



**COPPERTON TOWN
COUNCIL MEETING**

May 21, 2025
~~April 16, 2025~~

6:30 PM

BINGHAM CANYON LIONS CLUB

8725 HILLCREST STREET, COPPERTON, UTAH 84006

COPPERTON TOWN COUNCIL MEETING MINUTES

Council Members Present:

Sean Clayton, Mayor
Tessa Stitzer, Mayor Pro Tempore
Kathleen Bailey, Council Member (via Zoom)
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)

Chief Nathan Bogenschutz of Unified Fire presented the quarterly report for Copperton, covering the period from January 1 to March 31. During this time, there were 11 incidents in

COPPERTON COUNCIL MEMBERS

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

Copperton proper, five of which were emergent. This call volume was consistent with the previous three years, each recording 11 calls during the same period. The report also included data on top EMS call types, with only a few calls noted for each of the top five categories. Chief Bogenschutz announced that the new air and light truck, also referred to as a rehab vehicle, was officially placed into service on the day of the meeting. This vehicle, which was ordered in the 2021–2022 budget year, is designed to provide support during extended incidents or structure fires. It is equipped with a compressor for refilling air bottles, and it offers refreshments and snacks for personnel on scene. Additionally, the vehicle carries approximately 50 sets of firefighter turnouts to facilitate on-scene gear changes. This measure supports a cancer prevention initiative by allowing firefighters to immediately change out of contaminated gear, with dirty turnouts collected and returned after cleaning. Additional updates included the recent graduation of a Unified Fire Authority (UFA) recruit camp with 33 recruits. Chief Bogenschutz also mentioned an updated, interactive fireworks restriction map available on the UFA website, which enables users to enter an address and determine if it falls within a restricted area. Lastly, he announced the upcoming opening of Station 253 on June 3, one of two new fire stations resulting from the latest budget increase.

d. Unified Police Department (UPD)

Detective Harry Holt of the Unified Police Department reported that there were 17 calls for service and six cases in the current reporting period. This represented a decrease from the previous year, which had 20 calls for service and nine cases during the same timeframe. He noted this reduction could indicate either progress or simply a temporary lull in activity. Detective Holt also mentioned preparations were underway for the upcoming parade season, with dates provided by Council Member Tessa Stitzer.

During the meeting, Mayor Sean Clayton relayed an incident in which his wife was approached by a Toyota Forerunner displaying red and blue lights while she was playing pickleball. She became concerned and pulled over when the lights were activated behind her before he Forerunner drove off, but was unable to recall the license plate. The mayor advised her to take a picture if it happened again. Detective Holt acknowledged the presence of such vehicles in the area and stated that license plates could be verified through dispatch if reported. He emphasized that any vehicle not meeting proper standards could be tracked accordingly.

The mayor inquired if there had been other complaints about similar incidents, but none were mentioned. Detective Holt also asked if there had been any issues with the newly installed traffic light, which had just been put into operation that day. He indicated that the department would monitor it, recognizing that residents in a small town might try to avoid the light.

3. CONSENT AGENDA

- a. Approve Council Meeting Minutes**
 - i) March 19, 2025**
 - ii) April 16, 2025**

Council Member Stitzer moved to approve the March 19, 2025 and April 16, 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 \$9,147 in legal fees in April.

Council Member Stitzer 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. Utah Division of Wildlife Resources Urban Wildlife Deer Management Plan

