infrastructure.

1.4 Compliance with Law. To the extent applicable, Owner shall use, operate, and maintain the Conveyed Infrastructure on the Property in accordance with all applicable federal, state, and local laws, codes, and regulations.

1.5 Further Assurances. Upon Owner's reasonable request and at Owner's sole cost, District shall promptly execute, acknowledge, and deliver such further bills of sale, quitclaim deeds, or other instruments as may reasonably be necessary or appropriate to evidence, perfect, or record the conveyance contemplated by this Article 1.

ARTICLE 2
GRANT OF EASEMENT (REMAINING DISTRICT INFRASTRUCTURE)

2.1 Grant. Owner hereby grants, conveys, and creates in favor of District, its successors-in-interest and assigns, a perpetual, non-exclusive easement and right-of-way (the "Easement") in, upon, over, under, across, and through the Easement Property, for the purposes of accessing, operating, maintaining, repairing, replacing, and reading the Remaining District Infrastructure. The Easement does not grant, and District shall have no right, title, or interest in or to, any other portion of the Property, and District shall have no right to access, use, alter, tap into, or otherwise interfere with the Conveyed Infrastructure or any other portion of the Property, except to the limited extent strictly necessary to reach and use the Remaining District Infrastructure as expressly permitted by this Article 2.

2.2 Non-Exclusive Nature; Owner's Reserved Rights. The Easement is non-exclusive. Owner reserves for itself, and its successors, assigns, tenants, and invitees, the full right to use, occupy, and enjoy the Easement Property for any purpose not inconsistent with District's rights under this Article 2, including the right to construct, install, operate, maintain, alter, and replace the Project and any other improvements on, over, or under the Easement Property, and the right to grant additional easements, licenses, leases, and other rights and interests in the Easement Property to third parties, in each case so long as the same does not unreasonably and materially interfere with District's ability to access and use the Remaining District Infrastructure as provided herein.

2.3 Limited Access; No Interference with Construction or Operations. Notwithstanding anything to the contrary in this Agreement:

(a) District's access to the Easement Property shall be during reasonable business hours only, upon not less than twenty-four (24) hours' prior written or electronic notice to Owner, except in the case of a bona fide emergency posing an imminent threat to public health or safety, in which event District may enter without advance notice and shall notify Owner as promptly as reasonably practicable thereafter.

(b) District shall coordinate all access with Owner's designated on-site representative or construction manager and shall at all times comply with Owner's and its contractors' reasonable safety, security, and site-access requirements.

(c) District shall not, under any circumstances, obstruct, delay, impede, or otherwise interfere with (i) Owner's construction of the Project or any other improvements on the Property, or (ii) Owner's, or Owner's tenants', contractors', or invitees', ingress, egress, or use of or operations on the Property. If District's proposed exercise of the Easement would conflict with then-ongoing construction or operational activity, Owner may direct District to reschedule such access to a reasonably comparable alternative time, or to use a

reasonably comparable alternative route or means of access, and District shall comply with Owner's direction.

(d) District shall confine its activities strictly to the Easement Property and the Remaining District Infrastructure and shall not enter upon, use, or affect any other portion of the Property, including the Conveyed Infrastructure, without Owner's prior written consent, which Owner may withhold in its sole discretion.

2.4 Restoration. District shall, at its sole cost and expense, promptly repair any damage to the Easement Property, the Property, or any improvements thereon caused by District or by District's officers, employees, contractors, or other agents performing work by, through, for, or under District in connection with this Agreement or otherwise (collectively, "District's Agents"), restoring the same to at least as good a condition as existed immediately before such damage.

2.5 No Liens. District shall keep the Property free and clear of any mechanic's, materialman's, or other lien arising from District's exercise of the Easement, and shall promptly cause any such lien to be released or bonded over.

2.6 Term. The Easement shall be perpetual and shall run with the land, binding upon and inuring to the benefit of the Parties and their respective successors and assigns, unless and until terminated by a written instrument, recorded in the official records of Salt Lake County, Utah, signed by both Parties.

ARTICLE 3
COMPLIANCE WITH SERVICE REGULATIONS

3.1 Compliance. For so long as Owner receives culinary water and/or sanitary sewer service from District, Owner shall comply with all applicable District rules, regulations, standards, and rate schedules, as the same may be amended from time to time, and with all applicable laws governing the receipt of such service.

ARTICLE 4
INDEMNIFICATION; INSURANCE

4.1 District's Responsibility; Governmental Immunity. District shall be responsible for its own negligent acts or omissions, and those of District's Agents, arising from District's exercise of its rights under this Agreement, to the extent permitted under the Governmental Immunity Act of Utah, Title 63G, Chapter 7 of the Utah Code, as amended (the "Immunity Act"), and any successor statute. Nothing in this Agreement is intended to constitute a waiver by District of any immunity or limitation of liability available to District under the Immunity Act or other applicable law, nor to expand District's liability beyond that authorized by applicable statute.

4.2 Indemnification by Owner. Owner shall indemnify, defend, and hold harmless District, and its officers, employees, and agents, from and against any and all third-party claims, demands, damages, and costs (including reasonable attorneys' fees) for personal injury, bodily injury, death, or property damage arising out of, resulting from, or in any way connected with any breach by

Owner of this Agreement, except to the extent directly caused by gross negligence or willful misconduct of the District or District's Agents.

4.3 Survival. The indemnification obligations set forth in this Article 4 shall survive the termination of the Easement and this Agreement.

4.4 Insurance. Each Party shall maintain commercially reasonable insurance coverage covering its respective obligations under this Agreement, and shall furnish evidence of such coverage to the other Party upon reasonable request.

ARTICLE 5
MISCELLANEOUS

5.1 Recording. This Agreement shall be recorded in the official records of the Salt Lake County Recorder. Either Party may record this Agreement at their sole cost and expense.

5.2 Governing Law; Venue; Attorney Fees. Should any Party breach any of the covenants or agreements made by that party herein, the Party committing the breach shall pay all costs, expenses (including, without limitation, expert witness fees), and reasonable attorney's fees which any other party may incur in enforcing or terminating this Agreement, or in pursuing any other remedy provided for hereunder or by applicable law, whether such remedy is pursued by filing suit or otherwise. The venue for any action or proceeding to terminate, enforce or interpret the provisions of this Agreement shall be in the applicable state or federal courts in the County of Salt Lake, State of Utah.

5.3 Successors and Assigns; Covenants Run with Land. This Agreement, and each covenant, easement, and conveyance contained herein, shall run with the land, and shall be binding upon and inure to the benefit of the Parties and their respective successors, successors-in-interest, and assigns.

5.4 Notices. In order for any demand, consent, approval or other communication to be effective under the terms of this Agreement, notice must be provided in accordance with the provisions of this Section 5.4. All notices must be in writing. Notices may be (a) delivered by hand, (b) transmitted by electronic mail (with proof of delivery), (c) sent by certified or registered mail, postage prepaid, return receipt requested, or (d) sent by reputable overnight courier service, delivery charges prepaid. Notices shall be addressed as set forth below:

If to Owner: c/o 5700 West WVC Owner, LLC
Attn: R. Roman Groesbeck, Esq.
166 East 14000 South, Suite 210
Draper, Utah 84020
Telephone: (801) 748-4088
E-mail: roman@wadsdev.com

If to District: Magna Water District
Attn: Trevor Andra, P.E.
8885 West 3500 South

Magna, Utah 84044
Telephone: 801-250-2118
Email: trevor@magnawaterut.gov

Notices delivered by hand or by overnight courier shall be deemed given when actually received or when refused by their intended recipient. Notices sent by facsimile will be deemed delivered when a legible copy has been received (provided receipt has been verified by telephone confirmation, electronic delivery receipt, or a copy has also been sent on the same day as the electronic mail transmission by one of the other permitted means of giving notices under this Section). Mailed notices shall be deemed given on the date of the first attempted delivery (whether or not actually received). E-mailed notices will be deemed given when sent. Any party may change its address for notice by giving at least fifteen (15) business days' prior notice of such change to the other parties.

5.5 Entire Agreement; Amendment. This Agreement, together with its Exhibits, constitutes the entire agreement between the Parties regarding its subject matter and supersedes all prior negotiations, understandings, and agreements, whether written or oral. This Agreement may be amended only by a written instrument signed by the Parties and recorded in the same manner as this Agreement.

5.6 Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall continue in full force and effect, and the Parties shall negotiate in good faith to replace the invalid provision with a valid provision that most closely achieves the original intent.

5.7 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one instrument.

5.8 Authority. Each Party represents and warrants to the other that the individual executing this Agreement on its behalf has full right, power, and authority to do so, and that all corporate, governmental, or other approvals necessary for such Party to enter into and perform this Agreement have been duly obtained prior to execution.

[This space intentionally left blank. Signatures appear on the following page.]

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the Effective Date.

OWNER:

5700 West WVC Owner, LLC,
a Utah limited liability company

By: Wadsworth 5700 West WVC, LLC,
a Utah limited liability company
Its: Manager

By: Wadsworth & Sons, LLC,
a Utah limited liability company
Its: Manager

By: _____
Name: _____
Its: _____

Hilo 5700 West WVC, LLC,
a Utah limited liability company

By: _____
Name: _____
Its: _____

DISTRICT:

MAGNA WATER DISTRICT,
a Utah local district

By: _____
Name: _____
Its: _____

ACKNOWLEDGMENT — OWNER

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

On this ____ day of _____, 2026, before me, the undersigned notary public, personally appeared _____, in his capacity as _____ of 5700 West WVC Owner, LLC, a Utah limited liability company, the Manager of Wadsworth 5700 West WVC, LLC, a Utah limited liability company, the Manager of Wadsworth & Sons, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same on behalf of said entity.

_____

NOTARY PUBLIC

Residing at: _____

My Commission Expires: _____

ACKNOWLEDGMENT — OWNER

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

On this ____ day of _____, 2026, before me, the undersigned notary public, personally appeared _____, in his/her capacity as _____ of Hilo 5700 West WVC, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he/she executed the same on behalf of said entity.

_____

NOTARY PUBLIC

Residing at: _____

My Commission Expires: _____

ACKNOWLEDGMENT — DISTRICT

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

On this ____ day of _____, 2026, before me, the undersigned notary public, personally appeared _____, who acknowledged himself/herself to be the _____ of Magna Water District, a Utah local district, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he/she executed the same on behalf of said entity.

_____

NOTARY PUBLIC

Residing at: _____

My Commission Expires: _____

EXHIBIT A

Legal Description and Depiction of Easement Property

Legal Description:

A utility easement being a part of those two (2) entire tracts described in that 1) Ordinance No. 26-16 recorded May 29, 2026 as Entry No. 14549653 and; 2) Quit Claim Deed recorded May 1, 2026 as Entry No. 14537242 in the Office of the Salt Lake County Recorder. Said easement is located in the Northeast Quarter of Section 23, Township 1 South, Range 2 West, Salt Lake Base and Meridian and described as follows:

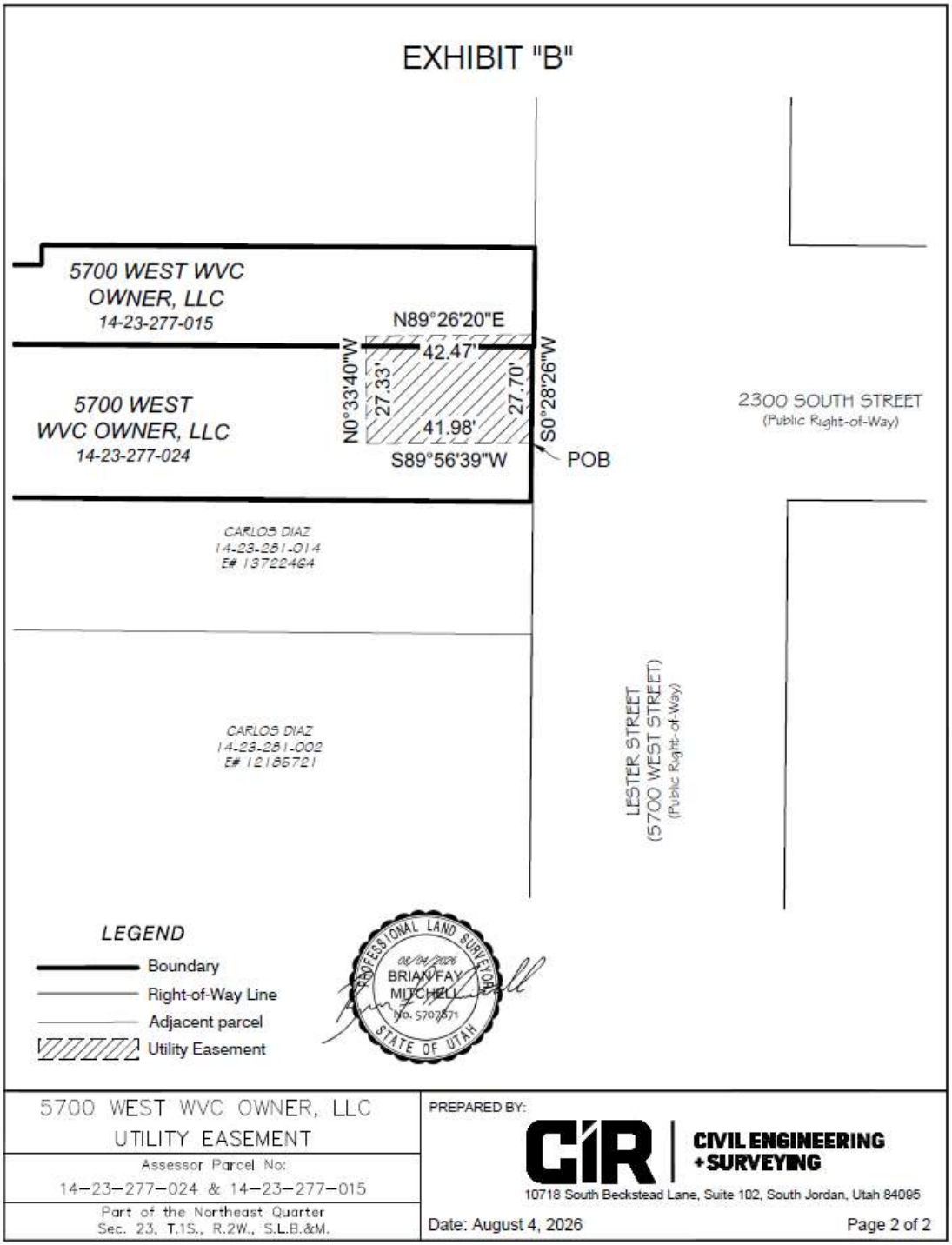
Beginning at a point on an easterly boundary line of said Ordinance No. 26-16, which is 687.57 feet N. 89°38'10" W. along the Section line and 678.72 feet North from the East Quarter Corner of said Section 23, said East Quarter Corner being 43.12 feet N. 00°28'02" E. from a Salt Lake County standard flat brass 4" monument (Mon #14243022) at approximately 2410 South Street and 5600 West Street; thence S. 89°56'39" W. 41.98 feet; thence N. 00°33'40" W. 27.33 feet; thence N. 89°26'20" E. 42.47 feet; thence S. 00°28'26" W. 27.70 feet to the **Point of Beginning**.

The above-described easement contains 1,162 sq. ft. or 0.027 acre, more or less.

EXHIBIT B: By this reference, made a part hereof.

BASIS OF BEARING: N. 89°38'10" W. along the Section line between the East Quarter Corner and the West Quarter Corner of said Section 23, Township 1 South, Range 2 West, Salt Lake Base and Meridian.

