



**COPPERTON COUNCIL
MEETING AGENDA
July 16, 2025**

Bingham Canyon Lions Club
8725 Hillcrest St.
Copperton, Utah 84006

Wednesday, July 16, 2025 – 6:30 PM

The public is encouraged to attend

PUBLIC NOTICE IS HEREBY GIVEN that the Copperton Council will hold a meeting on the **16th day of July 2025** at the Bingham Canyon Lions Club, 8725 Hillcrest St., Copperton, Utah as follows:

***** Portions of the meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.***

1. REGULAR MEETING

- a. Call to Order
- b. Determine Quorum
- c. Pledge of Allegiance

2. COMMUNITY INPUT

- a. Recognize Visiting Officials
- b. Unified Fire Authority (UFA)
- c. Unified Police Department (UPD)
 - i) Introduce Detective Sgt. Keith Borders and COP Officer George Jeknavorian

3. WORKSHOP DISCUSSION

- a. Workshop Discussion on Bingham Cemetery Board – ***Council Member Tessa Stitzer and Bingham Cemetery Board***

4. CONSENT AGENDA (Discussion/Motion)

- a. Approve Council Meeting Minutes
 - i) June 18, 2025
- b. Fiscal Items - ***Mayor Sean Clayton***
 - i) Approval of expenditures

5. PRESENTATION ITEMS

- a. Wasatch Front Waste and Recycling District Presentation – ***James Kelsey, Sustainability Coordinator and Pam Roberts, General Manager***

6. COUNCIL BUSINESS (Discussion/Motion)

- a. Discussion and Potential Approval of FY2026 Copperton Town Insurance Policy – ***Mayor Sean Clayton***
- b. UPAHEAD – Emergency Text and Council Messaging Policy Updates – ***Council Member Tessa Stitzer***

7. COMMITTEE/BOARD UPDATES (Discussion/Motion)

- a. Legal Updates – *Nathan Bracken, Attorney*
- b. Bingham Cemetery Board – *Council Member Stitzer*
- c. Copperton Community Council – *Council Member Stitzer*
- d. Planning Commission – *Council Member Severson*

8. COPPERTON COUNCIL REPORTS (Discussion/Motion)

- a. Mayor Clayton
 - i) Greater Salt Lake Municipal Services District (GSLMSD)
 - ii) Council of Governments (COG)
- b. Council Member McCalmon
 - i) Unified Police Department (UPD)
 - (1) UPD Budget
 - ii) Salt Lake Valley Law Enforcement Service Area (SLVLESA)
- c. Council Member Bailey
 - i) Unified Fire Authority (UFA)
 - ii) Unified Fire Service Area (UFSA)
- d. Deputy Mayor Stitzer
 - i) Wasatch Front Waste and Recycle (WFWRD)
- e. Council Member Severson
 - i) Salt Lake County Animal Services

9. OTHER ANNOUNCEMENTS (Discussion/Motion)

- a. Public Comment

Please state your name and address for the record. Limit comments to 3 minutes per person.

- b. Announcements

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

- a. Discuss the character, professional competence, or physical or mental health of an individual (§ 52-4-205(1)(a))
- b. Discuss pending or reasonably imminent litigation (§ 52-4-205(1)(c))
- c. Discuss the purchase, exchange, or lease of real property (§ 52-4-205(1)(d))
- d. Discuss the deployment of security personnel, devices, or systems (§ 52-4-205(1)(f))

11. ADJOURN

ZOOM:

Topic: Copperton Council Meeting

Time: July 16, 2025 06:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/84322772340?pwd=ZMv3eokajbvjBTabbbXjf1FnmLrIFW.1>

Meeting ID: 843 2277 2340

Passcode: Copperton

Posted: July 15, 2025



COPPERTON TOWN COUNCIL MEETING

JUNE 18, 2025, 6:30 PM
BINGHAM CANYON LIONS CLUB
8725 HILLCREST STREET, COPPERTON, UTAH 84006

COPPERTON TOWN COUNCIL MEETING MINUTES

****DRAFT MINUTES – UNAPPROVED****

Council Members Present:

Sean Clayton, Mayor
Tessa Stitzer, Mayor Pro Tempore (Via Zoom)
Kathleen Bailey, Council Member
Linda McCalmon, Council Member
Kevin Severson, Council Member

Council Members Excused: None

Staff Present:

Nathan Bracken, Legal Counsel
Diana Baun, Town Clerk
Dan Torres, Economic Development Manager
Chief Nathan Bogenschutz, UFA
Detective Harry Holt, UPD

Others Present:

1. REGULAR COUNCIL MEETING

Mayor Clayton, presiding, called the meeting to order at 6:30 PM and noted a quorum was present.

The Pledge of Allegiance was recited.

2. COMMUNITY INPUT

- a. Recognize Visiting Officials – None
- b. Unified Fire Authority (UFA)

COPPERTON COUNCIL MEMBERS

MAYOR SEAN CLAYTON, MAYOR PRO TEMPORE TESSA STITZER,
COUNCIL MEMBER KATHLEEN BAILEY, COUNCIL MEMBER KEVIN SEVERSON,
COUNCIL MEMBER LINDA MCCALMON

Chief Nathan Bogenschutz addressed the council and mayor, reporting that during the month of May there had been a total of eight calls. Five of these calls were emergent in nature, with three related to fire incidents and five related to medical situations.

d. Unified Police Department (UPD)

Detective Harry Holt from the Unified Police Department reported to the council that for May 2025 there had been 23 calls for service and 12 cases, compared to 35 calls for service and 10 cases during the same month in 2024. He noted that the trend had been downward over the last several months and described this as positive progress. Holt also mentioned a recent incident on the highway that involved significant police activity with many emergency lights, explaining that the situation had been resolved successfully with no concerns remaining. He concluded by mentioning that he would ensure any needed follow-up emails would be sent and then turned the time over to Chief Del Craig.