Jason Robinson, a wildlife biologist for the Utah Division of Wildlife Resources, provided an overview of mule deer management in the region. The area falls within the Oquirrh-Tintic mule deer management unit, a large area extending from I-80 to the Juab Valley and from I-15 to Tooele and Rush Valleys. The population objective for this unit is 8,800 deer; current estimates place the population at approximately 7,680, below the desired level. Factors contributing to the shortfall include recent drought conditions and a severe winter. The deer in this unit are monitored using GPS collars, and over 400 have been tracked over an 11-year period. Hunting is permitted in the unit, primarily targeting bucks, and the population is managed accordingly. Within this broader management unit, a Cooperative Wildlife Management Unit (CWMU) exists on Rio Tinto property. The Division partners with Rio Tinto to manage hunting on that land, where strategies may differ from the general unit. Rio Tinto's property supports a higher buck-to-doe ratio—approximately 35 bucks per 100 does—compared to the surrounding public lands, which average 20–25 bucks per 100 does. About 20–25 bucks are harvested annually on the CWMU, compared to approximately 2,450 hunters participating across the general unit. Doe harvest is minimal due to the current population being below target levels. Mr. Robinson noted the presence of “urban deer”—deer that are born and live entirely within town boundaries. These animals often become habituated to human environments, leading to potential issues such as property damage or vehicle collisions. The Division works with cities to reduce such conflicts, particularly along roadways. Mule deer are legally protected wildlife, and any harassment or killing of these animals outside legal hunting regulations is prohibited and subject to penalties.

Rod Nielsen, the urban deer biologist for the central region, presented information on the Urban Deer Program, which allows cities to manage deer within municipal limits. To qualify, a city must (1) have general liability insurance of at least \$1 million, (2) enact a no-feeding ordinance for big game, and (3) typically have a minimum population of 1,000 residents. Nielsen noted some flexibility in the population threshold for cities like Copperton. Originally, the program offered two removal options: lethal removal and trap-and-relocate. Due to the spread risk of Chronic Wasting Disease (CWD) and low survival rates among relocated deer (approximately 35%), the relocation option was discontinued. The only remaining method is

lethal removal, either by archery or trapping and euthanizing deer. Most cities now use clover traps for live capture followed by euthanasia. Deer in good condition must be processed and donated, preferably to city residents, with any surplus donated through a state-managed list. All deer must be tested for CWD by removing submandibular lymph nodes. Animals testing positive are destroyed and incinerated. Cities accepted into the program must develop and manage their own deer control plans, including establishing a removal schedule (typically August 1 to October 15). The plan must also include an estimate of the local deer population, usually obtained through nighttime spotlight counts conducted by city staff. The city sets its own target population level and removal goal for a three-year Certificate of Registration (COR), which can be adjusted if population estimates change or funding becomes a limitation.

Mr. Nielsen noted that six cities are currently enrolled, including Highland, Elk Ridge, and Springville. Council members and residents discussed the local deer population in Copperton, with anecdotal observations estimating around 35 deer seen in a single evening. Mayor Sean Clayton acknowledged that any program implementation would need to consider budget constraints. Council Member Tessa Stitzer and other attendees asked about the feeding ban, CWD testing practices, and examples of other participating cities. Regarding deer-vehicle collisions, Mr. Nielsen reported that from 2012 to 2025, 27 deer carcasses were removed in and around Copperton, with 67 removals including adjacent Highway 111. Residents can report carcasses by calling the Division office or using the Utah Roadkill app. The app allows users to submit geotagged data and photos, which are received by Division personnel, although reports made by phone are accessible to a broader regional response team. Nielsen encouraged residents to call again if a carcass is not removed within a few days.

Discussion concluded with clarification on CWD testing for roadkill—only suspicious or visibly ill animals are currently tested—and a note that the region has had CWD-positive cases. Council members expressed appreciation for the information and indicated potential interest in further evaluating the urban deer program.

b. Dust Mitigation Report and Community Update

Sean Daly outlined the three main components of the dust mitigation strategy: operations, water supply, and dust monitoring. The operations strategy includes eight water trucks stationed at strategic fill locations based on current mine activity. The water supply strategy ensures the availability of water and surfactant (a chemical additive mixed with water to suppress dust and harden roads) at these stations. The dust monitoring strategy involves designated spotters located throughout the site, communicating via radio with production control and supervisors. These spotters monitor conditions and dispatch water trucks to areas with elevated dust levels. Adjustments to the mine plan are made when necessary based on dust activity.