Depiction:



5700 WEST WVC OWNER, LLC UTILITY EASEMENT	PREPARED BY: CIR CIVIL ENGINEERING + SURVEYING 10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Assessor Parcel No: 14-23-277-024 & 14-23-277-015	
Part of the Northeast Quarter Sec. 23, T.1S., R.2W., S.L.B.&M.	Date: August 4, 2026 Page 2 of 2

ASSET MANAGEMENT PLAN

Asset Management Plan

DRINKING WATER

Adopted #####

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1.0 Current State of Assets

1.1 Asset Inventory

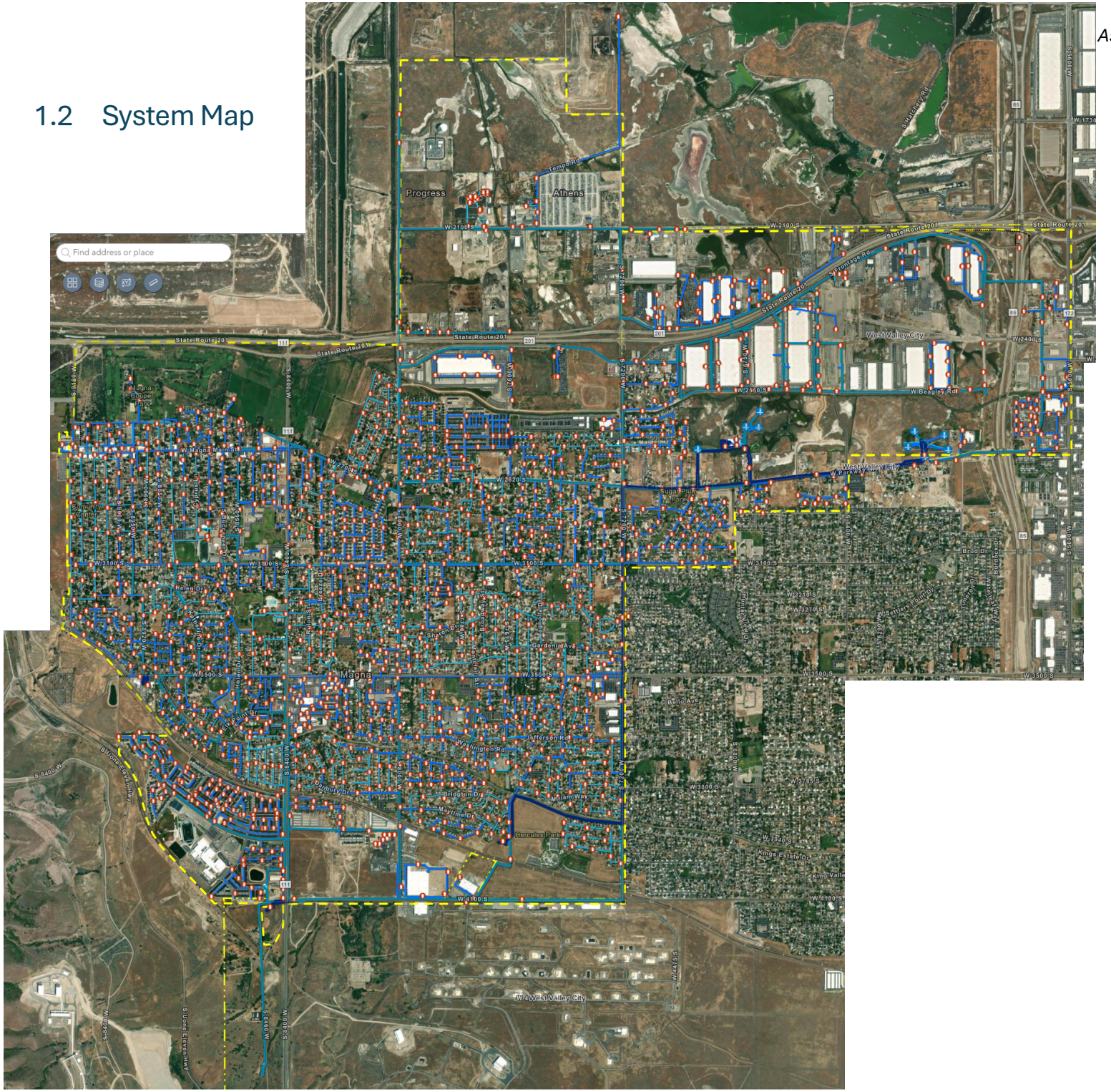
Magna Water District (MWD) assets consist of a water treatment plant, water distribution pipes, wells, water tanks, and booster pump stations. Table 1 provides an inventory of these assets listed by asset category.

Table 1. Asset Inventory

Source Assets	Unit	Quantity
Haynes No. 2R Well House	EA	1
Haynes No. 2R Pump	EA	1
Haynes No. 2R Well	EA	1
Haynes No. 4R Well House	EA	1
Haynes No. 4R Pump	EA	1
Haynes No. 4R Well	EA	1
Haynes No. 7R Well House	EA	1
Haynes No. 7R Pump	EA	1
Haynes No. 7R Well	EA	1
Haynes No. 9 Well House	EA	1
Haynes No. 9 Pump	EA	1
Haynes No. 9 Well	EA	1
Barton No. 1 Well House	EA	1
Barton No. 1 Pump	EA	1
Barton No. 1 Well	EA	1
Barton No. 2 Well House	EA	1
Barton No. 2 Pump	EA	1
Barton No. 2 Well	EA	1
Barton No. 3 Well House	EA	1
Barton No. 3 Pump	EA	1
Barton No. 3 Well	EA	1
Barton No. 4 Well House	EA	1
Barton No. 4 Pump	EA	1
Barton No. 4 Well	EA	1
Barton No. 5 Well House	EA	1
Barton No. 5 Pump	EA	1
Barton No. 5 Well	EA	1
Distribution Assets	**Unit**	**Quantity**
4" Waterlines	Miles	7.0
6" Waterlines	Miles	39.7
8" Waterlines	Miles	58.5
10" Waterlines	Miles	7.3

12" Waterlines	Miles	8.8
14" Waterlines	Miles	9.5
16" Waterlines	Miles	9.2
18" Waterlines	Miles	0.3
20" Waterlines	Miles	1.8
24" Waterlines	Miles	4.2
Valves	EA	4300
Fire Hydrants	EA	1400
8000 W Booster Pump Station	EA	1
8000 W Booster Pumps	EA	3
7600 W Booster Pump Station	EA	1
7600 W Booster Pumps	EA	3
Zone 3 Booster Pump Station	EA	1
Zone 3 Booster Pumps	EA	2
7600 West JVWCD Meter	EA	1
Haynes Clearwell Booster Pumps	EA	3
Storage Assets	**Unit**	**Quantity**
3500 South Tank 1	EA	1
3500 South Tank 2	EA	1
7600 West Tank	EA	1
4100 South Tank 1	EA	1
4100 South Tank 2	EA	1
Bacchus Tank	EA	1
Zone 3 Tank 1	EA	1
Zone 3 Tank 2	EA	1
EDR Water Treatment Plant	**Unit**	**Quantity**
Feed Pumps and Prefilters	EA	3
Treatment Trains	EA	4
Booster Pumps	EA	5
Feed Tank	EA	1
Finish Tank	EA	1
Management Asset	**Unit**	**Quantity**
Offsite SCADA	EA	1
EDR SCADA	EA	1
Standby Generators	Unit	Quantity
EDR WTP Generator	EA	1
8000 W. Booster Pump Generator	EA	1
7600 W. Booster Pump Generator	EA	1
Zone 3 Booster Pump Generator	EA	1

1.2 System Map



1.3 Prioritization and Assessment Methodology

MWD has a current Master Plan (Appendix A) that is updated periodically and is used to prioritize capital projects, and replacement projects. The master plan however does not identify all potential projects. In addition to the master plan the water operations manager, system operators, and district engineer asses the condition of assets annually and make recommendation for replacement, rehabilitation, repair, and maintenance. The decision to replace or rehabilitate will be prioritized on the following criteria:

1. Potential for impact to human health from an asset failure
2. Potential for loss of service from an asset failure with consideration for the number of households impacted, and likely duration of loss of service.
3. Cost of replacement relative to cost of continued operation

1.4 Remaining Useful Life of Assets

MWD considers the remaining useful life of our assets as an estimated length of time which equipment or components can continue to operate efficiently and safely before they fail or need replacement. The useful life is an estimate using manufacturers recommended service life and recommended service life based on construction materials and historical service life data collected by MWD.

Table 2. Remaining useful Life of Assets

Source Assets	Unit	Quantity	Design Life (yrs)	Installation Year	Expected Remaining Life (yrs)
Haynes No. 2R Well House	EA	1	50	1998	23
Haynes No. 2R Pump	EA	1	20	2022	17
Haynes No. 2R Well	EA	1	50	1997	22
Haynes No. 4R Well House	EA	1	50	2014	39
Haynes No. 4R Pump	EA	1	20	2014	9
Haynes No. 4R Well	EA	1	50	2013	38
Haynes No. 7R Well House	EA	1	50	2006	31
Haynes No. 7R Pump	EA	1	20	2006	1
Haynes No. 7R Well	EA	1	50	2006	31
Haynes No. 9 Well House	EA	1	50	1964	0
Haynes No. 9 Pump	EA	1	20	1997	0
Haynes No. 9 Well	EA	1	75	1963	13
Barton No. 1 Well House	EA	1	50	1977	2
Barton No. 1 Pump	EA	1	20	2007	2
Barton No. 1 Well	EA	1	75	1977	27
Barton No. 2 Well House	EA	1	50	1994	19

Barton No. 2 Pump	EA	1	20	2007	2
Barton No. 2 Well	EA	1	75	1994	44
Barton No. 3 Well House	EA	1	50	1977	2
Barton No. 3 Pump	EA	1	20	2007	2
Barton No. 3 Well	EA	1	75	1977	27
Barton No. 4 Well House	EA	1	50	1980	5
Barton No. 4 Pump	EA	1	20	2007	2
Barton No. 4 Well	EA	1	75	1980	30
Barton No. 5 Well House	EA	1	50	1981	6
Barton No. 5 Pump	EA	1	20	2007	2
Barton No. 5 Well	EA	1	75	1981	31
Distribution Assets	**Unit**	**Quantity**	**Design Life (yrs)**	**Installation Year**	**Expected Remaining Life (yrs)**
4" Waterlines	Miles	7.0	50	1962	0
6" Waterlines	Miles	39.7	50	1962	0
8" Waterlines	Miles	58.5	50	1990 - 2024	15
10" Waterlines	Miles	7.3	50	1990 - 2024	15
12" Waterlines	Miles	8.8	50	1984 - 2024	9
14" Waterlines	Miles	9.5	50	1979 - 2024	4
16" Waterlines	Miles	9.2	50	1979 - 2024	4
18" Waterlines	Miles	0.3	50	1979 - 2024	4
20" Waterlines	Miles	1.8	50	1987 - 2024	12
24" Waterlines	Miles	4.2	50	1987 - 2024	12
Valves	EA	4300	35	1990 - 2024	0
Fire Hydrants	EA	1400	35	1990 - 2024	0
8000 W Booster Pump Station	EA	1	50	2019	44
8000 W Booster Pumps	EA	3	17	2019	11
7600 W Booster Pump Station	EA	1	50	1997	22
7600 W Booster Pumps	EA	3	20	1997	0
Zone 3 Booster Pump Station	EA	1	40	2015	30
Zone 3 Booster Pumps	EA	2	25	2023	23
7600 West JVWCD Meter	EA	1	20	2024	19
Storage Assets	**Unit**	**Quantity**	**Design Life (yrs)**	**Installation Year**	**Expected Remaining Life (yrs)**
3500 South Tank 1	EA	1	90	1940	5
3500 South Tank 2	EA	1	90	1950	15
7600 West Tank	EA	1	60	1982	17
4100 South Tank 1	EA	1	100	1982	57
4100 South Tank 2	EA	1	100	1982	57
Bacchus Tank	EA	1	60	2001	36

Zone 3 Tank 1	EA	1	60	2015	50
Zone 3 Tank 2	EA	1	60	2021	56
EDR Water Treatment Plant	**Unit**	**Quantity**	**Design Life (yrs)**	**Installation Year**	**Expected Remaining Life (yrs)**
Feed Pumps and Prefilters	EA	3	25	2007	7
Treatment Trains	EA	4	20	2007	2
Booster Pumps	EA	5	20	2007	2
Feed Tank	EA	1	50	2007	32
Finish Tank	EA	1	50	2007	32
Management Asset	**Unit**	**Quantity**	**Design Life (yrs)**	**Installation Year**	**Expected Remaining Life (yrs)**
Offsite SCADA	EA	1	20	2025	20
EDR SCADA	EA	1	20	2007	2
Standby Generators	**Unit**	**Quantity**	**Design Life (yrs)**	**Installation Year**	**Expected Remaining Life (yrs)**
EDR WTP Generator	EA	1	30	2007	12
8000 W. Booster Pump Generator	EA	1	30	2024	29
7600 W. Booster Pump Generator	EA	1	30	1997	2
Zone 3 Booster Pump Generator	EA	1	30	2025	30

1.5 Asset Value and Replacement Cost

Asset Value is calculated as the replacement cost times the fraction of an asset's useful life that is remaining.

$$Asset\ Value = Replacement\ Cost \times \frac{Remaining\ Useful\ Life}{Design\ Life}$$

Table 3. Asset Value and Replacement Cost

Source Assets	Unit	Quantity	Design Life (yrs)	Installation Year	Expected Remaining Life (yrs)	Replacement Cost	Asset Value
Haynes No. 2R Well House	EA	1	50	1998	23	$1,500,000.00	$690,000.00
Haynes No. 2R Pump	EA	1	20	2022	17	$100,000.00	$85,000.00
Haynes No. 2R Well	EA	1	50	1997	22	$500,000.00	$220,000.00
Haynes No. 4R Well House	EA	1	50	2014	39	$585,199.93	$456,455.95

Haynes No. 4R Pump	EA	1	20	2014	9	$97,533.32	$43,889.99
Haynes No. 4R Well	EA	1	50	2013	38	$292,599.97	$222,375.97
Haynes No. 7R Well House	EA	1	50	2006	31	$1,500,000.00	$930,000.00
Haynes No. 7R Pump	EA	1	20	2006	1	$100,000.00	$5,000.00
Haynes No. 7R Well	EA	1	50	2006	31	$500,000.00	$310,000.00
Haynes No. 9 Well House	EA	1	50	1964	0	$1,500,000.00	$0.00
Haynes No. 9 Pump	EA	1	20	1997	0	$100,000.00	$0.00
Haynes No. 9 Well	EA	1	75	1963	13	$500,000.00	$86,666.67
Barton No. 1 Well House	EA	1	50	1977	2	$1,500,000.00	$60,000.00
Barton No. 1 Pump	EA	1	20	2007	2	$100,000.00	$10,000.00
Barton No. 1 Well	EA	1	75	1977	27	$500,000.00	$180,000.00
Barton No. 2 Well House	EA	1	50	1994	19	$1,500,000.00	$570,000.00
Barton No. 2 Pump	EA	1	20	2007	2	$100,000.00	$10,000.00
Barton No. 2 Well	EA	1	75	1994	44	$500,000.00	$293,333.33
Barton No. 3 Well House	EA	1	50	1977	2	$1,500,000.00	$60,000.00
Barton No. 3 Pump	EA	1	20	2007	2	$100,000.00	$10,000.00
Barton No. 3 Well	EA	1	75	1977	27	$500,000.00	$180,000.00
Barton No. 4 Well House	EA	1	50	1980	5	$1,500,000.00	$150,000.00
Barton No. 4 Pump	EA	1	20	2007	2	$100,000.00	$10,000.00
Barton No. 4 Well	EA	1	75	1980	30	$500,000.00	$200,000.00
Barton No. 5 Well House	EA	1	50	1981	6	$1,500,000.00	$180,000.00
Barton No. 5 Pump	EA	1	20	2007	2	$100,000.00	$10,000.00
Barton No. 5 Well	EA	1	75	1981	31	$500,000.00	$206,666.67

Distribution Assets	Unit	Quantity	Design Life (yrs)	Installation Year	Expected Remaining Life (yrs)	Replacement Cost	Asset Value
4" Waterlines	Miles	7.0	50	1962	0	$3,330,000.00	$0.00
6" Waterlines	Miles	39.7	50	1962	0	$18,854,010.00	$0.00
8" Waterlines	Miles	58.5	50	1990 - 2024	15	$30,886,400.00	$9,265,920.00
10" Waterlines	Miles	7.3	50	1990 - 2024	15	$4,440,035.00	$1,332,010.50
12" Waterlines	Miles	8.8	50	1984 - 2024	9	$5,800,125.00	$1,044,022.50
14" Waterlines	Miles	9.5	50	1979 - 2024	4	$7,054,600.00	$564,368.00
16" Waterlines	Miles	9.2	50	1979 - 2024	4	$7,306,200.00	$584,496.00
18" Waterlines	Miles	0.3	50	1979 - 2024	4	$284,200.00	$22,736.00
20" Waterlines	Miles	1.8	50	1987 - 2024	12	$1,777,260.00	$426,542.40
24" Waterlines	Miles	4.2	50	1987 - 2024	12	$4,638,270.00	$1,113,184.80
Valves	EA	4300	35	1990 - 2024	0	$15,050,000.00	$0.00
Fire Hydrants	EA	1400	35	1990 - 2024	0	$14,000,000.00	$0.00
8000 W Booster Pump Station	EA	1	30	2019	24	$1,523,151.00	$1,218,520.80
8000 W Booster Pumps	EA	3	17	2019	11	$210,000.00	$135,882.35
7600 W Booster Pump Station	EA	1	40	1997	12	$3,500,000.00	$1,050,000.00
7600 W Booster Pumps	EA	3	17	1997	0	$750,000.00	$0.00
Zone 3 Booster Pump Station	EA	1	30	2015	20	$552,288.00	$368,192.00
Zone 3 Booster Pumps	EA	2	25	2023	23	$273,230.32	$251,371.89
7600 West JVWCD Meter	EA	1	20	2024	19	$60,000.00	$57,000.00
Storage Assets	**Unit**	**Quantity**	**Design Life (yrs)**	**Installation Year**	**Expected Remaining Life (yrs)**	**Replacement Cost**	**Asset Value**
3500 South Tank 1	EA	1	90	1940	5	$2,500,000.00	$138,888.89
3500 South Tank 2	EA	1	90	1950	15	$2,500,000.00	$416,666.67
7600 West Tank	EA	1	50	1982	7	$3,000,000.00	$420,000.00
4100 South Tank 1	EA	1	100	1982	57	$2,500,000.00	$1,425,000.00
4100 South Tank 2	EA	1	100	1982	57	$2,500,000.00	$1,425,000.00
Bacchus Tank	EA	1	50	2001	26	$5,000,000.00	$2,600,000.00
Zone 3 Tank 1	EA	1	50	2015	40	$1,071,320.38	$857,056.30
Zone 3 Tank 2	EA	1	50	2021	46	$2,216,833.98	$2,039,487.26