Chief Del Craig thanked Det. Holt and informed the council of a recent change in the executive Lieutenant position, announcing that Chris Benedict would be replacing Shane Manwaring. Chief Craig invited Lt. Benedict to introduce himself briefly but first offered congratulations to Harry Holt on his promotion to Sergeant. Chief Craig noted this would mean Det. Holt would likely be reassigned to a different location, though efforts would be made to retain him because of his valuable service.

Lieutenant Chris Benedict then addressed the council, sharing that he was now the new Lieutenant for Copperton. He explained that he previously served as watch commander, overseeing operations during the evenings, and had 17 years of law enforcement experience after starting in EMS in 1999. He stated that he had visited the Copperton community throughout his childhood and still did, expressing his desire to help maintain the community as he remembered it. He offered his contact information and encouraged anyone needing assistance to reach out to him directly.

3. CONSENT AGENDA

- a. Approve Council Meeting Minutes**
 - i) May 21, 2025**

Council Member Bailey moved to approve the May 21, 2025 Council Meeting Minutes as published. Council Member McCalmon seconded the motion; vote was 5-0, unanimous in favor.

- b. Fiscal Items - Mayor Clayton**
 - i) Approval of expenditures**

Mayor Clayton asked for approval of \$3,158.50 in legal fees in May.

Council Member Bailey moved to approve the expenditures listed above as stated. Council Member Severson seconded the motion; vote was 5-0, unanimous in favor.

4. PRESENTATION ITEMS

a. Transportation Master Plan Update

Dan Torres reviewed his prepared presentation included in the supporting documents published prior to the meeting and addressed the council to provide an overview of a district-wide transportation master plan that had recently been presented to the MSD board. He explained that the goal of the plan was to develop sub-plans for each jurisdiction to create a unified and transparent approach for road maintenance and expansion. He emphasized that, historically, there had been less transparency and long-term strategy regarding road maintenance and capital improvements, and this plan aimed to change that by enabling data-driven decisions for prioritizing transportation needs. He described how the plan would align land use planning with transportation priorities so that areas zoned a certain way would receive an appropriate level of service from the road network. He outlined that projects would be prioritized using clear criteria such as growth, safety, connectivity, condition, and traffic demand, and that funding would be directed toward the highest priority projects. Mr. Torres noted that the grant funding this effort came largely from the Wasatch Front Regional Council (WFRC) with additional contributions from the state board. The project was out for RFP through the WFRC process, scheduled to close on June 26, with a contract expected by August. He explained that the major goals of the plan were to identify and address both capital and street maintenance projects, providing councils with a clear, data-backed method for deciding which projects to fund locally.

In response to a question from Council Member Kathleen Bailey about whether the plan would determine what needed improvement or simply gather information, Mr. Torres clarified that it would primarily identify what needed to be done. He noted that this clarity would help when applying for grants or requesting appropriations, offering an example of how timing such requests aligned with opportunities from Congressman Owens' office. He also pointed out that, traditionally, transportation funding comes from agency road funds, but having a master plan would allow jurisdictions to better leverage surplus, appropriations, or grant funds. He acknowledged that competition sometimes existed between maintenance and capital requests, and the plan was intended to reduce that tension by providing an objective basis for prioritization. He explained that each jurisdiction would still maintain its own list of projects within the larger MSD framework, allowing communities like Copperton to fund lower-ranked projects locally if needed. He provided an example of how projects ranked on a district-wide list might not be funded immediately, but having the data would justify using local funds to advance them. He also mentioned additional funding mechanisms, such as a transportation utility fee or street light utility fee, as possible ways to address local maintenance needs, though he indicated that impact fees might not be appropriate for Copperton given its limited new development.

Mayor Sean Clayton expressed strong support for the plan, highlighting that it would help the community and the MSD board prioritize projects based on clear criteria and provide transparency when residents asked when roads would be repaired. He noted that Copperton had already invested heavily in its roads, sidewalks, and stormwater system before joining the MSD, positioning the community well for long-term infrastructure health. Clayton added that

maintaining roads to a certain standard was crucial to avoid incurring liabilities for major repairs in the future. He closed by expressing enthusiasm for leveraging the plan to access additional funding sources, such as grants, and reiterated the importance of keeping the community's roads in good condition without relying on measures like excessive speed bumps.

7. COUNCIL BUSINESS

a. Discussion on Bingham Cemetery Board

Council Member Tessa Stitzer informed the council that no progress had been made since the previous meeting regarding the review of the cemetery ordinance and board term limits. She acknowledged that the item had been tabled last month and admitted she had not yet looked through the ordinance to identify necessary changes. She requested that the matter be tabled again until the next month, assuring the council that she would meet with the other cemetery board members to review the ordinance thoroughly and provide better information at that time.

Mayor Sean Clayton asked whether the council should consider holding a working session before the next meeting to address the issue in more detail. Stitzer responded that it would be entirely up to the council, explaining that the item was originally added to the agenda because Council Member Kathleen Bailey had raised questions about who was serving on the cemetery board and what the ordinance specified about terms. Council Member Stitzer said her main goal was to gather and share that information but deferred to Bailey about whether the topic should remain on the agenda.