Ryan Perry elaborated on the monitoring and reporting process. He explained that the term “dust” refers to particulate matter (PM), specifically PM10 and PM2.5. The site has a monitoring station west of the facility, with a state limit of 150 micrograms per cubic meter for PM10. The company’s internal action threshold is 125, at which point operations are halted to assess the source and mitigate the issue. Data from the Copperton monitoring station is

reported quarterly to the Department of Air Quality and includes calibration, maintenance, meteorological, and rainfall data. A recent incident involving a malfunctioning sprinkler system at the rock box site caused a temporary dust issue. While there was a spike in local monitoring data, corresponding spikes at the Hawthorne monitoring station indicated that the elevated dust levels were valley-wide, due to windy conditions, and not solely attributable to the mine. Council Member Tessa Stitzer stated she would send supporting photos and videos from the community that correlated with the data spike.

Mr. Daly emphasized the complexity of air quality data and the importance of distinguishing between general regional conditions and specific site-related issues. He encouraged residents to report dust and safety concerns directly to Rio Tinto for tracking and response. He reviewed recent complaint data: 12 complaints were logged across the site in 2024, including three from Copperton—related to an employee speeding, dust near the mine, and a stormwater system permitting issue. Year-to-date, two additional Copperton complaints were noted, both regarding dust. A flowchart outlining complaint handling procedures was shared, and residents were encouraged to use the designated contact number or email to ensure proper documentation and response.

Ryan Perry informed the council that the Bingham Canyon Visitor Center had reopened to the public on May 16, following a soft opening for school groups earlier in the month. The Bingham Canyon Lions Club is operating the gift shop. Plans are underway for upcoming community days, and additional information will be provided. Over 30 school groups visited the site in the previous two weeks. Council Member Stitzer requested information on how schools can schedule visits.

Laura Ingersoll confirmed that school trips are free and available beyond the initial school-only window. She committed to sending the relevant information.

Daly also provided a summary of the results from a recent community trust and acceptance survey. On a scale of 0 to 5, physicians ranked highest in credibility (approximately 3.47), followed by Rio Tinto with scores of 3.17 for trust and 3.5 for acceptance. Federal and local government scores were lower, around 2.4. A significant portion of survey respondents were undecided or unfamiliar with environmental issues, highlighting an opportunity for further community education. A new survey is scheduled for release at the end of July, and council members will be encouraged to share and promote it. Daly concluded by welcoming further questions.

5. PUBLIC HEARINGS

a. Resolution R2025-08, Adopting the Town of Copperton's Fiscal Year 2025-2026 Budget

Nathan Bracken introduced the public hearing for the proposed budget, explaining that the tentative budget had previously been adopted for public comment. The hearing was intended to receive feedback from both council members and the public. He outlined the procedural steps: a presentation of the budget, council discussion, and public comment. The council may choose to adopt the budget as presented, modify it, or table it for future revisions, but final

adoption must occur by the end of June. This timeline allows flexibility if changes are needed before the statutory deadline.

Council Member Stitzer moved to open the public hearing for Resolution R2025-08. Council Member Severson seconded the motion; vote was 5-0, unanimous in favor.

Mayor Sean Clayton then summarized the proposed budget. He noted that the budget had been publicly available on the Utah Public Notice website and had not been changed since its publication. The budget covered three fiscal periods: actual data from 2024, current figures for 2025 (still in progress), and the proposed budget for fiscal year 2026, which runs from July 1, 2025, to June 30, 2026. Projected revenues include \$160,000 in sales tax, \$40,000 in B and C road funds, \$16,000 in other intergovernmental sales tax, \$10,000 in building permits, \$5,000 in other services, \$6,000 from fines and forfeitures, and \$6,500 in interest from savings. Total expected revenue amounts to \$282,347. Mayor Clayton explained that expenditures are typically budgeted conservatively to allow for flexibility. This year's budget includes \$6,447 for election support services due to the election year and a \$20,000 allocation for Copperton's 100th anniversary celebration in fiscal year 2026. Insurance costs increased due to recent improvements at the park. Additionally, the Municipal Services District (MSD) approved and contributed \$100,000 to support park improvements, spring cleanup, and tree maintenance. Total projected expenditures are \$525,847, which exceeds the anticipated revenue. To balance the budget, the MSD will contribute \$243,500 to Copperton. The floor was then opened for public questions or comments.