EDR Water Treatment Plant	Unit	Quantity	Design Life (yrs)	Installation Year	Expected Remaining Life (yrs)	Replacement Cost	Asset Value
Feed Pumps and Prefilters	EA	3	25	2007	7	$300,000.00	$84,000.00
Treatment Trains	EA	4	20	2007	2	$6,000,000.00	$600,000.00
Booster Pumps	EA	5	20	2007	2	$400,000.00	$40,000.00
Feed Tank	EA	1	50	2007	32	$2,000,000.00	$1,280,000.00
Finish Tank	EA	1	50	2007	32	$3,000,000.00	$1,920,000.00
Management Asset	**Unit**	**Quantity**	**Design Life (yrs)**	**Installation Year**	**Expected Remaining Life (yrs)**	**Replacement Cost**	**Asset Value**
Offsite SCADA	EA	1	20	2025	20	$500,000.00	$500,000.00
EDR SCADA	EA	1	20	2007	2	$200,000.00	$20,000.00
Standby Generators	**Unit**	**Quantity**	**Design Life (yrs)**	**Installation Year**	**Expected Remaining Life (yrs)**	**Replacement Cost**	**Asset Value**
EDR WTP Generator	EA	1	30	2007	12	$250,000.00	$100,000.00
8000 W. Booster Pump Generator	EA	1	30	2024	29	$150,000.00	$145,000.00
7600 W. Booster Pump Generator	EA	1	30	1997	2	$150,000.00	$10,000.00
Zone 3 Booster Pump Generator	EA	1	30	2025	30	$150,000.00	$150,000.00

2.0 Required Sustainable Level of Service

2.1 Current Demand and Satisfaction

MWD provides water service to Magna City, a portion of West Valley City and Salt Lake City. As part of an effort to maintain a sustainable level of service and continued customer satisfaction we regularly evaluate our system performance and update our Master Plan. As part of the planning process we evaluate our current system demands, looking at source demand, storage, distribution, pump capacity, and treatment.

2.2 Future Demand and Satisfaction

As of 2024 MWD serves a population of 34,476 with 9,327 connections. Future projections show MWD growing at an average rate of 2% per year to around 14,000 connections by

2045. This increase in connection will require MWD to continue to evaluate our system needs and plan future projects to maintain a satisfactory level of service.

2.3 Current Regulatory Requirements

MWD keeps a close watch on current and proposed regulatory requirements and operates within the rules and regulations established by Utah Department of Environmental Quality, Division of Drinking Water and Utah Division of Water Rights.

2.4 Communicating System Performance Goals

MWD has operated a website for many years and keeps an active database of customer contact information. Recently MWD implemented a messaging platform that allows for direct communication with customers through various platforms such as text, email, and phone. Additionally, MWD posts system performance information to our webpage along with quarterly system newsletters and other information that may benefit our customers.

2.5 Tracking System Performance

MWD will continue to evaluate system performance based on available data from operations and maintenance personal and continue to use compliance with DDW rules and Public Water System water monitoring reports as indicators of performance.

3.0 Critical Assets

Table 4. Failure Risk

Asset Type	5-year probability of failure	Consequence of Failure
Source Assets		
Haynes No. 2R Well House	1	Consequence of failure of any one well source limits source capacity but does not put MWD at risk of not providing adequate source water. MWD has redundancy in our well fields.
Haynes No. 2R Pump	1	
Haynes No. 2R Well	3	
Haynes No. 4R Well House	1	
Haynes No. 4R Pump	3	
Haynes No. 4R Well	1	
Haynes No. 7R Well House	1	
Haynes No. 7R Pump	1	
Haynes No. 7R Well	2	
Haynes No. 9 Well House	2	
Haynes No. 9 Pump	5	
Haynes No. 9 Well	4	
Barton No. 1 Well House	2	
Barton No. 1 Pump	4	

Barton No. 1 Well	3	Consequence of failure of any one well source limits source capacity but does not put MWD at risk of not providing adequate source water. MWD has redundancy in our well fields.
Barton No. 2 Well House	1	
Barton No. 2 Pump	4	
Barton No. 2 Well	2	
Barton No. 3 Well House	2	
Barton No. 3 Pump	4	
Barton No. 3 Well	3	
Barton No. 4 Well House	2	
Barton No. 4 Pump	4	
Barton No. 4 Well	3	
Barton No. 5 Well House	2	
Barton No. 5 Pump	3	
Barton No. 5 Well	2	
Distribution Assets		
4" Waterlines	4	Probability of local failures effecting small groups of customers is likely. Catastrophic failure that may threaten public safety and wellbeing is unlikely
6" Waterlines	4	
8" Waterlines	4	
10" Waterlines	4	
12" Waterlines	4	
14" Waterlines	4	
16" Waterlines	4	
18" Waterlines	4	
20" Waterlines	4	
24" Waterlines	4	
Valves	4	Localized failures that disrupt service for shorter periods of time
Fire Hydrants	4	Localized failures that disrupt fire service for shorter periods of time
8000 W Booster Pump Station	1	Prevent water from being pumped from Zone 1 to Zone 2. There is redundancy in duty and stand by pumps and 7600 W Booster and JVWCD both can feed Zone 2. Water Storage tanks can support the system for shorter periods. Emergency generator at site to mitigate power disruption.
8000 W Booster Pumps	2	
7600 W Booster Pump Station	1	Prevent water from being pumped from Zone 1 to Zone 2. There is redundancy in duty and stand by pumps and 8000 W Booster and JVWCD both can feed Zone 2. Water Storage tanks can support the system for shorter periods. Emergency generator at site to mitigate power disruption.
7600 W Booster Pumps	3	
Zone 3 Booster Pump Station	1	Prevent water from being pumped from Zone 2 to Zone 3. PS has redundancy with duty and stand by pumps. Water Storage tanks can support the system for shorter periods. Emergency generator at site to mitigate power disruption.
Zone 3 Booster Pumps	2	

7600 West JVWCD Meter	1	Stop delivery of water from JVWCD to MWD. MWD can provide enough water from well sources. Water Storage tanks can support the system for shorter periods.
Storage Assets		
3500 South Tank 1	1	Failure of a single tank would reduce storage capacity and fire flow capacity within zone. Catastrophic failure of a tank could lead to zone wide service loss and localized flooding. Some potential exists for contamination and associated risks to human health.
3500 South Tank 2	1	
7600 West Tank	1	
4100 South Tank 1	1	
4100 South Tank 2	1	
Bacchus Tank	1	
Zone 3 Tank 1	1	
Zone 3 Tank 2	1	
EDR Water Treatment Plant		
Feed Pumps and Prefilters	3	All pumps and treatments trains have redundancy in duty and stand by. If the tanks fail, there would be potential loss of service District wide until other sources could be brought online. Reduce quality of water if treatment is not possible. Emergency generator at site to mitigate power disruption.
Treatment Trains	4	
Booster Pumps	5	
Feed Tank	1	
Finish Tank	1	
Management Asset		
Offsite SCADA	1	All assets allow for manual operation. No loss of service.
EDR SCADA	1	
Standby Generators		
EDR WTP Generator	3	Generator failure is unlikely to affect operations under normal circumstances.
8000 W. Booster Pump Generator	1	
7600 W. Booster Pump Generator	4	
Zone 3 Booster Pump Generator	1	

3.1 Asset Risk Prioritization

MWD has prioritized assets based on criticality to system operations, independent to the probability of failure. Assets in the “high” risk category can affect a large customer base or have the potential to affect the health and safety of the community. Assets in the “mid” risk category may affect a smaller localized area of customers and are unlikely to pose a risk to health and safety. Assets in the “low” category have built in redundancy, with no potential to affect health and safety.

Table 5. Risk Prioritization

Asset	Risk Priority
3500 South Tank 1	High
3500 South Tank 2	High
7600 West Tank	High
4100 South Tank 1	High
4100 South Tank 2	High
Bacchus Tank	High
Zone 3 Tank 1	High
Zone 3 Tank 2	High
EDR Water Treatment Plant	High
12" thru 24" Waterlines	Medium
8000 W Booster Pump Station	Medium
7600 W Booster Pump Station	Medium
Zone 3 Booster Pump Station	Medium
Haynes No. 2R	Low
Haynes No. 4R	Low
Haynes No. 7R	Low
Haynes No. 9	Low
Barton No. 1	Low
Barton No. 2	Low
Barton No. 3	Low
Barton No. 4	Low
Barton No. 5	Low
4" thru 10" Waterlines	Low
Valves	Low
Fire Hydrants	Low
7600 West JVWCD Meter	Low
Offsite SCADA	Low
EDR SCADA	Low
Standby Generators	Low

3.2 Asset Failure Response Plan

The following steps will be taken in response to asset failures.

- MWD will evaluate the type of asset and mode of failure.
- Determine if asset can be repaired or rehabilitated.
- Evaluate design life of asset, risk and probability of future failure along with a comparison of cost to repair, rehabilitate, or replace asset.

MWD management and operations will respond to failures and perform repair and rehabilitation as equipment and staffing allow. If the repair or replacement is not possible with MWD staff, consultant engineers and/or contractors will be hired to assist MWD.

4.0 Infrastructure Life-Cycle Cost

4.1 Maintenance Schedule

Daily Tasks:

- Inspect and maintain chemical injection systems.
- Check and record water pressure and flow rates.
- Inspect and clean intake screens or filters.
- Inspect and monitor chemical levels (e.g., chlorine residual) and adjust as necessary.
- Check for leaks, unusual odors, or discoloration in the water.
- Verify and record water meter readings.

Weekly Tasks:

- Lubricate and inspect mechanical equipment.
- Test and maintain emergency power supply systems.
- Inspect and maintain pumps, motors, and valves.
- Inspect and maintain EDR stacks.

Monthly Tasks:

- Conduct bacteriological testing and record results.
- Inspect and clean storage tanks.
- Check and record water quality parameters (e.g., pH, turbidity, temperature).
- Conduct preventive maintenance on pumps, motors, and valves.
- Inspect and test fire hydrants.
- Perform CIP's at EDR.

Quarterly Tasks:

- Conduct thorough inspections of the distribution system, including pipelines, valves, and fittings.
- Flush and clean water mains to remove sediment and maintain water quality.
- Inspect and clean air release valves.
- Conduct cross-connection control surveys.
- Review and update operation and maintenance procedures.

Annual/Biannual Tasks:

- Test and calibrate flow meters.
- Inspect and maintain backflow prevention devices.
- Perform comprehensive system audits.
- Conduct valve exercising and lubrication.
- Review and update emergency response plans.
- Train staff on new procedures and technologies.

4.2 Life-Cycle Costs

Table 6. Life-Cycle Cost

Asset Type	Unit	Quantity	Initial Construction Cost	O&M Annually	Design Life (yrs)	O&M Present Worth	Present Value Lifecycle Cost
Well Source	EA	1	$2,100,000	$55,763	20	$750,540	$2,850,540
Waterlines	Miles	1.0	$1,056,000	$2,444	75	$41,503	$1,097,503
Valves	EA	1	$5,000	$100	35	$1,750	$6,750
Fire Hydrants	EA	1	$10,000	$300	35	$5,250	$15,250
Booster Pump Station	EA	1	$1,500,000	$15,000	50	$278,646	$1,778,646
JVWCD Meter Vault	EA	1	$60,000	$100	20	$1,346	$61,346
Water Storage Tank	EA	1	$2,500,000	$2,000	60	$36,574	$2,536,574
Water Treatment Plant	EA	1	$30,000,000	$215,000	25	$3,276,228	$33,276,228
Offsite SCADA	EA	1	$500,000	$10,000	20	$134,594	$634,594
Standby Generator	EA	1	$200,000	$5,800	30	$96,060	$296,060

5.0 Capital Improvement and O&M Strategy

As part of the annual budgeting cycle MWD evaluates the current and future operations and maintenance needs, along with capital projects identified in the Master Plan. If there are assets that MWD knows will require maintenance, an analysis is done comparing life cycles costs between repair and replacement. This helps us budget and plan for the most cost-efficient approach.

- Asset Condition and Performance Monitoring.
    - As part of our maintenance schedule, MWD inspects individual components and system wide conditions using field inspections and the SCADA system. Condition monitoring enables MWD to be proactive on maintenance and detecting early warning signs of asset deterioration or failure. This allows MWD to respond timely and reducing unplanned downtime.

- Replacement or Rehabilitation Decision-Making.
    - When an asset reaches a critical point in its lifecycle, evaluate the cost-effectiveness of replacement versus rehabilitation. Consider factors such as asset condition, performance, maintenance costs, technological advancements, regulatory compliance, and the potential for improved efficiency or reduced operational risks.
- Update the Long-Term Plan.
    - MWD will continue to Incorporate asset replacement and rehabilitation into our Master Planning for long-term financial planning and budgeting. The Master Plan along with the analysis and decision-making steps discussed, helps MWD develop a timeline for asset replacement or rehabilitation projects, and allocate the necessary funds to support the plan.

6.0 Long Term Budgeting Strategy

MWD works on a calendar year budget cycle. Our general practice is to start the budgeting process in July with the goal of adopting the budget in October or November prior to the start of the next calendar year. Additionally, MWD continually reviews the budget when deciding which projects to move forward with in design or construction. We also track O&M expenses quarterly and annually, adjusting our future budgets to account for repairs, replacements, and aging infrastructure, facilities and equipment.

MWD funds capital facility projects through a general fund along with impact fees for the portion of the projects identified as future growth. The general fund is evaluated annually.

As part of our Master Planning efforts MWD reviews our rate structure adjusting the rates and structure as needed to ensure financial stability. One of our goals is to maintain a 12-month O&M balance in our reserve to account for unknowns and fluctuation in water sales and O&M needs. MWD also pursues financial assistant programs available through local, state, and federal partners. Alternatively, MWD looks to financing options for renewal or replacement as needed to maintain a healthy financial position.

RESOLUTION 2026-08

RESOLUTION No. 2026 – 08

A Resolution Regarding Adoption of the District's Tentative 2027 Budget

WHEREAS, Magna Water District, provides water and sewer services to residents of the District; and

WHEREAS, each fall, the District is required to adopt a tentative budget for the upcoming fiscal year; and

WHEREAS, the District has prepared a budget for the upcoming 2027 fiscal year and now desires to adopt it as its tentative 2027 Budget.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The attached budget is hereby adopted as the District's tentative budget for the 2027 fiscal year.

2. A public hearing shall be held on Thursday, November 12, 2026, at 10:00 am, at the District's General Office Building, to receive public comments thereon, with notice thereof being duly provided pursuant to Utah Code Ann. § 17B-1-609.

3. A copy of this tentative budget shall be made available for public inspection for a period of at least seven days prior to the public hearing, pursuant to Utah Code Ann. § 17B-1-608.

4. The effective date of this Resolution shall be October 15, 2026.

ADOPTED AND APPROVED by majority vote at a duly called meeting of the Board of Trustees on this 15th day of October 2026.