Mayor Clayton directed Diana Baun to schedule a working session with the cemetery board for the next meeting on July 16. It was decided that this session would begin at 6:30 p.m., prior to the regular meeting, allowing everyone to discuss the ordinance and board structure openly before moving into the regular session where any necessary votes could take place. Ms. Baun confirmed she would include a Zoom link for the session to ensure accessibility, and Mayor Clayton asked that Jerry notify other cemetery board members about the session. Mayor Clayton noted that holding such work sessions had been helpful in the past and that bringing them back would benefit the council's discussions moving forward.

b. UPAHEAD – Emergency Text and Council Messaging Policy Updates

Tessa Stitzer informed the council that there were two items to address. First, she clarified that the name should be written as "UPAHEAD" going forward, explaining that the company name was "Up" and then "Ahead." She then shared that Mary Dean would be present at Copperton Town Days on August 23 with a booth representing the MSD. This booth would provide information for the community about the MSD as well as the UPAHEAD program, with the hope of encouraging more residents to sign up. She mentioned that she did not manage the Copperton Council's social media page and explained that it had not been updated because she did not have access. She recalled that Council Members Bailey and Olsen had managed it in the past but could not confirm for certain. She added that people continued to ask her to update it, but all relevant information remained available on the town's website, where residents could subscribe to alerts.

Mayor Sean Clayton asked Council Member Stitzer whether it might be a good idea for council members to take turns being present at the booth during Town Days to help promote the UPAHEAD initiative and interact with the community. She said that the council could join the MSD booth or set up their own, noting that she would be present both days regardless. She expressed that it would be a good idea for council members to be there to show support and maintain a visible connection between the council and the community, although she emphasized that the decision would be up to individual members.

Mayor Clayton suggested having a booth next to the MSD's and said he would send out assignments so that council members could take turns being present. Council Member Stitzer agreed this would be beneficial for building relationships with residents and answering questions informally. Mayor Clayton added that council members should text him their shirt sizes so they could have matching shirts, making it clear who they were to attendees.

8. STRATEGIC SESSION - None

9. COMMITTEE/BOARD UPDATES

a. Legal Updates – *Nathan Bracken, Legal Counsel*

Nathan Bracken informed the council that although he had previously reported they were hoping to present an updated fee schedule for approval at this meeting, it was not yet ready. He explained that in working with Lizel and MSD Engineering, some additional adjustments had been identified that needed to be made to the version recommended by the Planning Commission. He clarified that another public hearing would not be necessary and that they planned to present the original version reviewed by the Planning Commission along with the proposed edits for the council's consideration at a future meeting. He noted that this was the reason the fee schedule did not appear on the current agenda.

b. Bingham Cemetery Board – *Council Member Tessa Stitzer*

Council Member Tessa Stitzer stated that since a working session had been scheduled for the following month, it would provide an opportunity to address various questions and concerns that she and the other two cemetery board members had, particularly related to supplies, equipment, and other operational needs. She noted that there was nothing immediate that required reporting or action before the next meeting and expressed confidence that the upcoming working session would allow for a more in-depth discussion about the matters that needed attention.

c. Copperton Community Council – *Council Member Tessa Stitzer*

Tessa Stitzer reported that there were no new updates from the Community Council beyond what had been shared in the previous month. She reminded everyone that the annual Copperton parade would be canceled this year due to ongoing road construction, and clarified

that this cancellation had been previously announced. The parade is expected to return next year. She also provided details about Copperton Town Days: a movie in the park is scheduled for the evening of August 22, although the film has not yet been selected, and the main event will occur on August 23 from 11:00 a.m. to 4:00 p.m., featuring vendors, a car show, booths, and an opportunity drawing. She noted that anyone needing more information could contact her directly.

Mayor Sean Clayton inquired whether the Town Council planned to participate in the Fourth of July breakfast. Council Member Stitzer responded that there were no current plans to do so, as most of the volunteer efforts were focused on Town Days. She expressed interest in speaking with the other council members to see if they had any ideas and said she would follow up. Mayor Clayton confirmed that the Fourth of July breakfast would take place on the actual holiday this year and asked that Council Member Bailey update the Facebook page with information about the breakfast and Town Days.

d. Planning Commission – **Council Member Kevin Severson**

No updates at this time.

10. COPPERTON COUNCIL REPORTS

a. Mayor Sean Clayton

- i) Greater Salt Lake Municipal Services District (GSLMSD)
- ii) Council of Governments (COG)

Mayor Clayton then transitioned to an update related to the Greater Salt Lake Municipal Services District (MSD). He referenced the presentation previously given by Dan Torres and explained a newly identified issue concerning historical asset costs. When assets were transferred from the county to individual cities and towns, some of them may not have been accompanied by complete historical cost data, leading to the possibility that financial statements were either underreported or overreported.

Daniel Hoffman from the MSD has taken on the task of identifying and estimating the historical costs of all assets owned across the district. Mayor Clayton explained that although the estimates may involve approximations, they are crucial for ensuring the balance sheets are accurate. Mr. Hoffman confirmed that this process would not affect cash flow but was necessary for reporting purposes. He specifically noted that the Bingham Cemetery had not previously appeared on the asset list, but after a request, Council Member Stitzer had provided the available documentation. Mr. Hoffman confirmed he received it and would reach out if additional information was needed.

Mayor Clayton emphasized that the asset review would impact the district's financial statements, especially the balance sheet, by potentially increasing the reported value of assets. He explained that capital improvements would also be reflected in asset values, and

any removals would be appropriately deducted. Hoffman noted that the process required input from many sources, as there was no single repository for the data. Mayor Clayton expressed appreciation for Mr. Hoffman's efforts and frustration that this oversight had not been identified earlier by auditors, crediting him with discovering the issue and taking proactive steps to address it.

b. Council Member Linda McCalmon

i) Unified Police Department (UPD)

ii) Salt Lake Valley Law Enforcement Service area (SLVLESA)

Council Member Linda McCalmon reported that the budget had finally been completed and was scheduled for a final vote the following day. She stated that the total budget amounted to \$56.4 million, reflecting an increase of \$2.74 million compared to the previous year. She explained that despite this increase, there had been \$10.9 million in budget cuts achieved through savings such as reduced contracts and managing the hiring pace of new recruits, while continuing to monitor benefits for potential cost reductions. Council Member McCalmon noted that although these measures brought savings, they also carried risks in the event of unexpected expenses. She detailed how member assessments were calculated using a 70-20-10 shared formula: 70% based on cases, 20% on population, and 10% on property valuations. For Copperton, the overall budget rate was calculated at 13.25%, resulting in an increase of approximately \$40,000 for the town. However, McCalmon emphasized that this figure was not final, as there appeared to be a discrepancy in the allocation formula that was still under review. She indicated that more information and potentially revised figures would be provided once the issue had been researched further.