There were no public comments.

Mayor Clayton moved to close the public hearing. Council Member Stitzer seconded the motion; vote was 5-0, unanimous in favor.

Council Member moved to approve Resolution R2025-08, Adopting the Town of Copperton's FY2026 Budget. Council Member McCalmon seconded the motion; vote was 5-0, unanimous in favor.

6. COUNCIL BUSINESS

- a. Consider **Ordinance 2025-O-02**, Updating Subsection 19.46.140 Regarding the Installation of Infrastructure and Public Improvements. Subject to the Limitations on Exactions in the Utah Code.

Nathan Bracken introduced an ordinance aimed at clarifying the requirements for public improvements associated with new developments, particularly those involving infrastructure such as streets, curbs, and gutters. The purpose of the ordinance is to eliminate ambiguities in the existing municipal code and ensure it is clear what obligations developers have when designing or constructing infrastructure that will be transferred to the municipality. Mr. Bracken explained that when a subdivision or development is proposed, it typically requires supporting public infrastructure for municipal services to be extended. The ordinance outlines when and to what extent such improvements must be made. Importantly, the proposal is designed to comply with constitutional limitations on government exactions. For example, if a person seeks

to build a single house on a vacant lot adjacent to a deteriorated sidewalk, the municipality cannot require them to replace the entire sidewalk—only the portion directly affected by their construction. The Municipal Services District (MSD) staff aimed to balance legal constraints with municipal needs, ensuring that requirements for public improvements are proportionate to the developer's actual impact on public infrastructure. He noted that the ordinance had been reviewed by the planning commission and received a favorable recommendation.

Council Member McCalmon moved to approve Ordinance 2025-O-02, Updating Town Code regarding the installation of infrastructure and public improvements. Council Member Severson seconded the motion; vote was 5-0, unanimous in favor.

b. Consider Ordinance 2025-O-03, Adopting the Town of Copperton's FY 2026 Fee Schedule

Mayor Sean Clayton introduced the fee schedule ordinance, noting that it is standard practice to review and adopt the fee schedule concurrently with the budget. The fee schedule had already been reviewed in December and reposted to align with the fiscal year timeline. He summarized the changes, which included:

- An updated valuation table for calculating building permits, in accordance with the International Code Council standards.
- Removal or reduction of certain stormwater review and inspection fees, in compliance with recent legal changes under Senate Bill 220.
- Separation of boundary line adjustment fees into “simple” and “full” categories, as required by Senate Bill 104. The new fees are \$110 for simple adjustments and \$175 for full adjustments.
- Addition of an appeal fee for code enforcement cases, if applicable under municipal code.
- Updates to the zoning violation fee table to reflect current community zoning designations.
- Addition of a \$50 election filing fee.
- Introduction of a new \$60 monthly oversight inspection fee for Storm Water Pollution Prevention Plan (SWPPP) compliance.

Nathan Bracken provided additional clarification, stating that to meet statutory requirements, building permit and planning/zoning fees had been reviewed by the Planning Commission following proper notice and a public hearing. Although the Planning Commission issued a negative recommendation—largely due to a general opposition to fees expressed by the chair—the city proceeded with the ordinance to ensure compliance and avoid legal challenges. He emphasized that the fees are designed to be revenue neutral, covering only the cost of services provided.

Mayor Clayton moved to approve Ordinance 2025-O-03, adopting the new FY 2026 Fee schedule for the Town of Copperton. Council Member McCalmon seconded the motion; vote was 4-0 in favor with Council Member Stitzer abstaining from the vote.