MAGNA WATER DISTRICT

By: _____
Mick Sudbury
Chairman, Board of Trustees

ATTEST:

_____
LeIsle Fitzgerald, Board Clerk

2027
TENTATIVE
BUDGET

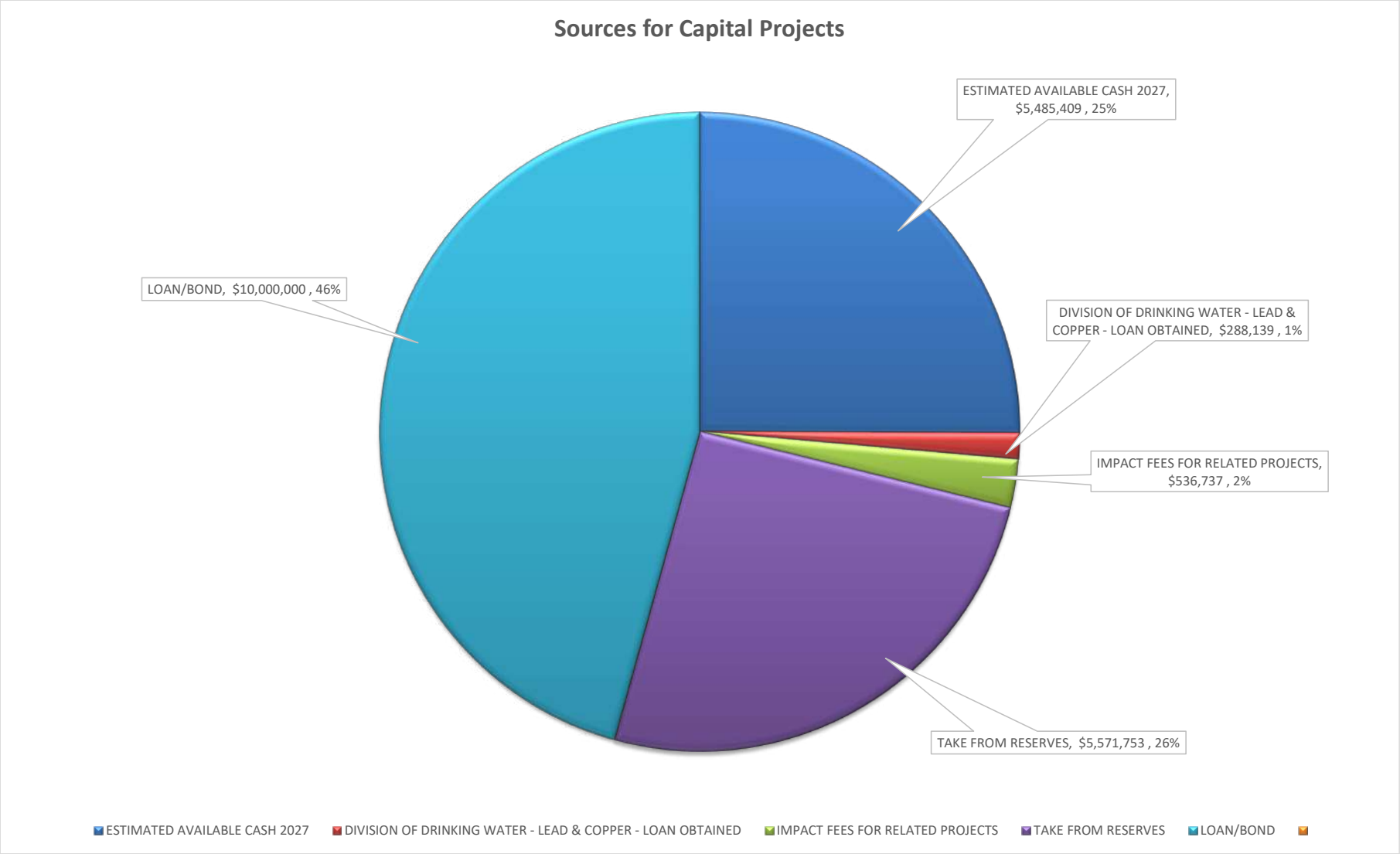
MAGNA WATER DISTRICT
2027 TENTATIVE BUDGET
CAPITAL SOURCES AND USES SUMMARY

CAPITAL FUND SOURCES

ESTIMATED AVAILABLE CASH 2027	$ 5,485,409	
DIVISION OF DRINKING WATER - LEAD & COPPER - LOAN OBTAINED	$ 288,139	
IMPACT FEES FOR RELATED PROJECTS	$ 536,737	
TAKE FROM RESERVES	$ 5,571,753	
LOAN/BOND	$ 10,000,000	
TOTAL CAPITAL FUND SOURCES		$ 21,882,038

CAPITAL FUND USES

COMMITTED CARRYOVER PROJECTS AT 08/31/2026	$ 7,666,330	
PROPOSED NEW PROJECTS FOR 2027	$ 14,215,708	
TOTAL CAPITAL FUND USES		$ (21,882,038)
BALANCED BUDGET		$ 0

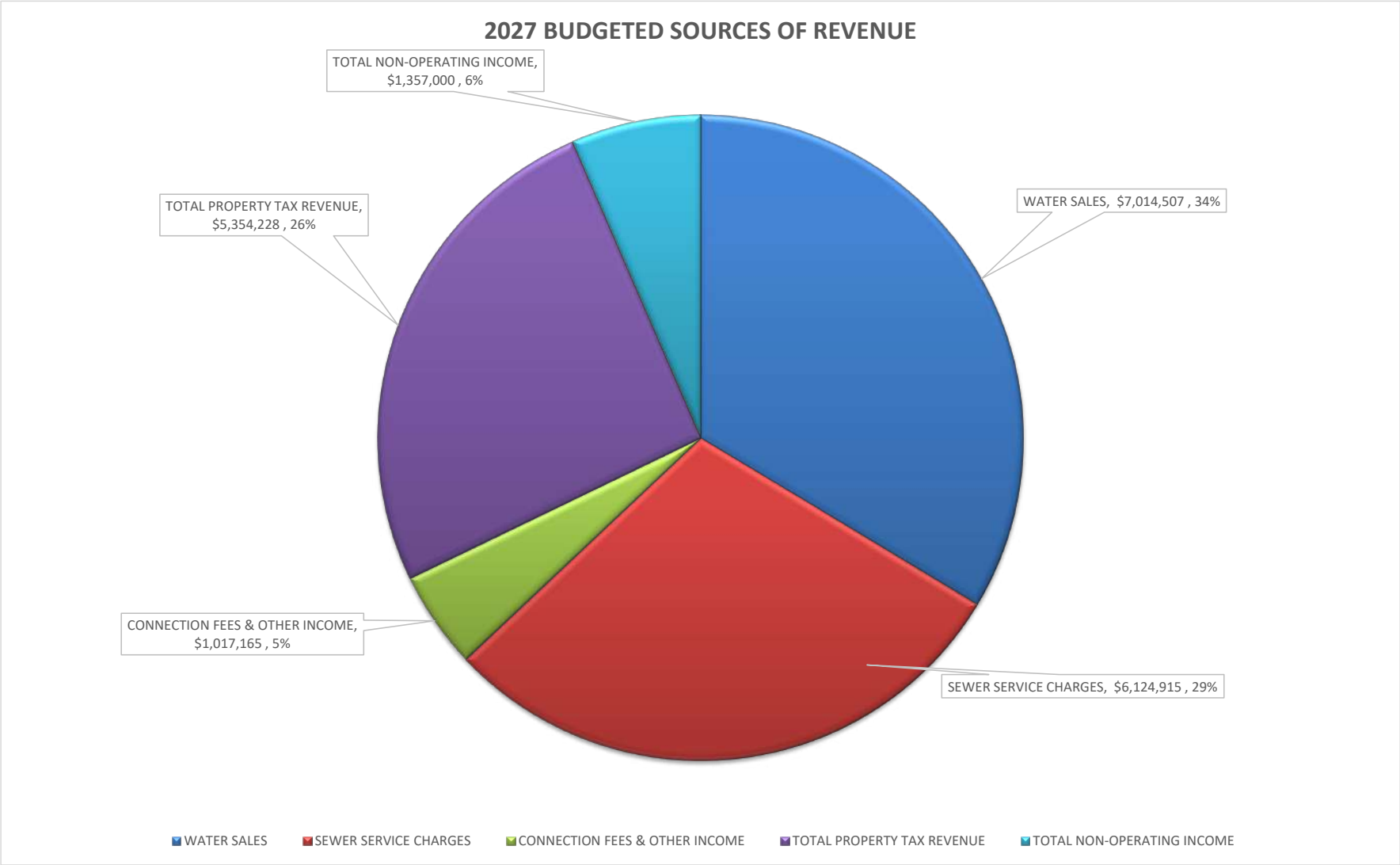

Sources for Capital Projects
ESTIMATED AVAILABLE CASH 2027, $5,485,409 , 25%
DIVISION OF DRINKING WATER - LEAD & COPPER - LOAN OBTAINED, $288,139 , 1%
IMPACT FEES FOR RELATED PROJECTS, $536,737 , 2%
TAKE FROM RESERVES, $5,571,753 , 26%
LOAN/BOND, $10,000,000 , 46%
ESTIMATED AVAILABLE CASH 2027
DIVISION OF DRINKING WATER - LEAD & COPPER - LOAN OBTAINED
IMPACT FEES FOR RELATED PROJECTS
TAKE FROM RESERVES
LOAN/BOND

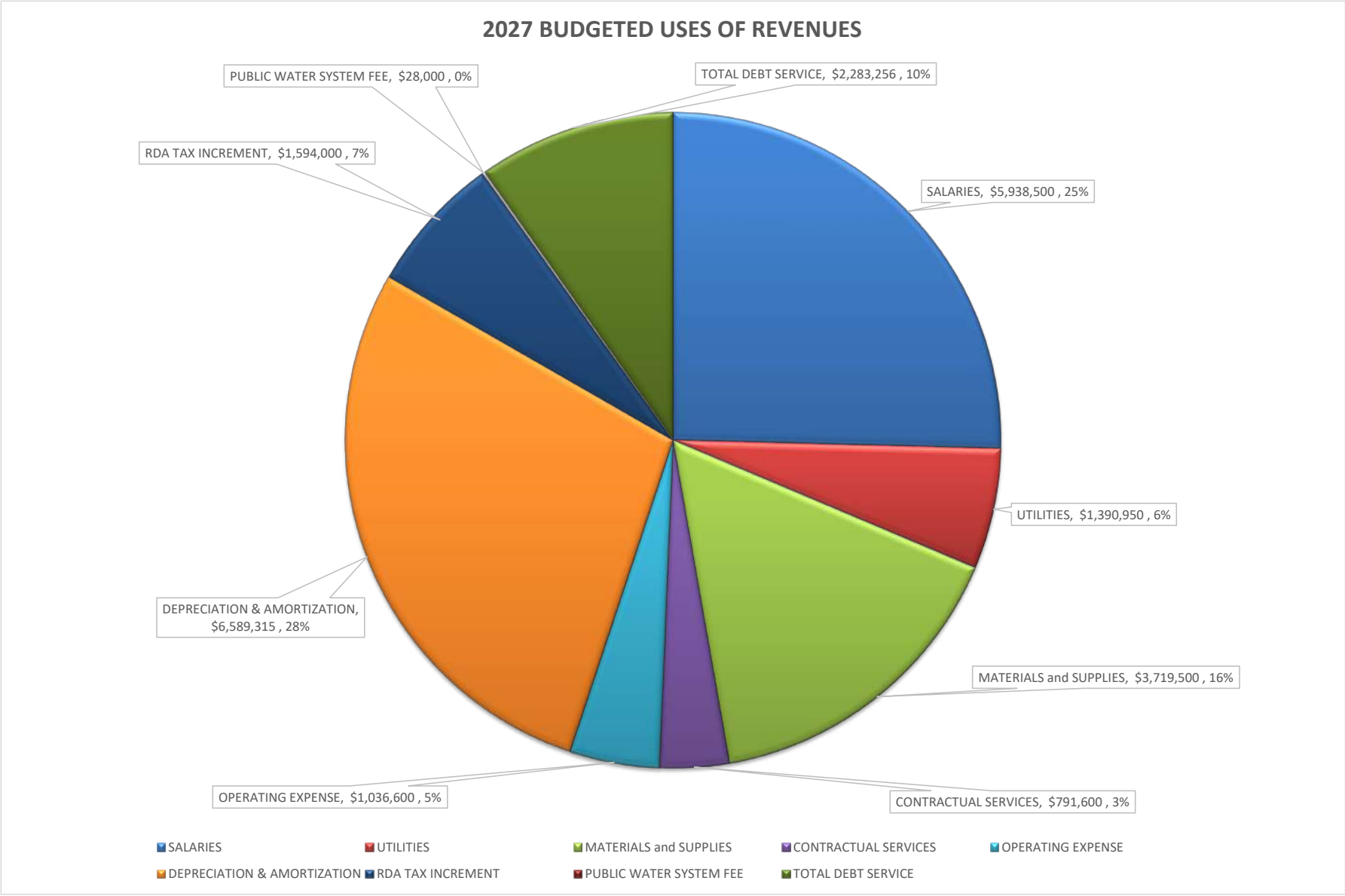
MAGNA WATER DISTRICT
2027 TENTATIVE BUDGET

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
OPERATING REVENUES:					
WATER SALES	$ 6,431,595	$ 5,643,213	$ 6,606,338	$ 6,294,145	$ 7,014,507
SEWER SERVICE CHARGES	$ 5,690,233	$ 5,097,038	$ 5,893,903	$ 6,031,276	$ 6,124,915
CONNECTION FEES & OTHER INCOME	$ (34,240)	$ 205,000	$ (1,597)	$ 85,000	$ 20,000
INSPECTION REVENUE	$ 273,625	$ 142,000	$ 250,860	$ 225,000	$ 303,000
ENGINEERING REVENUE	$ 96,159	$ 85,000	$ 53,926	$ 75,000	$ 65,000
NON RESIDENT FEE IN LIEU OF PR	$ 177,619	$ 140,000	$ 178,257	$ 155,000	$ 155,000
OTHER OPERATING INCOME	$ 112,392	$ 75,000	$ 74,520	$ 130,000	$ 124,165
GRANT OPERATING REVENUE	$ 99,012	$ 35,000	$ 110,000	$ -	$ 1,400,000
INDUSTRY COST SHARE INCOME	$ 321,181	$ 322,677	$ 338,168	$ 300,000	$ 350,000
TOTAL OPERATING REVENUE	$ 13,167,576	$ 11,744,928	$ 13,504,375	$ 13,295,421	$ 15,556,587
PROPERTY TAX REVENUE					
PROPERTY TAX REVENUE (CERTIFIED RATE)	$ 3,928,004	$ 3,726,749	$ 3,354,705	$ 3,352,705	$ 3,431,552
PROPERTY TAX REVENUE (CDRA INCREMENT)	$ 1,574,138	$ 1,575,000	$ 1,594,000	$ 1,650,000	$ 1,594,000
PROPERTY TAX REVENUE (MV REVENUE)	$ 186,148	$ 213,000	$ 157,687	$ 225,000	$ 185,000
PROPERTY TAX REVENUE (MISC REDEMPTIONS, ETC)	$ 201,899	$ 125,000	$ 142,563	$ 79,500	$ 145,000
PROPERTY TAXES COLLECT FOR 2028 BOND PMTS		$ (3,726,749)	$ (3,649,582)	$ (3,352,705)	$ (1,334,504)
ADD COLLECTED TAXES FOR 2027 PAYMENTS		$ 3,727,511	$ 3,649,582	$ 3,799,625	$ 1,333,180
TOTAL PROPERTY TAX REVENUE	$ 5,890,189	$ 5,640,511	$ 5,248,955	$ 5,754,125	$ 5,354,228
NON-OPERATING REVENUE					
PUBLIC WATER SYSTEM FEE	$ -	$ -	$ -	$ 50,000	$ -
BUY-IN REVENUE	$ 630,115	$ 975,000	$ 441,614	$ 835,000	$ 553,000
UNREALIZED GAIN/LOSS ON INVESTMENTS	$ -	$ -	$ -	$ -	$ -
GAIN/LOSS ON SALE OF ASSETS	$ (211,532)	$ 6,005,000	$ -	$ -	$ -
INTEREST INCOME INVESTMENTS	$ 1,113,710	$ 1,800,000	$ 878,392	$ 1,000,000	$ 750,000
FEES (DELINQUENT ACCTS)	$ 11,261	$ 6,000	$ 12,652	$ 8,800	$ 12,000
OTHER NON-OPER INCOME	$ 126,452	$ 11,000	$ 23,282	$ 51,000	$ 42,000
TOTAL NON-OPERATING INCOME	$ 1,670,006	$ 8,797,000	$ 1,355,940	$ 1,944,800	$ 1,357,000
TOTAL REVENUES	$ 20,727,771	$ 26,182,439	$ 20,109,270	$ 20,994,346	$ 22,267,815
OPERATING EXPENSES					
SALARIES	$ 3,218,717	$ 3,505,000	$ 3,378,096	$ 3,585,000	$ 3,737,000
PAYROLL TAXES - EMPLOYER	$ 268,054	$ 325,000	$ 290,604	$ 320,000	$ 343,000
BENEFITS	$ 1,811,698	$ 1,786,600	$ 1,615,585	$ 1,840,000	$ 1,858,500
PERFORMANCE & EVALUATION	$ -	$ 19,800	$ -	$ -	$ -
TRAINING	$ 90,681	$ 195,000	$ 106,552	$ 112,000	$ 120,000
LEASE EXPENSE	$ 40,895	$ 42,000	$ 41,599	$ 38,000	$ 45,000
UTILITIES	$ 1,285,599	$ 1,298,600	$ 1,305,610	$ 1,447,600	$ 1,390,950
MATERIALS and SUPPLIES	$ 2,492,871	$ 5,368,600	$ 2,671,290	$ 4,539,140	$ 3,719,500
CONTRACTUAL SERVICES	$ 611,633	$ 533,385	$ 464,639	$ 702,416	$ 791,600
BANKING FEES	$ 164,003	$ 150,000	$ 162,938	$ 155,000	$ 195,000
OTHER OPERATING EXPENSE	$ 433,936	$ 556,050	$ 487,841	$ 520,350	$ 610,600
OTHER NON-OPERATING EXPENSE	$ 32,284	$ 29,000	$ 42,721	$ 126,000	$ 66,000
PUBLIC WATER SYSTEM FEE	$ -	$ -	$ -	$ 50,000	$ 28,000
TOTAL OPERATING EXPENSES	$ 10,450,371	$ 13,809,035	$ 10,567,475	$ 13,435,506	$ 12,905,150
DEPRECIATION & AMORTIZATION	$ 5,842,474	$ 6,084,315	$ 6,125,389	$ 6,125,315	$ 6,589,315
RDA TAX INCREMENT	$ 1,574,138	$ 1,575,000	$ 1,594,000	$ 1,650,000	$ 1,594,000
	$ 7,416,612	$ 7,659,315	$ 7,719,389	$ 7,775,315	$ 8,183,315
DEBT SERVICE					
2026 REV BOND P & I PMTS	$ -	$ -	$ 7,151	$ 38,000	$ 27,665
2013 GO Bond P & I PMTS	$ 695,550	$ 696,000	$ 696,002	$ 696,001	$ 322,655
2017 GO Bond	$ 944,269	$ 944,700	$ 943,350	$ 943,350	$ 947,135
2019 GO Bond	$ 525,629	$ 526,200	$ 523,443	$ 523,442	$ 525,700
2007C Revenue Bond	$ 291,620	$ 291,700	$ 292,100	$ 292,100	$ 293,000
Capitilized Lease Payments	$ 120,845	$ 124,533	$ 308,226	$ 304,095	$ 113,855
2003 Water Resource Loan Pmt	$ 53,400	$ 53,400	$ 53,400	$ 53,300	$ 53,246
TOTAL DEBT SERVICE	$ 2,631,313	$ 2,636,533	$ 2,823,672	$ 2,850,288	$ 2,283,256