Mayor Sean Clayton then invited Chief Del Craig to explain the allocation issue in more detail. Chief Craig confirmed that the identified \$40,000 increase for Copperton included costs such as \$6,000 for surveillance cameras, which had not yet been discussed with the council. He explained that after a review with the CFO, it was clear there was likely a misallocation in how costs were being attributed to Copperton. He requested that the council move forward with passing the budget as it stood to meet deadlines, assuring them that any necessary adjustments would be addressed afterward. Chief Craig clarified that because funding was drawn from a single pool under the SLVLESA structure, reallocating Copperton's share would not affect the overall expense but would instead redistribute costs across other member budgets. He added that precinct operations costs, such as the surveillance cameras, were direct costs that could be adjusted locally in consultation with the council.

Mayor Clayton supported this approach, reiterating that any reallocation would help align Copperton's costs more fairly compared to other member communities. He expressed appreciation to Chief Craig for committing to resolve the issue and offered to be available, along with Council Member McCalmon, for any follow-up meetings needed to finalize the details. Clayton concluded by emphasizing that while the total budget amount would remain the same, Copperton's share would likely decrease slightly once the allocation was corrected.

c. Council Member Kathleen Bailey

- i) Unified Fire Authority (UFA)
- ii) Unified Fire Service Area (UFSA)

Council Member Kathleen Bailey reported that she had attended the UFA board meeting the previous evening. She noted that the budget had been passed and that a public hearing had also been held to discuss updates to certain fees. Council Member Bailey explained that these fees were directed to end users rather than being internal charges, similar to how the council passes along certain costs when necessary. She clarified that the adjustments were primarily market-based, reflecting increased costs that the UFA needed to cover. As an example, she mentioned fees related to flammable or cryogenic fluids, where the fee for an existing use had increased from \$230 to \$235. She confirmed that the public hearing concluded with approval of the proposed fee adjustments.

d. Deputy Mayor Tessa Stitzer

- i) Wasatch Front Waste and Recycle (WFWRD)

Tessa Stitzer informed the council that there had not been a Wasatch Front Waste and Recycling District (WFWRD) meeting since the last council session, but she noted that the next meeting would be held on Monday. Mayor Sean Clayton added that residents who had signed up for dumpsters should expect them to arrive on Friday.

Council Member Stitzer also shared that WFWRD would be on the agenda for the next month's council meeting and that Pam Roberts, the CEO, would attend along with another team member to discuss recent changes, answer questions, and review the services currently provided. She mentioned that Ms. Roberts would be retiring in September. Mayor Clayton suggested preparing a recognition for her retirement, asking Council Member Stitzer whether the board already planned anything. She replied that she had not heard of any board plans but believed a gesture of appreciation from Copperton would be meaningful, given Ms. Roberts' responsiveness, transparency, and commitment to addressing the community's concerns. Mayor Clayton agreed and proposed working with Nathan to draft a plan, ordinance, or resolution to present to Ms. Roberts at the meeting, and said they would coordinate those details offline.

e. Council Member Kevin Severson

- i) Salt Lake County Animal Services

No updates at this time.

11. OTHER ANNOUNCEMENTS

a. Public Comment

Laura Ingersoll addressed the council to share information about a new initiative being offered by her organization, which would host Community Days at their visitor experience site. She explained that this event would provide an opportunity for Copperton residents to visit the site with free tickets, with 300 tickets set aside specifically for the town — an amount that would cover a significant portion of the local population. Ingersoll noted that other nearby cities would

also receive the same number of tickets for their own designated days. She outlined that the event would include regular access to the mine overlook via the visitor experience shuttle and additional activities such as hands-on STEM learning stations and opportunities for the public to speak with operational staff and geologists. Ingersoll clarified that all logistics and planning would be handled by her team, and the town's primary responsibility would be to help spread the word once the date was selected. Residents would be able to claim up to five tickets each through an online system linked via a unique QR code provided to the town.

Mayor Sean Clayton confirmed he had seen the related email and reviewed the available date options with Ms. Ingersoll. She listed open weekdays in July and August and suggested that Copperton select a preferred date and a backup. After brief discussion, the council agreed on August 6 as the first choice and August 12 as the backup date. Ms. Ingersoll confirmed she would reserve those dates and would follow up with the QR code and promotional materials customized for Copperton. She noted that the materials could be shared through the town's website, Up Ahead, or even displayed during upcoming community events like the Fourth of July breakfast to help ensure residents were aware of the opportunity.

Gary Dunaway addressed the council to provide an update on the community's well situation. He explained that the well output had dropped significantly to 330 gallons per minute, which was well below the expected level. To compensate, the community had tied into the Jordan Basin system, which he noted was costly, and he urged everyone to conserve as much water as possible while efforts continued to restore the well's capacity. Mr. Dunaway described how the well had recently been scoured — a process that cleans the interior to allow more water to seep in — but after reinstalling the pump, production dropped again from 550 gallons per minute to around 300, suggesting that an impeller or other component might have failed. He added that the contractor would not be able to return until early July to pull the pump and investigate further.

Council Member Tessa Stitzer asked whether the additional costs incurred from tying into Jordan Basin would result in higher fees for residents, even though many were already diligent in conserving water. Mr. Dunaway assured her that the extra costs would not be passed along to residents and would be absorbed within existing budgets.

Mr. Dunaway then shifted to a personal matter, expressing serious concerns about ongoing problems with a neighboring property. He explained that his neighbors were blocking the shared driveway, making it difficult for him to get in and out, and that multiple individuals were living in trailers in the backyard in violation of code. He described the occupants as a source of frequent disturbances, including threats of violence, and said that he felt unsafe in his own home. He noted he had filed a report with MSD Code Enforcement but had not received any response.

Mayor Sean Clayton acknowledged the seriousness of Mr. Dunaway's concerns and assured him the council would follow up with MSD staff. He asked Dan from the MSD to check the status of the code enforcement case and coordinate directly with Dunaway. City Attorney Nathan Bracken explained that certain aspects — such as threats and illegal activity — fell under law enforcement jurisdiction, while other issues, like the number of vehicles and people

living in trailers, could be addressed through code enforcement. Mr. Bracken also explained that while the city could enforce its health and safety codes, it could not intervene in private easement disputes over shared driveways. He noted that such disputes were civil matters that would need to be resolved through private legal action, such as filing a claim in small claims court.

Lieutenant Chris Benedict confirmed that officers had previously visited the property and verified that people were living in trailers, and that the case had been referred to code enforcement. He added that he would continue to follow up to ensure the matter did not stall again. Chief Del Craig pointed out that while Copperton historically had few severe code issues, this situation warranted more direct involvement and agreed that the council should authorize MSD staff to prioritize enforcement.

Mayor Clayton reaffirmed that the council's priority was to help with the enforceable aspects — including code and criminal violations — while Mr. Dunaway could pursue any driveway access issues privately if necessary. He emphasized that no resident should feel unsafe in their own neighborhood and thanked Mr. Dunaway for bringing the issue forward, confirming that the council would keep pressure on code enforcement to address the situation.

b. Announcements

Chris Harding, the Salt Lake County Auditor, addressed the council to explain the role his office plays in county oversight and to share resources aimed at increasing transparency and accountability for residents. He noted that his office operates a fraud hotline and gave an example of a recent investigation where an employee at a county rec center had been caught refunding child care fees to herself. He emphasized that while not every referral results in direct action, the hotline serves as a valuable tool for reporting concerns related to county operations. He then focused on an issue more directly relevant to residents: upcoming property valuation notices. He explained that these notices would be sent out in the coming weeks and highlighted improvements his office had made to help residents better understand them. Each notice now includes a QR code linking to a digital version that provides additional information about the various taxing entities—such as school districts, cities, and special service districts—that levy property taxes. He noted that when an entity is proposing a tax increase, residents would be able to access explanations of why the increase is being proposed, such as for new buses, teacher raises, or additional staff. The link also includes the date, time, and location of the Truth in Taxation hearings so residents can be better informed and prepared to participate. He encouraged residents to sign up for electronic delivery of valuation notices through the blue-side QR code on the card he provided, explaining that the electronic notice often arrives sooner than the mailed version. Harding also described a new feature his office was developing to make the property valuation appeal process more transparent—a “pizza tracker”-style system that would allow residents to monitor the status of their appeal in real time. He explained that appeals historically disappeared into a bureaucratic process, leaving residents unsure of their status, and this new system would help people know which office was handling their appeal and when to expect updates.

Mayor Sean Clayton thanked Mr. Harding for the presentation and asked whether the auditor's office handled hardship waivers for property taxes. Mr. Harding clarified that property tax payments and hardship programs were managed by the county treasurer's office, but his office worked to ensure those processes were handled correctly and transparently. He encouraged anyone with questions to visit the auditor's or treasurer's website for more details and expressed appreciation to the council for their time and ongoing service to the community.

Council Member Stitzer made an announcement to share information in response to questions that had recently come from residents. She explained that an email had been sent by Tamaran Woodland addressing two topics. The first was regarding traffic calming measures and speed bumps on Apex. Stitzer noted that while there was interest in implementing traffic calming, the plan was to wait until the ongoing storm drain construction project was completed, since the project would temporarily alter traffic patterns. Once construction was finished and normal traffic resumed, a proper speed study would be conducted, as discussed at the last council meeting. The second item in the email related to a public comment from the previous month about snow removal on state roads. Council Member Stitzer relayed information from Steven Kuhlmeier with PW Operations, who clarified that their team does not handle snow removal on state roads, as that responsibility falls to Salt Lake County. She added that although PW Operations had historically contracted with the state to plow certain sections of state roads in Copperton, that contract had ended over three years ago. Steven recommended that any concerns about plowing on state roads be directed appropriately to the county.

Mayor Sean Clayton thanked Stitzer for the update and added that discussions regarding the park project were progressing. He mentioned that he planned to connect with Nathan and noted that work with the MSD was moving forward, emphasizing that the park remained a high priority for the community.

Council Member Bailey moved to recess the Town Council Meeting and move to a Closed Session. Council Member Severson seconded the motion; vote was 5-0, unanimous in favor.

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

- a. Discuss the character, professional competence, or physical or mental health of an individual (§ 52-4-205(1)(a))
- b. **Discuss pending or reasonably imminent litigation (§ 52-4-205(1)(c))**
- c. Discuss the purchase, exchange, or lease of real property (§ 52-4-205(1)(d))
- d. Discuss the deployment of security personnel, devices, or systems (§ 52-4-205(1)(f))

13. ADJOURN

Mayor Clayton moved to adjourn the City Council Meeting. Council Member McCalmon seconded the motion; vote was 5-0, unanimous in favor.

The June 18, 2025 Town Council Meeting adjourned at 8:09 P.M.