MAGNA WATER DISTRICT
2027 TENTATIVE BUDGET (Continued)

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
TOTAL EXPENSES	$ 20,498,296	$ 24,104,883	$ 21,110,536	$ 24,061,109	$ 23,371,721
NET REVENUES INCL DEPRECIATION	$ 229,475	$ 2,077,556	$ (1,001,266)	$ (3,066,763)	$ (1,103,906)
ADD BACK DEPRECIATION & LESS AMORTIZATION	$ 5,842,474	$ 6,084,315	$ 6,125,389	$ 6,125,315	$ 6,589,315
NET OPERATING REVENUES AVAILABLE FOR EQUIPMENT PURCHASES AND INFRASTRUCTURE IMPROVEMENTS/ADDITIONS	$ 6,071,949	$ 8,161,871	$ 5,124,123	$ 3,058,552	$ 5,485,409


2027 BUDGETED SOURCES OF REVENUE
TOTAL NON-OPERATING INCOME, $1,357,000 , 6%
TOTAL PROPERTY TAX REVENUE, $5,354,228 , 26%
WATER SALES, $7,014,507 , 34%
CONNECTION FEES & OTHER INCOME, $1,017,165 , 5%
SEWER SERVICE CHARGES, $6,124,915 , 29%
WATER SALES
SEWER SERVICE CHARGES
CONNECTION FEES & OTHER INCOME
TOTAL PROPERTY TAX REVENUE
TOTAL NON-OPERATING INCOME


2027 BUDGETED USES OF REVENUES
PUBLIC WATER SYSTEM FEE, $28,000 , 0%
TOTAL DEBT SERVICE, $2,283,256 , 10%
RDA TAX INCREMENT, $1,594,000 , 7%
SALARIES, $5,938,500 , 25%
UTILITIES, $1,390,950 , 6%
DEPRECIATION & AMORTIZATION, $6,589,315 , 28%
MATERIALS and SUPPLIES, $3,719,500 , 16%
OPERATING EXPENSE, $1,036,600 , 5%
CONTRACTUAL SERVICES, $791,600 , 3%
SALARIES
UTILITIES
MATERIALS and SUPPLIES
CONTRACTUAL SERVICES
OPERATING EXPENSE
DEPRECIATION & AMORTIZATION
RDA TAX INCREMENT
PUBLIC WATER SYSTEM FEE
TOTAL DEBT SERVICE

MAGNA WATER DISTRICT TENTATIVE 2027 BUDGET

RECAP OF ALL DIVISIONS

(REVENUES) & EXPENSES TOTAL DIVISIONS	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
TOTAL INCOME	$ 28,129,135	$ 31,771,677	$ 22,994,075	$ 23,782,426	$ 25,117,139
TOTAL EXPENSES	$ 16,192,161	$ 19,810,035	$ 16,582,816	$ 19,375,506	$ 19,329,150
TOTAL BOND and LOANS and BANKING FEES	$ 2,315,268	$ 2,304,065	$ 2,322,079	$ 2,402,164	$ 2,287,320
COMBINED REVENUE OVER EXPENDITURES	$ 9,621,706	$ 9,657,577	$ 4,089,180	$ 2,004,756	$ 3,500,669

CAPITAL FACILITY PROJECTS TOTAL DIVISIONS	Existing	Future	Reserves	Funds/Grants	Total
WATER DIVISION	$ 2,094,131	$ -	$ -	$ 1,311,577	$ 3,405,708
SEWER DIVISION	$ 8,818,950	$ 571,050	$ -	$ -	$ 9,390,000
ADMINISTRATION DIVISION	$ 70,000	$ -	$ -	$ -	$ 70,000
SECONDARY WATER DIVISION	$ 1,299,950	$ 50,050	$ -	$ -	$ 1,350,000
COMBINED TOTAL CAPITAL ACQUISITIONS FOR YEAR ENDING DECEMBER 31, 2027	$ 12,283,031	$ 621,100	$ -	$ 1,311,577	$ 14,215,708

(INCREASE)/DECREASE COMPARISON 2026 TO 2027 BUDGET	2026 Budget	2027 Budget	Difference	% difference (inc)/dec
TOTAL INCOME	$ 23,782,426	$ 25,117,139	$ (1,334,713)	-5.61%
TOTAL EXPENSES	$ 19,375,506	$ 19,329,150	$ 46,356	0.24%
TOTAL BOND and LOANS and BANKING FEES	$ 2,402,164	$ 2,287,320	$ 114,844	4.78%
COMBINED (REVENUE) OVER EXPENSES	$ 2,004,756	$ 3,500,669	$ (1,495,913)	

PRIOR YEARS ACTUAL	2025	2024	2023	2022	2021
TOTAL INCOME	$ 28,129,135	$ 29,749,615	$ 35,841,207	$ 29,172,786	$ 26,177,108
TOTAL EXPENSES	$ 16,192,161	$ 15,874,466	$ 15,194,543	$ 12,165,313	$ 11,556,270
TOTAL BOND and LOANS and BANKING FEES	$ 2,315,268	$ 2,307,555	$ 2,270,870	$ 2,128,207	$ 2,045,137
COMBINED (REVENUE) OVER EXPENSES	$ 9,621,706	$ 11,567,594	$ 18,375,794	$ 14,879,266	$ 12,575,701

PRIOR YEARS ACTUAL	2020	2019	2018	2017	2016
TOTAL INCOME	$ 21,742,429	$ 14,033,156	$ 13,437,042	$ 11,455,523	$ 10,765,776
TOTAL EXPENSES	$ 10,882,282	$ 9,346,417	$ 8,954,708	$ 8,824,961	$ 8,519,352
TOTAL BOND and LOANS and BANKING FEES	$ 1,705,468	$ 1,443,956	$ 984,355	$ 582,833	$ 524,742
COMBINED (REVENUE) OVER EXPENSES	$ 9,154,679	$ 3,242,783	$ 3,497,980	$ 2,047,729	$ 1,721,681

PRIOR YEARS ACTUAL	2015	2014	2013	2012	2011
TOTAL INCOME	$ 12,442,719	$ 9,778,516	$ 9,445,667	$ 9,947,432	$ 9,363,659
TOTAL EXPENSES	$ 8,158,638	$ 8,331,085	$ 7,677,163	$ 7,204,078	$ 6,946,679
TOTAL BOND and LOANS and BANKING FEES	$ 439,669	$ 447,870	$ 723,311	$ 544,256	$ 606,058
COMBINED (REVENUE) OVER EXPENSES	$ 3,844,412	$ 999,560	$ 1,045,193	$ 2,199,099	$ 1,810,921

SUM OF ALL DIVISIONS

MAGNA WATER DISTRICT
2027 TENTATIVE BUDGET

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
SERVICE CHARGES INCOME	$ 12,121,828	$ 10,718,251	$ 12,500,241	$ 12,325,421	$ 13,139,422
PUBLIC WATER SYSTEM FEE	$ -	$ -	$ -	$ 50,000	$ -
METER SET INCOME	$ (34,240)	$ 205,000	$ (1,597)	$ 85,000	$ 20,000
INSPECTION REVENUE	$ 273,625	$ 142,000	$ 250,860	$ 225,000	$ 303,000
BUY IN REVENUE	$ 630,115	$ 975,000	$ 441,614	$ 835,000	$ 553,000
IMPACT FEE REVENUE	$ 1,184,966	$ 2,090,000	$ 934,805	$ 1,500,000	$ 1,148,000
INCOME CONTRIBUTED CAPITAL	$ 6,216,398	$ 3,500,000	$ 1,950,000	$ 1,735,000	$ 1,700,000
METER TAMPERING FEES	$ 2,400	$ 1,000	$ 3,600	$ 800	$ 3,000
FEES (DELINQUENT ACCTS)	$ 8,861	$ 5,000	$ 9,052	$ 8,000	$ 9,000
OTHER OPERATING INCOME	$ 112,392	$ 75,000	$ 74,520	$ 130,000	$ 124,165
ENGINEERING REVENUE - SUBDIVISIONS	$ 96,159	$ 85,000	$ 53,926	$ 75,000	$ 65,000
NON RESIDENT FEE INCOME	$ 177,619	$ 140,000	$ 178,257	$ 155,000	$ 155,000
SUBSIDY FROM CULINARY TO SECONDARY	$ -	$ 22,000	$ -	$ -	$ -
PROPERTY TAX REVENUE (CERTIFIED RATE)	$ 3,928,004	$ 3,726,749	$ 3,354,705	$ 3,352,705	$ 3,431,552
PROPERTY TAX REVENUE (CDRA INCREMENT)	$ 1,574,138	$ 1,575,000	$ 1,594,000	$ 1,650,000	$ 1,594,000
PROPERTY TAX REVENUE (MV REVENUE)	$ 186,148	$ 213,000	$ 157,687	$ 225,000	$ 185,000
PROPERTY TAX REVENUE (MISC REDEMPTIONS, ETC)	$ 201,899	$ 125,000	$ 142,563	$ 79,500	$ 145,000
UNREALIZED GAIN ON INVESTMENTS	$ -	$ -	$ -	$ -	$ -
GAIN ON SALE OF ASSETS	$ (211,532)	$ 6,005,000	$ -	$ -	$ -
INDUSTRY COST SHARE INCOME	$ 321,181	$ 322,677	$ 338,168	$ 300,000	$ 350,000
OTHER NON-OPERATING INCOME	$ 126,452	$ 11,000	$ 23,282	$ 51,000	$ 42,000
GRANT MONIES & JVWCD CONSERVATION GRANT	$ 99,012	$ 35,000	$ 110,000	$ -	$ 1,400,000
INTEREST INCOME-INVESTMS	$ 1,113,710	$ 1,800,000	$ 878,392	$ 1,000,000	$ 750,000
TOTAL INCOME	$ 28,129,135	$ 31,771,677	$ 22,994,075	$ 23,782,426	$ 25,117,139
SALARIES AND BENEFITS:					
SALARIES	$ 3,218,717	$ 3,505,000	$ 3,378,096	$ 3,585,000	$ 3,737,000
PAYROLL TAXES	$ 268,054	$ 325,000	$ 290,604	$ 320,000	$ 343,000
EMPLOYEE FRINGE BENEFITS	$ 1,807,948	$ 1,777,000	$ 1,612,371	$ 1,832,000	$ 1,852,000
EMPLOYEE HEALTH & WELLNESS PROGRAM	$ 3,750	$ 9,600	$ 3,214	$ 8,000	$ 6,500
TOTAL SALARIES AND BENEFITS	$ 5,298,469	$ 5,616,600	$ 5,284,285	$ 5,745,000	$ 5,938,500
PUBLIC SYSTEM WATER FEE	$ -	$ -	$ -	$ 50,000	$ 28,000
LEGAL EXPENSE	$ 41,111	$ 45,000	$ 31,146	$ 45,000	$ 45,000
ACCOUNTING AND AUDITING	$ 20,000	$ 35,000	$ 17,800	$ 25,000	$ 25,000
PAYROLL PROCESSING SERVICE	$ 1,863	$ 2,000	$ 1,837	$ 2,000	$ 2,000
HUMAN RESOURCES	$ 3,578	$ 2,110	$ 2,160	$ 5,000	$ 6,500
ENGINEERING EXP - SUBDIVISIONS	$ -	$ -	$ -	$ -	$ -
ENGINEERING EXPENSE (SEE PAGE 28 & 29 FOR DETAILS)	$ 300,125	$ 150,000	$ 168,737	$ 345,716	$ 405,000
DATA PROCESSING	$ 37,234	$ 25,000	$ 41,875	$ 61,800	$ 71,000
DATA PROC.MAINT. SERVICE	$ 51,111	$ 66,000	$ 43,521	$ 50,000	$ 50,000
OTHER CONTRACTUAL SERVICE	$ 28,681	$ 26,275	$ 26,006	$ 25,000	$ 27,000
OFFICE RUGS & TOILETRIES	$ 5,883	$ 3,000	$ 6,727	$ 7,000	$ 7,000
ELECTRONIC ARCHIVING	$ -	$ 5,000	$ 4,500	$ 5,000	$ 5,000
MAINTENANCE CONTRACTS	$ 6,122	$ 7,000	$ 4,873	$ 7,000	$ 5,000
EQUIPMENT LEASE EXPENSE	$ 40,895	$ 42,000	$ 41,599	$ 38,000	$ 45,000
JANITORIAL	$ 18,635	$ 20,000	$ 21,371	$ 19,900	$ 26,400
LAB & TESTING	$ 101,722	$ 134,000	$ 103,208	$ 114,000	$ 126,000
INSPECTION EXPENSE	$ -	$ 20,000	$ -	$ -	$ -
WATER PURCHASED	$ 379,284	$ 330,000	$ 370,602	$ 390,000	$ 390,000
REPAIRS AND MAINT (SEE PG 28 & 29 FOR DETAILS)	$ 1,200,864	$ 4,091,000	$ 1,389,711	$ 3,211,640	$ 1,810,000
SLUDGE REMOVAL	$ 178,049	$ 180,000	$ 171,277	$ 195,000	$ 645,000
UNIFORMS AND LINEN	$ 32,669	$ 46,000	$ 30,201	$ 40,000	$ 41,000
FIRST AID & SAFETY	$ 5,521	$ 7,000	$ 5,990	$ 7,000	$ 7,700
WVC STORMWATER UTILITY BILLING	$ 1,562	$ 1,600	$ 1,562	$ 1,600	$ 1,600

SUM OF ALL DIVISIONS (CONTINUED)