This is a true and correct copy of the June 18, 2025 Town Council Meeting Minutes, which were approved on July 16, 2025.

Attest:

Diana Baun, Town Clerk

Sean Clayton, Mayor

Wasatch Front Waste and Recycling District

Report for Town of Copperton Council Meeting Wednesday, June 18, 2025



OUR VISION: A SUSTAINABLE ORGANIZATION THAT PROVIDES FOR THE WELFARE OF OUR COMMUNITIES.

OUR MISSION: TO PROVIDE SUSTAINABLE QUALITY INTEGRATED WASTE AND RECYCLING COLLECTION SERVICES FOR THE HEALTH AND SAFETY OF OUR COMMUNITY...BECAUSE NOT EVERYTHING FITS IN THE CAN.

Sustaining WFWRD Services with the 2025 Fee Increase

The District has experienced **40% overall increased costs** (\$6,000,000) since 2020 related to needed salary market adjustments and pay for work experience to boost recruitment/retention especially CDL drivers, the Driver Apprentice Program, safety/training, project management & data analysis. There have also been increases for truck maintenance up 47%, replacement truck purchase prices are up 35%, fuel is up 65% and garbage tip fees are up 8%.

Knowing this, and with the advice from the financial advisory team at Zions, the WFWRD Board approved a \$6.50 per month fee increase for 2025 (**33%**) to sustain service levels. The monthly fee is now \$26.00 per month/\$78.00 per quarter/\$312.00 annual for the following services:

- Weekly curbside garbage and recycling collections.
- Seasonal Container Reservation Program (SCRIP) with the goal of at least 60 container deliveries per day. (Mid-April through September)
- Can Repair and Replacement.
- Seasonal Services: Central leaf bag collections and curbside Christmas tree collections.
- Landfill Vouchers for a residential truck, car, or trailer load.
- Central glass collections.

Fee History: The last fee increase was implemented in 2023 after five years since our previous fee increase. **Hindsight:** Waiting five years was too long and \$2.50 wasn't enough. We lost the time value of money.

- 2023: \$2.50 per home/month increase to \$19.50 per month/\$58.50 per quarter/\$234.00 annual.
- 2018: \$2.25 per month, to \$17.00 per month/\$51.00 per quarter/\$204.00 annual.
- 2014: \$2.00 per month, from \$12.75 to \$14.75.
- 2011: \$1.75 per month, from \$11.00 to \$12.75 per month.



Let's not forget the in-house Customer Service.



Financial Stewardship to Reduce Costs

Operations and Staff Changes to Reduce Costs As Follows:

1. **Leaf Bag and Trailer Services**: Changed the type of equipment used for trailers and we saved \$68,000 on light duty truck replacements by downsizing to one-ton pick-ups. We will also keep one aging pickup rather than replace and save another \$68,000. (\$136,000 saved in 2025) Estimated annual replacement savings \$7,000.

2. **“Go-Backs”**: WFWRD receives reports from residents stating that their can was missed on their collection day. There are high costs associated with going back at \$25.00 per mile. (Fully-loaded cost.)

- We conducted two separate 2-week tests in 2024 to verify through dash camera footage if we missed cans, or if resident(s) didn’t have their cans out, or they set their cans out after our driver has gone by. Findings: **46% were false** while 54% of the reports were valid.
- Starting in January, the Customer Service Reps began viewing dashcam footage to verify missed pick-ups. If we did miss, we will go-back on the go-back scheduled day. If we did not miss, customer education follows to reduce false reports in the future. (Reminder to have your cans out by 7:00 a.m. on collection day.)
- The results for January through March 2025 is \$23,699 in reduced costs. Our goal is to save \$150,000 in 2025 by reducing unnecessary go-backs.

3. **2025 Residential Collection Truck Replacements**: The Board voted to save \$400,000 on capital purchases by ordering diesel side load trucks versus CNG. (\$400,00 per truck vs. \$450,000).

4. Personnel Changes and “Right Sizing” Resources:

- We reduced three positions in 2025 and are absorbing those workloads.
- The former Controller/Treasurer position has been reclassified as an Accountant II, which fits more within our business model. There will be money saved by a reduced salary range.
- A veteran Supervisor retired in May, and our Operations Team has committed to absorb the workload with the remaining four Supervisors, saving an estimated \$120,000 annually. The change to the SCRP services with containers being delivered to resident's driveways means fewer staff with employees not needing to clean-up debris on the streets.

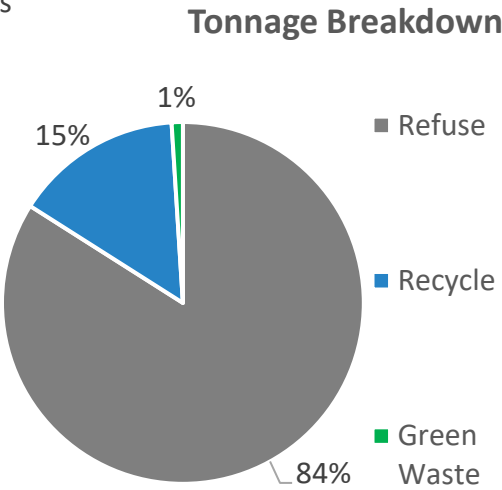
Copperton's Impact & Recycling Stream Quality

Diversion Rate – Keeping Material Out of the Landfill for Reuse

- **2024 Diversion Rate:** 16%, with a District-wide goal of 18%
- **YTD Diversion Rate 2025:** 18% (an increase resulting in reaching District-wide goal)