MAGNA WATER DISTRICT
2027 TENTATIVE BUDGET

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
GARBAGE COLLECTION	$ 31,717	$ 47,500	$ 37,016	$ 42,500	$ 43,500
OFFICE SUPPLIES	$ 12,589	$ 12,100	$ 19,157	$ 22,000	$ 24,000
OFFICE EQUIPMENT	$ 14,662	$ 20,000	$ 5,970	$ 20,000	$ 18,000
POSTAGE/3RD PARTY BILLING PROCESS	$ 77,125	$ 85,000	$ 69,646	$ 85,000	$ 85,000
QUESTAR GAS	$ 72,808	$ 156,000	$ 77,665	$ 103,000	$ 89,000
ROCKY MOUNTAIN POWER	$ 1,127,987	$ 1,060,000	$ 1,123,899	$ 1,255,000	$ 1,183,850
CHEMICALS	$ 555,659	$ 547,000	$ 566,138	$ 520,000	$ 650,000
TELEPHONE/DATA SERVICES	$ 48,435	$ 47,500	$ 59,019	$ 50,000	$ 68,000
PERFORMANCE & EVALUATION	$ -	$ 19,800	$ -	$ -	$ -
CELLULAR - PHONES SERVICE	$ 34,807	$ 33,500	$ 43,465	$ 38,000	$ 48,500
DEPRECIATION	$ 5,938,077	$ 6,180,000	$ 6,221,000	$ 6,221,000	$ 6,685,000
VEHICLE/EQUIPMENT GAS & REPAIR	$ 120,929	$ 163,000	$ 144,925	$ 139,000	$ 208,050
CONSERVATION	$ -	$ 35,000	$ -	$ -	$ -
WEB DEVELOPMENT	$ 300	$ 1,000	$ 960	$ 1,000	$ 1,000
TRAINING	$ 90,681	$ 195,000	$ 106,552	$ 112,000	$ 120,000
DUES, MEMBERSHIPS	$ 21,641	$ 33,000	$ 32,231	$ 33,000	$ 35,000
BAD DEBTS/LEAK CREDITS	$ 30,377	$ 17,300	$ 20,327	$ 37,300	$ 39,300
INSURANCE	$ 239,997	$ 280,700	$ 265,952	$ 281,000	$ 289,200
ADVERTISING & PUBLIC RELA	$ 11,205	$ 5,000	$ 14,965	$ 9,000	$ 20,000
MISC. OPERATING EXPENSE	$ 9,926	$ 17,000	$ 5,045	$ 16,000	$ 14,000
CASH SHORTAGE/OVERAGE	$ (139)	$ 50	$ (104)	$ 50	$ 50
TOTAL OPER EXPENDITURES & SALARIES	$ 16,192,161	$ 19,810,035	$ 16,582,816	$ 19,375,506	$ 19,329,150
CDRA PROPERTY TAX EXPENSE	$ 1,574,138	$ 1,575,000	$ 1,594,000	$ 1,650,000	$ 1,594,000
BANK SERVICE FEES	$ 164,003	$ 150,000	$ 162,938	$ 155,000	$ 195,000
AMORTIZ OF PREMIUM DISC 2013	$ (16,997)	$ (17,001)	$ (17,001)	$ (17,001)	$ (17,001)
AMORTIZ OF PREMIUM DISC 2017	$ (43,470)	$ (43,542)	$ (43,470)	$ (43,542)	$ (43,542)
AMORTIZ OF PREMIUM DISC 2019	$ (35,136)	$ (35,142)	$ (35,140)	$ (35,142)	$ (35,142)
2026 REVENUE BOND COSTS OF ISSUANCE	$ -	$ -	$ 39,900	$ -	$ -
LEASE INTERST EXPENSE	$ 27,562	$ 31,250	$ 24,786	$ 20,655	$ 35,050
INTEREST EXP 2007 REV BOND	$ 55,620	$ 55,700	$ 52,100	$ 52,100	$ 49,000
INTEREST EXP 2013 BOND 48.22%	$ 55,550	$ 56,000	$ 36,001	$ 36,001	$ 22,655
INTEREST EXPENSE ON 2017 GO BOND	$ 309,269	$ 309,700	$ 283,350	$ 283,350	$ 257,135
INTEREST EXPENSE ON 2019 GO BOND	$ 190,629	$ 191,200	$ 173,443	$ 173,443	$ 155,700
INTEREST EXPENSE ON 2026 REV BOND	$ -	$ -	$ 7,151	$ -	$ 7,665
INTEREST EXPENSE WATER RESOURCE LOAN	$ 1,816	$ 1,900	$ 1,300	$ 1,300	$ 800
OTHER NON-OPERATING EXPNS	$ 32,284	$ 29,000	$ 42,721	$ 126,000	$ 66,000
TOTAL NON OPERATING (REV) & EXP	$ 2,315,268	$ 2,304,065	$ 2,322,079	$ 2,402,164	$ 2,287,320
NET REVENUE OVER EXPENDITURES	$ 9,621,706	$ 9,657,577	$ 4,089,180	$ 2,004,756	$ 3,500,669

Cash Flow Projection
2027 TENTATIVE BUDGET

Projected 2027 Ending Net Income	$	3,500,669
Non-cash revenue - 2013 amort bond premium	$	(17,001)
Non-cash revenue - 2017 amort bond premium	$	(43,542)
Non-cash revenue - 2019 amort bond premium	$	(35,142)
Back Out budgeted taxes for 2028 Bond Payments	$	(1,334,504)
Add Back taxes collected for 2027 Bond Payments	$	1,333,180
Add Back Funded Depreciation	$	6,685,000
Back Out Impact Fees (Capital Facilities Plan only)	$	(1,148,000)
Back Out contributed Capital	$	(1,700,000)
Bond Principal Payments		
2026 REV Bond	$	(20,000)
2013 GO Bond	$	(300,000)
2017 GO Bond	$	(690,000)
2019 GO Bond	$	(370,000)
2007C Revenue Bond	$	(244,000)
Capitilized Lease Payments	$	(78,805)
2003 Water Resource Loan Pmt	$	(52,446)
Estimated Cash Available Cap Acq	$	5,485,409

District Capital Facility Improvements
for the Year Ending December 31, 2027
2027 TENTATIVE BUDGET

	Existing	Future	Reserves	Bonding/Grant	Total
WATER DIVISION					
Meter Replacement Program	$ 250,000				$ 250,000
EDR PCM-590 & Ethernet Update	$ 25,000				$ 25,000
2027 Waterline Replacement Project Master Plan Project CM-9 - Design Only	$ 100,000				$ 100,000
Haynes Well #8 - Well Pump Station CMS & Construction	$ 988,423			$ 1,311,577	$ 2,300,000
Haynes 9 Well Rehabilitation	$ 200,000				$ 200,000
EDR Stack Replacement	$ 530,708				$ 530,708
SEWER DIVISION					
Plant Sensors & Instrumentation	$ 65,000				$ 65,000
West Side Collection Project 2 (CMS & Construction) So Frontage Rd, 8400 W to 8000 W	$ 4,241,200	$ 358,800			$ 4,600,000
West Side Collection Project 3 (CMS & Construction) So Frontage Rd, 8800 W to 8400 W	$ 3,632,800	$ 167,200			$ 3,800,000
West Side Collection Projec 4 (design only) 9200 West Trunk, Reach 1	$ 238,250	$ 11,750			$ 250,000
Aeration Alternative Study & Final Design Aeration upgrades per 2025 WRF Master Plan	$ 266,700	$ 33,300			$ 300,000
8000 W Manhole Repair & Rehabilitation	$ 150,000				$ 150,000
Sludge Hauling Trailer (Needed due to ET site Shutdown)	$ 150,000				$ 150,000
Huber Rebuild - Recommended every 8 years Installed in 2007 - 2009	$ 75,000				$ 75,000

District Capital Facility Improvements (Continued)
for the Year Ending December 31, 2027
2027 TENTATIVE BUDGET

	Existing	Future	Reserves	Bonding/Grant	Total
ADMINISTRATION DIVISION					
Upgrade Security Cameras including add to downstairs	$ 50,000				$ 50,000
Utility Locator Device (2)	$ 5,000				$ 5,000
Office Copier/Scanner/Printer	$ 15,000				$ 15,000
SECONDARY WATER DIVISION					
Secondary Water Line - 7200 W (CMS & Construction)	$ 1,000,000	$ -	$ -	$ -	$ 1,000,000
2027 Secondary Waterline Project Design Only	$ 124,950	$ 50,050			$ 175,000
7450 W Gardenia Avenue Connect School to Secondary Water	$ 50,000				$ 50,000
Flushing & Looping Project Add blow offs, SW Fire Hydrants or loop SW	$ 100,000				$ 100,000
Secondary Booster Station Zone 3 Cooling	$ 25,000				$ 25,000
TOTAL	$ 12,283,031	$ 621,100	$ -	$ 1,311,577	$ 14,215,708

MAGNA WATER DISTRICT
2027 TENTATIVE BUDGET

WATER DIVISION

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
WATER REVENUE					
WATER SALES	$ 5,827,110	$ 5,121,703	$ 6,020,338	$ 5,539,599	$ 6,390,000
PUBLIC WATER SYSTEM FEE	$ -	$ -	$ -	$ 50,000	$ -
WATER METER SET	$ (1,906)	$ 150,000	$ 11,717	$ 30,000	$ 15,000
WATER INSPECTION	$ 102,622	$ 52,000	$ 87,096	$ 80,000	$ 113,000
WATER BUY-IN	$ 194,474	$ 350,000	$ 178,977	$ 300,000	$ 203,000
WATER IMPACT FEE	$ 861,292	$ 1,640,000	$ 738,811	$ 1,050,000	$ 898,000
INCOME CONTRIBUTED CAPITAL	$ 2,523,216	$ 1,500,000	$ 800,000	$ 635,000	$ 600,000
METER TAMPERING FEE	$ 2,400	$ 1,000	$ 3,600	$ 800	$ 3,000
FEES (DELINQUENT ACCTS)	$ 8,861	$ 5,000	$ 9,052	$ 8,000	$ 9,000
OTHER OPER. INCOME-WATER	$ 112,392	$ 75,000	$ 74,520	$ 130,000	$ 124,165
PROPERTY TAX REVENUE (CERTIFIED RATE)	$ 1,686,648	$ 1,600,297	$ 1,419,765	$ 1,419,766	$ 1,460,557
PROPERTY TAX REVENUE (CDRA INCREMENT)	$ 675,935	$ 650,000	$ 750,000	$ 700,000	$ 750,000
PROPERTY TAX REVENUE (MV REVENUE)	$ 79,919	$ 90,000	$ 67,060	$ 110,000	$ 80,000
PROPERTY TAX REVENUE (MISC REDEMPTIONS, ETC)	$ 82,874	$ 50,000	$ 60,672	$ 35,000	$ 60,000
GAIN ON SALE OF ASSETS	$ (211,745)	$ 6,000,000	$ -	$ -	$ -
INDUSTRY COST SHARE INCOME	$ 321,181	$ 322,677	$ 338,168	$ 300,000	$ 350,000
OTHER NON-OPERATING INCOM	$ 41,578	$ 5,000	$ 9,802	$ -	$ -
GRANT MONIES	$ 60,000	$ -	$ 100,000	$ -	$ 1,400,000
TOTAL WATER REVENUE	$ 12,366,851	$ 17,612,677	$ 10,669,578	$ 10,388,165	$ 12,455,722
WATER EXPENDITURES					
SALARIES AND BENEFITS:					
SALARIES - WATER	$ 1,136,872	$ 1,165,000	$ 1,239,645	$ 1,190,000	$ 1,215,000
PAYROLL TAXES	$ 96,391	$ 110,000	$ 107,003	$ 110,000	$ 120,000
EMPLOYEE FRINGE BENEFITS	$ 427,383	$ 455,000	$ 476,541	$ 450,000	$ 435,000
EMPLOYEE HEALTH & WELLNESS PROGRAM	$ 1,250	$ 4,800	$ 1,250	$ 4,000	$ 2,500
TOTAL SALARIES AND BENEFITS	$ 1,661,896	$ 1,734,800	$ 1,824,439	$ 1,754,000	$ 1,772,500
PUBLIC WATER SYSTEM FEE	$ -	$ -	$ -	$ 50,000	$ 28,000
ENGINEERING (SEE PAGE 28 & 29 FOR DETAIL)	$ 5,147	$ 120,000	$ 62,534	$ 227,000	$ 205,000
MAINTENANCE CONTRACTS	$ 6,122	$ 7,000	$ 4,873	$ 7,000	$ 5,000
EQUIPMENT LEASE EXPENSE	$ 40,895	$ 42,000	$ 41,599	$ 38,000	$ 45,000
JANITORIAL EDR	$ 6,504	$ 6,700	$ 4,500	$ 6,700	$ 6,700
WATER LAB & TESTING	$ 27,282	$ 52,000	$ 24,618	$ 40,000	$ 40,000
FIRST AID & SAFETY	$ 2,795	$ 3,000	$ 3,228	$ 3,000	$ 3,700
OTHER CONTRACTUAL SERVICE	$ 13,875	$ 12,000	$ 12,000	$ 12,000	$ 12,000
INSPECTION EXPENSE	$ -	$ 5,000	$ -	$ -	$ -
WATER PURCHASED	$ 379,284	$ 330,000	$ 370,602	$ 390,000	$ 390,000
REPAIRS MAINTENANCE (SEE PAGE 28 & 29 FOR DETAILS)	$ 527,924	$ 1,016,000	$ 536,307	$ 1,053,640	$ 625,000
UNIFORMS AND LINEN WATER	$ 16,634	$ 20,000	$ 12,048	$ 20,000	$ 20,000
STORMWATER FEE/EDR	$ 1,562	$ 1,600	$ 1,562	$ 1,600	$ 1,600
GARBAGE COLLECTION	$ 6,485	$ 7,500	$ 8,320	$ 7,500	$ 8,500
OFFICE SUPPLIES	$ 3,083	$ 2,100	$ 4,595	$ 3,000	$ 5,000
OFFICE EQUIPMENT	$ 3,140	$ 5,000	$ 1,271	$ 5,000	$ 3,000
QUESTAR GAS	$ 32,228	$ 65,000	$ 36,564	$ 45,000	$ 45,000
ROCKY MOUNTAIN POWER	$ 625,162	$ 650,000	$ 643,288	$ 720,000	$ 671,650
CHEMICALS WATER PLANT	$ 86,306	$ 115,000	$ 64,165	$ 110,000	$ 90,000
TELEPHONE/DATA SERVICES	$ 12,899	$ 15,500	$ 17,100	$ 17,000	$ 18,000
PERFORMANCE & EVALUATION	$ -	$ 6,600	$ -	$ -	$ -
CELLULAR - PHONES SERVICE	$ 11,127	$ 10,000	$ 17,385	$ 9,500	$ 18,000
DEPRECIATION-WATER UTILTY	$ 2,944,376	$ 2,800,000	$ 2,985,000	$ 2,985,000	$ 3,300,000
VEHICLE/EQUIPMENT GAS & REPAIR	$ 72,649	$ 80,000	$ 87,559	$ 75,000	$ 113,850
CONSERVATION	$ -	$ 35,000	$ -	$ -	$ -
TRAINING	$ 29,767	$ 60,000	$ 27,806	$ 35,000	$ 30,000
DUES, MEMBERSHIPS	$ 5,108	$ 6,000	$ 7,425	$ 6,000	$ 8,000
BAD DEBTS	$ 29,797	$ 15,000	$ 17,107	$ 35,000	$ 35,000
INSURANCE	$ 112,690	$ 110,000	$ 132,585	$ 130,000	$ 140,000
MISC. OPERATING EXPENSE	$ 3,228	$ 5,000	$ 2,395	$ 5,000	$ 5,000
EDR MAINTENANCE	$ 111,043	$ 380,000	$ 100,000	$ 300,000	$ 250,000
EDR CHEMICALS	$ 59,902	$ 45,000	$ 60,000	$ 45,000	$ 60,000
EDR SAMPLING	$ 4,370	$ 7,000	$ 4,845	$ 6,000	$ 6,000
TOTAL OPER EXPENDITURES & SALARIES	$ 6,843,280	$ 7,769,800	$ 7,115,720	$ 8,141,940	$ 7,961,500

MAGNA WATER DISTRICT
2027 TENTATIVE BUDGET

WATER DIVISION (Continued)

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
NON OPERATING & BONDING EXPENSES:					
CDRA PROPERTY TAX EXPENSE	$ 675,935	$ 650,000	$ 750,000	$ 700,000	$ 750,000
AMORTIZ OF PREMIUM DISC 2013	$ (8,196)	$ (8,200)	$ (8,200)	$ (8,200)	$ (8,200)
AMORT OF PREMIUM DISC 2017	$ (13,728)	$ (13,800)	$ (13,728)	$ (13,800)	$ (13,800)
2019 GO BOND PREMIUM AMORT	$ (11,096)	$ (11,100)	$ (11,100)	$ (11,100)	$ (11,100)
2026 BOND ISSUANCE COSTS	$ -	$ -	$ 39,900	$ -	$ -
LEASE INTERST EXPENSE	$ 14,918	$ 16,850	$ 13,144	$ 11,205	$ 15,000
INTEREST EXP 2007 REV BOND	$ 55,620	$ 55,700	$ 52,100	$ 52,100	$ 49,000
INTEREST EXP 2013 BOND 48.22%	$ 26,786	$ 27,000	$ 17,360	$ 17,360	$ 11,000
INTEREST EXPENSE 2017 GO BOND	$ 97,667	$ 98,000	$ 89,500	$ 89,500	$ 81,000
INTEREST EXP FOR 2019 BOND	$ 60,201	$ 60,200	$ 54,773	$ 54,773	$ 49,200
INTEREST EXP FOR 2026 REV BOND	$ -	$ -	$ 7,151	$ -	$ 7,665
OTHER NON-OPERATING EXPNS	$ 381	$ 3,000	$ 871	$ 1,000	$ 1,000
TOTAL NON OPERATING (REV) & EXP	$ 898,488	$ 877,650	$ 991,771	$ 892,838	$ 930,765
NET REVENUE OVER EXPENDITURES	$ 4,625,083	$ 8,965,227	$ 2,562,087	$ 1,353,387	$ 3,563,457

Cash Flow Projection
2027 TENTATIVE BUDGET

WATER DIVISION

Projected 2027 Ending Net Income		$ 3,563,457
Less Administrative Portion		$ (1,727,501)
Subtotal		$ 1,835,956
Non-cash revenue - 2013 amort bond premium		$ (8,200)
Non-cash revenue - 2017 amort bond premium		$ (13,800)
Non-cash revenue - 2019 amort bond premium		$ (11,100)
Back Out Taxes Collected for 2028 Bond Payments		$ (478,278)
Add back Taxes Collected for 2027 Bond Payments		$ 477,718
Add Back Funded Depreciation		$ 3,300,000
Administration Portion of Depreciation		$ 301,235
Back Out Impact Fees		$ (898,000)
Back Out Contributed Capital		$ (600,000)
Bond Principal Payments		
2026 REV Bond	$ 8,000	$ (20,000)
2013 GO Bond (300000 * .4822)	$ 11,211	$ (144,660)
2017 GO Bond (690000* .3158)	$ 81,622	$ (217,902)
2019 GO Bond (370000 * .3158)	$ 49,549	$ (116,846)
2007C Revenue Bond	$ 52,020	$ (244,000)
Capitilized Lease Payments		$ (33,752)
Portion of Admin Cap Lease Pmts	11497*(.5477)	$ (6,297)
Estimated Cash Available Cap Acq		$ 3,122,074

District Water Capital Facility Improvements
for the Year Ending December 31, 2027
2027 TENTATIVE BUDGET

WATER DIVISION

	Existing	Future	Reserves	Funds/Grants	Total
Meter Replacement Program	$ 250,000				$ 250,000
EDR PCM-590 & Ethernet Update	$ 25,000				$ 25,000
2027 Waterline Replacement Project Master Plan Project CM-9 - Design Only	$ 100,000				$ 100,000
Haynes Well #8 - Well Pump Station CMS & Construction	$ 988,423			$ 1,311,577	$ 2,300,000
Haynes 9 Well Rehabilitation	$ 200,000				$ 200,000
EDR Stack Replacement	$ 530,708				$ 530,708
General Administrative Capital Facilities Projects (70000* .5477)	$ 38,339				$ 38,339
Totals	$ 2,132,470	$ -	$ -	$ 1,311,577	$ 3,444,047

MAGNA WATER DISTRICT
2027 TENTATIVE BUDGET

SEWER DIVISION

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
SEWER REVENUE					
SEWER SERVICE CHARGES	$ 5,690,233	$ 5,097,038	$ 5,893,903	$ 6,031,276	$ 6,124,915
SEWER INSPECTION	$ 158,108	$ 65,000	$ 148,863	$ 120,000	$ 175,000
SEWER BUY-IN	$ 435,641	$ 625,000	$ 262,637	$ 535,000	$ 350,000
SEWER IMPACT FEE	$ 323,674	$ 450,000	$ 195,994	$ 450,000	$ 250,000
INCOME CONTRIBUTED CAPITAL	$ 2,557,725	$ 1,000,000	$ 800,000	$ 700,000	$ 700,000
PROPERTY TAX REVENUE (CERTIFIED RATE)	$ 1,738,946	$ 1,649,962	$ 1,458,262	$ 1,456,261	$ 1,489,151
PROPERTY TAX REVENUE (CDRA INCREMENT)	$ 696,871	$ 650,000	$ 672,000	$ 700,000	$ 672,000
PROPERTY TAX REVENUE (MV REVENUE)	$ 82,414	$ 98,000	$ 68,436	$ 85,000	$ 80,000
PROPERTY TAX REVENUE (MISC REDEMPTIONS, ETC)	$ 86,035	$ 60,000	$ 61,862	$ 35,000	$ 65,000
GAIN ON SALE OF ASSETS		$ 5,000	$ -	$ -	$ -
GRANT MONIES	$ 15,000	$ -	$ -	$ -	$ -
OTHER NON-OPERATING/OPERATING INCOME	$ 43,629	$ 1,000	$ 1,756	$ 30,000	$ 35,000
TOTAL SEWER REVENUE	$ 11,828,276	$ 9,701,000	$ 9,563,713	$ 10,142,537	$ 9,941,066
SEWER EXPENDITURES					
SALARIES - SEWER	$ 776,871	$ 1,000,000	$ 767,351	$ 975,000	$ 980,000
PAYROLL TAXES	$ 70,638	$ 100,000	$ 70,078	$ 95,000	$ 92,000
EMPLOYEE FRINGE BENEFITS	$ 304,522	$ 400,000	$ 302,532	$ 355,000	$ 360,000
EMPLOYEE HEALTH & WELLNESS PROGRAM	$ 1,250	$ 3,600	$ 1,250	$ 3,000	$ 3,000
TOTAL SALARIES AND BENEFITS	$ 1,153,281	$ 1,503,600	$ 1,141,211	$ 1,428,000	$ 1,435,000
ENGINEERING (SEE PAGE 28 & 29 FOR DETAILS)	$ 40,326	$ 30,000	$ 21,797	$ 87,500	$ 25,000
DATA PROCESSING	$ -	$ -	$ 8,575		$ 9,000
JANITORIAL WWTP ADMIN	$ 4,200	$ 4,800	$ 4,500	$ 4,700	$ 4,700
SEWER LAB & TESTING	$ 70,070	$ 75,000	$ 73,745	$ 68,000	$ 80,000
FIRST AID & SAFETY	$ 1,676	$ 2,000	$ 1,886	$ 2,500	$ 2,500
OTHER CONTRACTUAL SERVICE	$ 14,656	$ 12,275	$ 12,000	$ 12,000	$ 12,000
INSPECTION EXPENSE	$ -	$ 10,000	$ -	$ -	$ -
REPAIRS MAINTENANCE (SEE PAGE 28 & 29 FOR DETAILS)	$ 395,327	$ 1,650,000	$ 664,596	$ 1,723,000	$ 800,000
SLUDGE REMOVAL	$ 178,049	$ 180,000	$ 171,277	$ 195,000	$ 645,000
UNIFORMS AND LINEN SEWER	$ 16,035	$ 26,000	$ 18,153	$ 20,000	$ 21,000
GARBAGE COLLECTION	$ 25,232	$ 40,000	$ 28,696	$ 35,000	$ 35,000
OFFICE SUPPLIES	$ 1,910	$ 5,000	$ 1,279	$ 4,000	$ 4,000
OFFICE EQUIPMENT	$ 6,737	$ 5,000	$ -	$ 5,000	$ 5,000
QUESTAR GAS	$ 36,845	$ 83,000	$ 36,797	$ 52,000	$ 38,000
ROCKY MTN POWER	$ 465,897	$ 375,000	$ 470,354	$ 500,000	$ 494,200
CHEMICALS - SEWER	$ 409,451	$ 387,000	$ 441,973	$ 365,000	$ 500,000
TELEPHONE/DATA SERVICES	$ 11,045	$ 7,000	$ 11,353	$ 8,000	$ 15,000
PERFORMANCE & EVALUATION	$ -	$ 7,200	$ -	$ -	$ -
CELLULAR - PHONES SERVICE	$ 15,493	$ 15,000	$ 17,691	$ 18,000	$ 20,000
DEPRECIATION-SEWER UTILTY	$ 1,682,157	$ 1,950,000	$ 1,850,000	$ 1,850,000	$ 1,925,000
VEHICLE/EQUIP GAS & REPAIRS	$ 40,663	$ 75,000	$ 47,408	$ 55,000	$ 81,700
TRAINING	$ 17,235	$ 65,000	$ 20,387	$ 30,000	$ 25,000
DUES, MEMBERSHIPS	$ 1,960	$ 2,000	$ 1,831	$ 2,000	$ 2,000
BAD DEBTS	$ 575	$ 2,000	$ 3,205	$ 2,000	$ 4,000
INSURANCE	$ 109,841	$ 150,000	$ 114,717	$ 130,000	$ 128,000
MISC. OPERATING EXPENSE	$ 3,347	$ 5,000	$ 315	$ 5,000	$ 3,000
TOTAL OPERATING EXPENDITURES & SALARIES	$ 4,702,008	$ 6,666,875	$ 5,163,746	$ 6,601,700	$ 6,314,100
NON OPERATING & BONDING EXPENSES:					
CDRA PROPERTY TAX EXPENSE	$ 696,871	$ 650,000	$ 672,000	$ 700,000	$ 672,000
AMORT ON 2013 BOND PREMIUM	$ (8,801)	$ (8,801)	$ (8,801)	$ (8,801)	$ (8,801)
AMORT ON 2017 BOND PREMIUM	$ (18,857)	$ (18,857)	$ (18,857)	$ (18,857)	$ (18,857)
AMORT ON 2019 BOND PREMIUM	$ (15,242)	$ (15,242)	$ (15,242)	$ (15,242)	$ (15,242)
LEASE INTERST EXPENSE	$ 7,399	$ 8,400	$ 7,926	$ 5,600	$ 15,000
INTEREST EXP 2013 BOND 51.78%	$ 28,764	$ 29,000	$ 18,641	$ 18,641	$ 11,655

MAGNA WATER DISTRICT
2027 TENTATIVE BUDGET

SEWER DIVISION (Continued)

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
NON OPERATING & BONDING EXPENSES: (Continued)					
INTEREST EXP 2017 BOND	$ 134,161	$ 134,200	$ 122,900	$ 122,900	$ 111,135
INTEREST EXP 2019 BOND	$ 82,695	$ 83,000	$ 75,239	$ 75,239	$ 67,500
OTHER NON-OPER EXPENSE	$ 589	$ 1,000	$ 14,634	$ 100,000	$ 30,000
TOTAL NON OPERATING (REV) & EXP	$ 907,579	$ 862,700	$ 868,440	$ 979,480	$ 864,390
NET REVENUE OVER EXPENDITURES	$ 6,218,689	$ 2,171,425	$ 3,531,527	$ 2,561,357	$ 2,762,576

Cash Flow Projection
2027 TENTATIVE BUDGET

SEWER DIVISION

Projected 2027 Ending Net Income		$	2,762,576
Less Administrative Portion		$	(1,186,888)
Subtotal		$	1,575,688
Non-cash premium on 2013 Bond		$	(8,801)
Non-cash premium on 2017 Bond		$	(18,857)
Non-cash premium on 2019 Bond		$	(15,242)
Back Out Taxes Collected for 2028 Bond Payments		$	(607,602)
Add Back Taxes Collected for 2027 Bond Payments		$	606,956
Add Back Funded Depreciation		$	1,925,000
Administration Portion Depr		$	206,965
Back Out Impact Fees		$	(250,000)
Back Out contributed Capital		$	(700,000)
Bond Principal Payments			
2013 GO Bond Payment (300000 * .5178)	$ 12,039	$	(155,340)
2017 GO Bond Payment (690000 * .4338)	$ 112,121	$	(299,322)
2019 GO Bond Payment (370000 * .4338)	$ 68,063	$	(160,506)
Capital Lease Payments		$	(33,555)
Portion of Administrative Capital Lease Pmts	(11497*.3763)	$	(4,327)
Estimated Cash Available for Capital Acquisitions		$	2,061,057

District Sewer Capital Facility Improvements
for the Year Ending December 31, 2027
2027 TENTATIVE BUDGET

SEWER DIVISION

	Existing	Future	Reserves	Funds/Grants	Total
Plant Sensors & Instrumentation	$ 65,000				$ 65,000
West Side Collection Project 2 (CMS & Construction) So Frontage Rd, 8400 W to 8000 W	$ 4,241,200	$ 358,800			$ 4,600,000
West Side Collection Project 3 (CMS & Construction) So Frontage Rd, 8800 W to 8400 W	$ 3,632,800	$ 167,200			$ 3,800,000
West Side Collection Projec 4 (design only) 9200 West Trunk, Reach 1	$ 238,250	$ 11,750			$ 250,000
Aeration Alternative Study & Final Design Aeration upgrades per 2025 WRF Master Plan	$ 266,700	$ 33,300			$ 300,000
8000 W Manhole Repair & Rehabilitation	$ 150,000				$ 150,000
Sludge Hauling Trailer (Needed due to ET site Shutdown)	$ 150,000				$ 150,000
Huber Rebuild - Recommended every 8 years Installed in 2007 - 2009	$ 75,000				$ 75,000
General Administrative Capital Facilities Projects (70000* .3763)	$ 26,341				$ 26,341
Totals	$ 8,845,291	$ 571,050	$ -	$ -	$ 9,416,341

MAGNA WATER DISTRICT
2027 TENTATIVE BUDGET

ADMINISTRATION DIVISION

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
ADMINISTRATION REVENUE					
ENGINEERING REVENUE - SUBDIVIS	$ 96,159	$ 85,000	$ 53,926	$ 75,000	$ 65,000
NON RESIDENT FEES	$ 177,619	$ 140,000	$ 178,257	$ 155,000	$ 155,000
INTEREST INCOME-INVESTMS	$ 1,113,710	$ 1,800,000	$ 878,392	$ 1,000,000	$ 750,000
GAIN ON SALE OF ASSETS	$ 213	$ -	$ -	$ -	$ -
UNREALIZED GAIN ON INVESTMENTS	$ -	$ -	$ -	$ -	$ -
OTHER NON-OPERATING INCOM	$ 9,405	$ 5,000	$ 6,583	$ 9,000	$ 7,000
TOTAL ADMIN REVENUE	$ 1,397,106	$ 2,030,000	$ 1,117,158	$ 1,239,000	$ 977,000
ADMINISTRATION EXPENDITURES					
SALARIES AND BENEFITS:					
TRUSTEE COMPENSATION	$ 10,000	$ 15,000	$ 10,000	$ 15,000	$ 15,000
SALARIES-OFFICE	$ 275,701	$ 325,000	$ 379,497	$ 180,000	$ 400,000
SALARIES - MANAGEMENT	$ 1,019,273	$ 1,000,000	$ 981,603	$ 1,225,000	$ 1,127,000
OFFICE - PAYROLL TAXES	$ 19,529	$ 28,000	$ 20,951	$ 16,000	$ 16,000
MANAGEMENT - PR TAXES	$ 81,496	$ 87,000	$ 92,572	$ 99,000	$ 115,000
FRINGE BENEFITS - OFFICE	$ 143,027	$ 162,000	$ 258,399	$ 97,000	$ 97,000
OPEB EXPENSE	$ 185,354	$ 300,000	$ 145,933	$ 310,000	$ 310,000
MANAGEMENT FRINGE BENEFITS	$ 747,662	$ 460,000	$ 428,966	$ 620,000	$ 650,000
EMPLOYEE HEATH & WELLNESS PROGRAM	$ 1,250	$ 1,200	$ 714	$ 1,000	$ 1,000
TOTAL SALARIES AND BENEFITS	$ 2,483,292	$ 2,378,200	$ 2,318,635	$ 2,563,000	$ 2,731,000
LEGAL EXPENSE	$ 41,111	$ 45,000	$ 31,146	$ 45,000	$ 45,000
PAYROLL PROCESSING SERVICE	$ 1,863	$ 2,000	$ 1,837	$ 2,000	$ 2,000
ACCOUNTING AND AUDITING	$ 20,000	$ 35,000	$ 17,800	$ 25,000	$ 25,000
HUMAN RESOURCES	$ 3,578	$ 2,110	$ 2,160	$ 5,000	$ 6,500
ENGINEERING SERVICES (SEE PAGE 28 & 29 FOR DETAILS)	$ 254,652	$ -	$ 73,507	$ 9,000	$ 5,000
ENGINEERING EXP - SUBDIVISIONS	$ -	$ -	$ -	$ -	$ -
DATA PROCESSING	$ 37,234	$ 25,000	$ 33,300	$ 61,800	$ 62,000
DATA PROC.MAINT. SERVICE	$ 51,111	$ 66,000	$ 43,521	$ 50,000	$ 50,000
JANITORIAL GENERAL OFFICE	$ 7,931	$ 8,500	$ 12,371	$ 8,500	$ 15,000
FIRST AID & SAFETY	$ 1,050	$ 2,000	$ 876	$ 1,500	$ 1,500
OTHER CONTRACTUAL SERVICE	$ 150	$ 2,000	$ 2,006	$ 1,000	$ 3,000
WEB DEVELOPMENT	$ 300	$ 1,000	$ 960	$ 1,000	$ 1,000
REPAIR AND MAINTENANCE	$ 43,158	$ 75,000	$ 34,591	$ 75,000	$ 75,000
OFFICE RUGS & UNIFORMS	$ 5,883	$ 3,000	$ 6,727	$ 7,000	$ 7,000
OFFICE SUPPLIES	$ 7,596	$ 5,000	$ 13,283	$ 15,000	$ 15,000
OFFICE EQUIPMENT	$ 4,785	$ 10,000	$ 4,699	$ 10,000	$ 10,000
POSTAGE/3RD PARTY BILLING PROCESS	$ 77,125	$ 85,000	$ 69,646	$ 85,000	$ 85,000
ROCKY MTN POWER	$ 12,684	$ 5,000	$ 2,656	$ 5,000	$ 5,000
QUESTAR	$ 3,735	$ 8,000	$ 4,304	$ 6,000	$ 6,000
TELEPHONE/DATA SERVICES	$ 24,491	$ 25,000	$ 30,566	$ 25,000	$ 35,000
PERFORMANCE & EVALUATION	$ -	$ 6,000	$ -	$ -	$ -
CELLULAR - PHONES SERVICE	$ 8,187	$ 8,500	$ 8,389	$ 10,500	$ 10,500
DEPRECIATION - GEN. PLANT	$ 513,511	$ 500,000	$ 550,000	$ 550,000	$ 550,000
VEHICLE GAS & REPAIRS	$ 7,617	$ 8,000	$ 9,958	$ 9,000	$ 12,500
TRAINING	$ 43,679	$ 70,000	$ 58,359	$ 47,000	$ 65,000
DUES, MEMBERSHIPS	$ 14,573	$ 25,000	$ 22,975	$ 25,000	$ 25,000
INSURANCE	$ 14,008	$ 17,000	$ 14,940	$ 17,000	$ 17,000
ELECTRONIC ARCHIVING	$ -	$ 5,000	$ 4,500	$ 5,000	$ 5,000
ADVERTISING & PUBLIC RELA	$ 11,205	$ 5,000	$ 14,965	$ 9,000	$ 20,000
MISC. OPERATING EXPENSE	$ 3,351	$ 7,000	$ 2,335	$ 6,000	$ 6,000
CASH SHORTAGE/OVERAGE	$ (139)	$ 50	$ (104)	$ 50	$ 50
TOTAL OPERATING EXP & SALARIES	$ 3,697,721	$ 3,434,360	$ 3,390,908	$ 3,679,350	$ 3,896,050