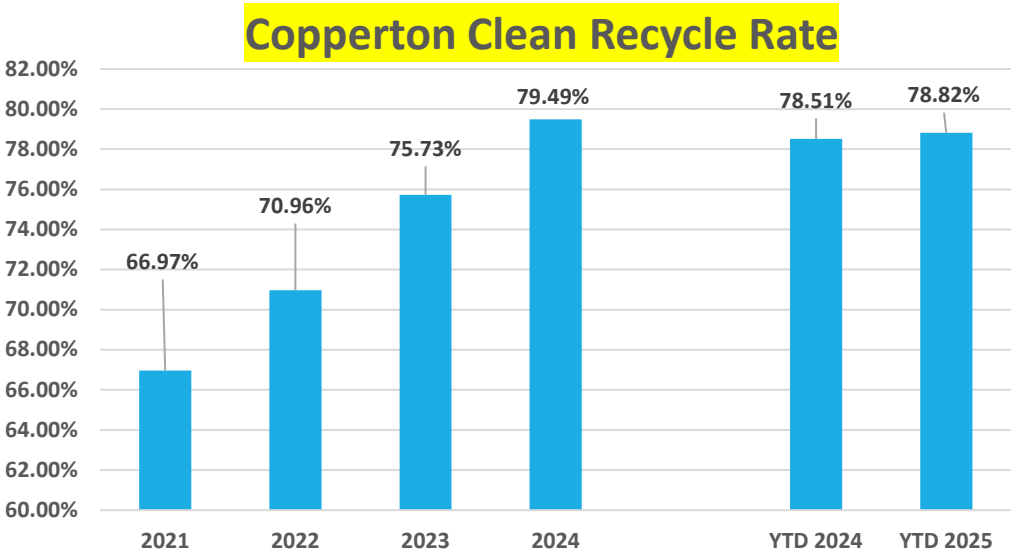
Copperton's Share of System-Wide Efforts

- 285 Total Customers
 - Represents 2.53% of District Customers
- **In 2024 Copperton Generated:**
 - 393.42 tons of Refuse
 - YTD: 115.39 Tons of Refuse
 - 69.18 tons of Recycle Material
 - YTD: 22.75 Tons of Recycle
 - 5.14 tons of Green Waste
 - YTD: 1.12 Tons of Green Waste
 - 8 Green Waste Subscribers



Copperton Clean Recycle Rate

- Contamination in the recycle stream has decreased since 2021
- **Lower Contamination = Lower Processing Fees**
- Focus on education and addressing contamination at the curb through driver participation
- Copperton received **12** reports of contaminated cans (**1.17%** of District total)



What Are Sample Sorts?

- Monthly inspections of recycling loads.
- Tool to identify material types and contamination.
- Help us shape targeted education campaigns.

What’s in the Bin?

2024 Copperton Total Recycle Tonnage: 69.18 Tons

Commodity	Percentage of Load	Weight in Tonnage
OCC (Cardboard)	58.44%	40.43
Mixed Paper	8.08%	5.59
HDPE Natural	3.91%	2.70
HDPE Color	1.80%	1.24
PET	2.14%	1.48
Aluminum	1.52%	1.05
Tin	1.25%	0.87
Mixed Plastic	2.35%	1.62
Contamination	20.51%	14.19

RESOURCES SAVED



782

Mature Trees

It is estimated that these trees could produce **118 thousand** cardboard boxes



55

Metric Tons of Greenhouse Gases

Equivalent to the amount produced by **12** individual cars for an entire year.



322,134

Gallons of Water

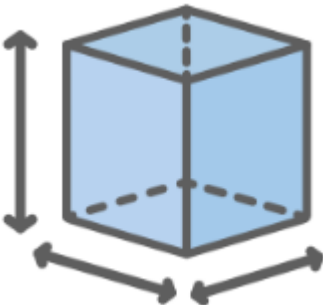
Enough water to provide daily usage to **10** people for an entire year.



239,509

Kilowatt- Hours of Electricity

Enough energy to supply **58** homes power for an entire year



594

Cubic yards of landfill space

Once compacted, this will save **115.30** cubic yards of landfill space.

Seasonal Container Reservation Program (SCRP) Stats

- The 2024 SCRП season marks the fifth year of this program. With this model, we service between 9-11% of the homes in our cities and towns.
- Annual SCRП services run mid-April through September:
 - We started in Millcreek in 2024 and moved clockwise through the District.
 - We ended the season by serving the City of Taylorsville.
 - 2024 Copperton service dates were July 3rd through July 25th, along with Herriman and the Southwest.

2024 Copperton Specific SCRП Stats

- Copperton during the 15 services days of SCRП WFWRD collected 15 tons of bulky waste and our team was able to accommodate 42 of the 42 requested reservations. *100% of the requested reservations accommodated for Copperton vs. an average of 74% District-wide.*

The 2025 Season began mid-April in Murray and Holladay and, again, it will rotate clockwise throughout the District. Reservations are full and Copperton's delivery dates will be June 2nd through the 23rd.

Improvements: Our Board reviews ideas posed by residents, staff, and others on how to expand this service to more residents.

- One idea that will be presented to the Board during their meeting on June 23rd is to move resources from the trailer/container rental program over to SCRП to allow more containers to reserve on each day of service.

Then ➡



Vs.

Now ➡



**Thank You for Your Time
Any Questions?**



Contact Information:
Pam Roberts, General Manager
proberts@wasatchfrontwaste.org
(385) 468-6342

Contact Information:
James Kelsey, Sustainability Coordinator
jakelsey@wasatchfrontwaste.org
(385) 468-6337

NOVEMBER 2024 FEE & SERVICE COMPARISONS LISTED IN ORDER HIGHEST TO LOWEST

[illegible]

▲ Proposed Fee Increases Fiscal Year 2026

If approved by City Council during the annual budget process, the following fee increases for **residential garbage container sizes** will take effect in July 2025:

Container	New Monthly Fee	Monthly Increase
90 gallon garbage	\$36.52	\$3.32
60 gallon garbage	\$30.75	\$2.80
40 gallon garbage	\$24.09	\$2.19

*Please note that **residential fees are only associated with the size of your garbage can**. Recycling, compost, and Call 2 Haul services are included at no extra charge. You can downsize your garbage container by calling 801-535-6999 or visiting the [online Salt Lake City Public Utilities bill portal](#).*

Utah Local Governments Trust

55 S Highway 89
North Salt Lake, UT 84054



UTAH LOCAL GOVERNMENTS TRUST
TRUST

Member #: 17840
Copperton
2001 South State Street
#N3-600
Salt Lake City, UT 84190

Summary Statement

Statement Date	Statement Period	Statement Number
7/8/2025	8/2/2025	127655

Summary

Type	Due Date	Reference Number	Description	Amount
Invoice	08/02/2025	M1621134	General Liability	\$7,016.69
Invoice	08/02/2025	M1621135	Property	\$2,158.58
Invoice	08/02/2025	M1621136	Workers Comp	\$636.30

PLEASE PAY THIS AMOUNT → Total Due: \$9,811.57

Payments can be made online at: <https://mytrust.utahtrust.gov>

Utah Local Governments Trust
55 S Highway 89
North Salt Lake, UT 84054



Member #: 17840
Copperton
2001 South State Street
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Salt Lake City, UT 84190

Liability Invoice

Policy Number	Effective Date	Expiration Date	Billing Type	Statement Date	Due Date	Invoice Number
17840-LIABILITY	7/1/2025	6/30/2026	Annual	7/3/2025	8/2/2025	1621134

Invoice Total: \$7,016.69

Payments can be made online at: <https://mytrust.utahtrust.gov>

Utah Local Governments Trust
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Member #: 17840
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Property Invoice

Policy Number	Effective Date	Expiration Date	Billing Type	Statement Date	Due Date	Invoice Number
17840-PROPERTY	7/1/2025	6/30/2026	Annual	7/3/2025	8/2/2025	1621135

Summary

Description	Count	Premium
Building	2	\$318.42
Equipment in the Open	12	\$1,840.16

Invoice Total: \$2,158.58

Payments can be made online at: <https://mytrust.utahtrust.gov>

Annual Property Premiums

Type	Invoice Date	Effective Date	Description	Location	Building Value	Building Premium	Contents Value	Contents Premium	Bus. Int. Value	Bus. Int. Premium	Total Premium
Building	07/01/2025	07/01/2025	Copperton Park Restrooms	8691 W Park St	\$185,580	\$228.82	\$0	\$0.00	\$0	\$0.00	\$228.82
Building	07/01/2025	07/01/2025	Copperton Park Storage Shed	8691 W Park St	\$67,015	\$89.60	\$0	\$0.00	\$0	\$0.00	\$89.60
Type	Invoice Date	Effective Date	Description	Location	Value		Premium				
Equipment in the Open	07/01/2025	07/01/2025	Copperton Park Flag Pole & Memorial Stone	8691 W Park St	\$10,310		\$13.78				
Equipment in the Open	07/01/2025	07/01/2025	Copperton Park Horse Shoe Pit Fencing, 200 ft L x 4 ft H @ \$15/ft	8691 W Park St	\$3,093		\$4.14				
Equipment in the Open	07/01/2025	07/01/2025	Copperton Park Pathway Lights, 10 qty @ \$10,000 ea	8691 W Park St	\$103,100		\$139.34				
Equipment in the Open	07/01/2025	07/01/2025	Copperton Park Pavillion	8691 W Park St	\$123,720		\$167.21				
Equipment in the Open	07/01/2025	07/01/2025	Copperton Park Picnic Tables, 32 qty @ \$1,000 ea	8691 W Park St	\$32,992		\$44.11				
Equipment in the Open	07/01/2025	07/01/2025	Copperton Park Play Court Fencing, 375 ft L x 6 ft H @ \$25/ft	8691 W Park St	\$9,666		\$12.92				
Equipment in the Open	07/01/2025	07/01/2025	Copperton Park Playground Equipment	8691 W Park St	\$515,500		\$707.89				
Equipment in the Open	07/01/2025	07/01/2025	Copperton Park Sign NE Corner	8691 W Park St	\$10,310		\$13.78				
Equipment in the Open	07/01/2025	07/01/2025	Copperton Park Tennis & Play Courts	8691 W Park St	\$360,850		\$490.30				
Equipment in the Open	07/01/2025	07/01/2025	Copperton Park Tennis Court & Playground Lighting, 9 qty @ \$15,000 ea	8691 W Park St	\$139,185		\$188.11				
Equipment in the Open	07/01/2025	07/01/2025	Copperton Park Tennis Court Fencing, 500 ft L x 10 ft H @ \$35/ft	8691 W Park St	\$18,042		\$24.12				
Equipment in the Open	07/01/2025	07/01/2025	Park Sign NW Corner	8691 W Park St	\$25,775		\$34.46				

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Salt Lake City, UT 84190

Workers Comp Invoice

Policy Number	Effective Date	Expiration Date	Billing Type	Statement Date	Due Date	Invoice Number
17840-WC	7/1/2025	6/30/2026	Annual	7/3/2025	8/2/2025	1621136

Code	Estimated Payroll	Rate	Premium
9417: Municipal Employees	\$63,000	0.99	\$623.70
Adjustments		Rate	Premium
Experience Modifier		1.00	\$0.00
Total Schedule Rating		1.20	\$0.00
Premium Size Discount		0.00	\$0.00
TRIPRA		0.01	\$6.30
Catastrophe		0.01	\$6.30

Invoice Total:	\$636.30
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Payments can be made online at: <https://mytrust.utahtrust.gov>