ADMINISTRATION DIVISION (Continued)

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
NON OPERATING & BONDING EXPENSES:					
LEASE INTEREST EXPENSE	$ 5,245	$ 6,000	$ 3,716	$ 3,850	$ 5,050
BANK SERVICE FEES	$ 164,003	$ 150,000	$ 162,938	$ 155,000	$ 195,000
OTHER NON-OPERATING EXPNS	$ 31,314	$ 25,000	$ 27,216	$ 25,000	$ 35,000
TOTAL NON OPERATING (REV) & EXP	$ 200,562	$ 181,000	$ 193,870	$ 183,850	$ 235,050
NET REVENUE OVER EXPENDITURES	$ (2,501,177)	$ (1,585,360)	$ (2,467,620)	$ (2,624,200)	$ (3,154,100)

District Administrative Capital Facility Improvements
for the Year Ending December 31, 2027
2027 TENTATIVE BUDGET

ADMINISTRATION DIVISION

	Existing	Future	Reserves	Funds/Grants	Total
Upgrade Security Cameras including add to downstairs	$ 50,000				$ 50,000
Utility Locator Device (2)	$ 5,000				$ 5,000
Office Copier/Scanner/Printer	$ 15,000				$ 15,000
Totals	$ 70,000	$ -	$ -	$ -	$ 70,000

MAGNA WATER DISTRICT
2027 TENTATIVE BUDGET

SECONDARY WATER DIVISION

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
SECONDARY WATER REVENUE					
SECONDARY WATER SERVICE CHARGE	$ 604,485	$ 499,510	$ 586,000	$ 754,546	$ 624,507
SUBSIDY FROM CUL FOR SECO	$ -	$ 22,000	$ -	$ -	$ -
SECONDARY WATER METER SET FEES	$ (32,334)	$ 55,000	$ (13,314)	$ 55,000	$ 5,000
SECONDARY WATER INSPECTION FEES	$ 12,895	$ 25,000	$ 14,901	$ 25,000	$ 15,000
INCOME CONTRIBUTED CAPITAL	$ 1,135,457	$ 1,000,000	$ 350,000	$ 400,000	$ 400,000
PROPERTY TAX REVENUE (CERTIFIED RATE)	$ 502,410	$ 476,490	$ 476,678	$ 476,678	$ 481,844
PROPERTY TAX REVENUE (CDRA INCREMENT)	$ 201,332	$ 275,000	$ 172,000	$ 250,000	$ 172,000
PROPERTY TAX REVENUE (MV REVENUE)	$ 23,815	$ 25,000	$ 22,191	$ 30,000	$ 25,000
PROPERTY TAX REVENUE (MISC REDEMPTIONS, ETC)	$ 32,990	$ 15,000	$ 20,029	$ 9,500	$ 20,000
GAIN ON SALE OF ASSETS	$ -	$ -	$ -	$ -	$ -
GRANT MONIES	$ 24,012	$ 35,000	$ 10,000	$ -	$ -
OTHER NON-OPERATING INCOME	$ 31,840	$ -	$ 5,141	$ 12,000	$ -
TOTAL SECONDARY WATER REVENUE	$ 2,536,902	$ 2,428,000	$ 1,643,626	$ 2,012,724	$ 1,743,351
SECONDARY OPERATING EXPENSES					
ENGINEERING (SEE PAGE 28 & 29 FOR DETAILS)	$ -	$ -	$ 10,899	$ 22,216	$ 170,000
INSPECTION EXPENSE	$ -	$ 5,000	$ -	$ -	$ -
REPAIR & MAINT (SEE PAGE 28 & 29 FOR DETAILS)	$ 123,412	$ 970,000	$ 54,217	$ 60,000	$ 60,000
FUEL & POWER	$ 24,244	$ 30,000	$ 7,601	$ 30,000	$ 13,000
DEPRECIATION	$ 798,033	$ 930,000	$ 836,000	$ 836,000	$ 910,000
BAD DEBTS	$ 5	$ 300	$ 15	$ 300	$ 300
INSURANCE	$ 3,458	$ 3,700	$ 3,710	$ 4,000	$ 4,200
TOTAL OPERATING EXP	$ 949,152	$ 1,939,000	$ 912,442	$ 952,516	$ 1,157,500
NON OPERATING & BONDING EXPENSES:					
CDRA PROPERTY TAX EXPENSE	$ 201,332	$ 275,000	$ 172,000	$ 250,000	$ 172,000
AMORT ON 2017 BOND PREMIUM	$ (10,885)	$ (10,885)	$ (10,885)	$ (10,885)	$ (10,885)
AMORT ON 2019 BOND PREMIUM	$ (8,798)	$ (8,800)	$ (8,798)	$ (8,800)	$ (8,800)
INTEREST EXP ON 2017 GO BOND	$ 77,441	$ 77,500	$ 70,950	$ 70,950	$ 65,000
INTEREST EXPENSE 2019 BOND	$ 47,733	$ 48,000	$ 43,431	$ 43,431	$ 39,000
INTEREST EXPENSE WATER RESOURCE LOAN	$ 1,816	$ 1,900	$ 1,300	$ 1,300	$ 800
TOTAL NON OPERATING (REV) & EXP	$ 308,639	$ 382,715	$ 267,998	$ 345,996	$ 257,115
NET REVENUE OVER EXPENDITURES	$ 1,279,111	$ 106,285	$ 463,186	$ 714,212	$ 328,736

Cash Flow Projection
2027 TENTATIVE BUDGET

SECONDARY WATER DIVISION

Projected 2027 Ending Net Income			$	328,736
Less Administrative Portion			$	(239,712)
Subtotal			$	89,024
Non-cash premium on 2017 Bond			$	(10,885)
Non-cash premium on 2019 Bond			$	(8,800)
Back Out budgeted taxes for 2028 Bond Payments			$	(248,624)
Add Back taxes collected for 2027 Bond Payments			$	248,506
Add Back Funded Depreciation			$	910,000
Administration Portion Depr			$	41,800
Back Out contributed Capital			$	(400,000)
Bond Principal Payments				
2017 GO Bond (690000 * .2504)	$	64,719	$	(172,776)
2019 GO Bond (370000 * .2504)	$	39,288	$	(92,648)
WATER RESOURCE LOAN	$	954	$	(52,446)
Portion of Administrative Capital Lease Pmts	(11497*.0706)		$	(874)
Estimated Cash Available for Capital Acquisitions			$	302,278

District Secondary Water Capital Facility
Improvements for the Year Ending December 31, 2027
2027 TENTATIVE BUDGET

SECONDARY WATER DIVISION

	Existing	Future	Reserves	Funds/Grants	Total
Secondary Water Line - 7200 W (CMS & Construction)	$ 1,000,000	$ -	$ -	$ -	$ 1,000,000
2027 Secondary Waterline Project Design Only	$ 124,950	$ 50,050			$ 175,000
7450 W Gardenia Avenue Connect School to Secondary Water	$ 50,000				$ 50,000
Flushing & Looping Project Add blow offs, SW Fire Hydrants or loop SW	$ 100,000				$ 100,000
Secondary Booster Station Zone 3 Cooling	$ 25,000				$ 25,000
General Administrative Capital Facilities Projects (70000* .0760)	$ 5,320				$ 5,320
Totals	$ 1,305,270	$ 50,050	$ -	$ -	$ 1,355,320

BREAKDOWN OF ENGINEERING & REPAIRS & MAINTENANCE OPERATING BUDGET:

WATER

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
ENGINEERING					
ARDURRA GIS SERVICES	$ -	$ 25,000	$ 21,797	$ 25,000	$ 20,000
PFAS TREATMENT ALTERNATIVE STUDY	$ -	$ -	$ -	$ -	$ 130,000
SCADA SYSTEM (DIST) Water System Operations	$ -	$ 40,000	$ -	$ 25,000	$ 25,000
TANK REPAIR ANALYSIS	$ -	$ -	$ -	$ -	$ 30,000
EPIC ENGINEERING	$ -	$ 5,000	$ 2,190	$ 7,000	$ -
BOWEN COLLINS	$ -	$ -	$ -	$ 25,000	$ -
STANTEC CONSULTING	$ -	$ -	$ -	$ 25,000	$ -
EDR FINISH & FEED TANK STUDY	$ 5,147	$ -	$ 7,181	$ -	$ -
GENERAL SURVEYING	$ -	$ 20,000	$ -	$ 20,000	$ -
WATER CONSERVATION REPORT	$ -	$ 10,000	$ 9,250	$ 10,000	$ -
DRINKING WATER SOURCE PROTECTION PLAN (DWSP) UPDATE	$ -	$ 20,000	$ 22,116	$ 40,000	$ -
GROUND WATER MANAGEMENT STUDY UPDATE	$ -	$ -	$ -	$ 50,000	$ -
TOTAL	$ 5,147	$ 120,000	$ 62,534	$ 227,000	$ 205,000
REPAIRS MAINTENANCE	$ 527,924	$ 581,550	$ 536,307	$ 590,000	$ 368,860
VALVE REPLACEMENT (ANNUAL)	$ -	$ 75,000	$ -	$ 75,000	$ 75,000
HYDRANT REPLACEMENT ANNUAL PROJECT	$ -	$ 75,000	$ -	$ 75,000	$ 75,000
DRILL PRESS	$ -	$ -	$ -	$ -	$ 1,500
TRUCK SHOP MAINTENANCE BLDG AIR CONDITIONING	$ -	$ 2,200	$ -	$ 10,000	$ 5,000
CHOP SAW	$ -	$ 2,000	$ -	$ 2,000	$ 2,000
WEED CONTROL	$ -	$ 8,000	$ -	$ -	$ 8,000
BARTON 5 COOLING	$ -	$ -	$ -	$ 12,820	$ 12,820
4100 CULINARY BOOSTER COOLING	$ -	$ -	$ -	$ 12,820	$ 12,820
COST SHARE FOR PROJECTS BY MAGNA CITY RELOCATE FACIL	$ -	$ 100,000	$ -	$ 100,000	$ 50,000
PALLET JACK	$ -	$ -	$ -	$ 1,000	$ 1,000
REFRIGERANT MACHINE	$ -	$ -	$ -	$ -	$ 3,000
PLASMA CUTTER	$ -	$ -	$ -	$ -	$ 2,500
SHOP FANS	$ -	$ -	$ -	$ -	$ 2,000
BAND SAW	$ -	$ -	$ -	$ -	$ 2,500
DRILL BIT SHARPENER	$ -	$ -	$ -	$ -	$ 500
SKID LOADER FORKS	$ -	$ -	$ -	$ -	$ 2,500
EDR PUMPS & INSPECTION REPAIR/REPLACE	$ -	$ 80,000	$ -	$ -	$ -
EDR CHEMICAL ROOM EPOXY PAINTING FLOOR	$ -	$ 22,250	$ -	$ -	$ -
TEAR OUT FLUORIDE BLDG PLUMB HAYNES & BARTON	$ -	$ 70,000	$ -	$ -	$ -
FACILITIES MAINTENANCE	$ -	$ -	$ -	$ 75,000	$ -
7600 LANDSCAPE	$ -	$ -	$ -	$ 100,000	$ -
TOTAL	$ 527,924	$ 1,016,000	$ 536,307	$ 1,053,640	$ 625,000

SEWER

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
ENGINEERING					
ENGINEERING		$ -	$ -	$ 30,000	$ -
ARDURRA GIS SERVICES	$ -	$ 25,000	$ 21,797	$ -	$ 20,000
INDIGO WATER CONSULTANT	$ -	$ 5,000	$ -	$ 7,500	$ 5,000
GENERAL ENGINEERING SUPPORT - STANTEC	$ 4,724	$ -	$ -	$ -	$ -
SIU AGREEMENT	$ 12,345	$ -	$ -	$ -	$ -
AEEC - RISK MANAGEMENT PLAN	$ 10,000	$ -	$ -	$ -	$ -
MASTER PLAN UPDATE	$ 13,257	$ -	$ -	$ -	$ -
WWTP EMERGENCY RESPONSE PLAN	$ -	$ -	$ -	$ 50,000	$ -
TOTAL	$ 40,326	$ 30,000	$ 21,797	$ 87,500	$ 25,000

BREAKDOWN OF ENGINEERING & REPAIRS & MAINTENANCE OPERATING BUDGET:

SEWER - Continued

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
REPAIRS MAINTENANCE	$ 226,149	$ 312,000	$ 232,165	$ 333,000	$ 18,000
ASPHALT OVERLAY & REPAIR AT WWTP	$ -	$ 170,000	$ -	$ 170,000	$ 200,000
TOTAL POWER & CONTROL - SCADA SERVICES	$ -	$ 35,000	$ 26,516	$ 35,000	$ 35,000
SEWER MAIN LINE & SPOT REPAIRS	$ -	$ 200,000	$ 15,685	$ 250,000	$ 250,000
MANHOLE LINING & REHABILITATION	$ 78,520	$ 75,000	$ 275,000	$ 75,000	$ 75,000
EAST HEADWORKS ELECTRICAL ROOM	$ -	$ -	$ -	$ -	$ 12,000
ROOT CONTROL - COLLECTION LINES	$ 13,826	$ 25,000	$ 20,704	$ 25,000	$ 30,000
SL - RAT SOUND MONITORING INVESTIGATION	$ 60,471	$ 65,000	$ 64,540	$ 65,000	$ 75,000
HACH MAINTENANCE CONTRACT	$ 16,361	$ -	$ 23,155	$ 20,000	$ 20,000
FACILITY COATINGS/PAINTING/REPAIRS	$ -	$ -	$ -	$ -	$ 35,000
WEST HEADWORKS DEMOLITION	$ -	$ -	$ -	$ -	$ 50,000
DEMOLITION OF AGING OR OBSOLETE WWTP BLDGS & INFRAS	$ -	$ 750,000	$ -	$ 750,000	$ -
REPLACE WRF OPERATORS OFFICE SERVER AREA AC UNIT	$ -	$ 18,000	$ 6,831	$ -	$ -
TOTAL	$ 395,327	$ 1,650,000	$ 664,596	$ 1,723,000	$ 800,000

ADMINISTRATION

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
ENGINEERING					
GENERAL ENGINEERING - EPIC ENGINEERING	$ 3,408	$ -	$ 3,594	$ -	$ 5,000
LEAD & COPPER ASSISTANCE - AE2S	$ 48,981	$ -	$ 4,134	$ -	$ -
SUBDIVISION STUDY - JUB	$ 9,500	$ -	$ -	$ -	$ -
GIS SERVICES - ARDURRA	$ 65,954	$ -	$ -	$ -	$ -
RISK & RESILIANCE STUDY - HANSEN ALLEN & LUCE	$ -	$ -	$ 9,250	$ -	$ -
DRINKING WATER SOURCE PROTECTION PLAN - HORROCKS	$ -	$ -	$ -	$ -	$ -
MASTER PLAN UPDATE - BOWEN COLLINS	$ 123,805	$ -	$ 52,137	$ -	$ -
FINANCIAL ANALYSIS - FUNDING ASSISTANCE	$ 3,004	$ -	$ 4,392	$ 9,000	$ -
TOTAL	$ 254,652	$ -	$ 73,507	$ 9,000	$ 5,000

SECONDARY

	2025 ACTUAL	2025 BUDGET	2026 ESTIMATED YEAR END	2026 BUDGET	2027 TENTATIVE
ENGINEERING					
ARDURRA - GIS SERVICES	$ -	$ -	$ 10,899	$ -	$ 20,000
SHALLOW GROUND WATER DEVELOPMENT PLAN	$ -	$ -	$ -	$ -	$ 150,000
SECONDARY ZONE 3 BOOSTER COOLING	$ -	$ -	$ -	$ 22,216	$ -
TOTAL	$ -	$ -	$ 10,899	$ 22,216	$ 170,000
REPAIRS MAINTENANCE	$ 123,412	$ 60,000	$ 54,217	$ 60,000	$ 60,000
DREDGING OF SECONDARY WATER RESERVOIR ZONE 1	$ -	$ 910,000	$ -	$ -	$ -
TOTAL	$ 123,412	$ 970,000	$ 54,217	$ 60,000	$ 60,000