Council Member Tessa Stitzer abstained from the vote, expressing reservations about several newly introduced fees, particularly the boundary line adjustment fees and the election filing fee. She stated that she was not comfortable voting either in favor or against due to these concerns.

Nathan Bracken responded by explaining the rationale for the new boundary adjustment fees, citing the increased complexity and staff workload associated with the updated processes.

Roll Call Vote

Mayor Barney – Yes

Council Member Stitzer – Abstain

Council Member Bailey – Yes

Council Member McCalmon – Yes

Council Member Severson - Yes

Motion Passes with the majority in favor.

c. Consider Ordinance 2025-O-04, Adopting the Town of Copperton's Engineering Standards

Lizel Allen presented the updated engineering standards and specifications proposed for adoption by the Town of Copperton. The proposed standards were previously reviewed and received a favorable recommendation from the planning commission on June 13. The standards are intended to apply to both public infrastructure projects initiated by the town and private development projects reviewed by MSD staff for compliance. She recommended adopting three primary industry standards:

- APWA (American Public Works Association) Utah standards, which are state-specific and continuously updated. The 2025 version is currently in effect.
- AASHTO (American Association of State Highway and Transportation Officials) standards, which govern aspects such as road curvature and layout.
- Utah MUTCD (Manual on Uniform Traffic Control Devices), a version of the national MUTCD with minor modifications specific to Utah, such as the inclusion of state symbols like the beehive. Allen advised adopting the Utah version rather than the national one to stay aligned with UDOT practices.

To simplify future updates, Ms. Allen proposed auto-adoption language, allowing the town to automatically adopt the most current versions of these three standards without the need for repeated ordinance changes. She then addressed exceptions to these national standards, focusing in particular on APWA Plan 255, which deals with road trench repair. Between the 2012 and 2017 versions of this plan, an additional requirement was introduced: a mill and overlay over the trench to improve road durability and appearance. While beneficial for long-term road quality, this requirement places a heavier burden on utility providers performing repairs. She explained that Copperton's existing municipal code is already more stringent than Plan 255. Current code requires:

- For newly constructed roads (0–3 years old) or recently slurry/chip-sealed roads (0–2 years), utilities must perform a mill and overlay to the centerline or 15 feet in each direction from the trench.

The MSD recommended maintaining this standard but modifying requirements for older roads:

- For roads 3 to 7 years old: Require a mill and overlay only for trenches longer than 300 feet. Smaller utility cuts would only require a standard "T patch."
- For roads older than 7 years: No mill and overlay would be required, as those roads are likely to be resurfaced soon through planned paving projects.

Ms. Allen noted that this combined approach aligns with practices in other Utah municipalities, such as West Valley City and Salt Lake City, and aims to balance road preservation with the practical constraints faced by utility providers. She concluded by opening the floor for questions or discussion from council members or the public.

Council Member Stitzer moved to approve Ordinance 2025-O-04, Approving updated Engineering Standards for the Town of Copperton as noted above. Council Member Severson seconded the motion; vote was 5-0, unanimous in favor.

d. Discussion on Declaring Candidacy for the 2025 Municipal Election and Conflict of Interest Forms Required

Nathan Bracken informed the council of a new legal requirement that went into effect on May 7, 2025. Under this law, any individual filing a Declaration of Candidacy must also complete a Conflict of Interest Disclosure Form. This form mirrors the requirements for legislative candidates and includes detailed disclosures such as sources of income (though not income amounts), employers of spouses, and information about adult household members. He acknowledged that while this level of disclosure may be suitable for state legislators with broad influence, its relevance at the municipal level may be less clear. However, compliance is mandatory, and failure to complete the form means the candidacy declaration cannot be legally accepted. If a municipal clerk, such as Diana Baun, accepts an incomplete filing, it could expose the town to legal liability.

Diana Baun added that for those already serving in office who have filled out a disclosure earlier in the year, there is a checkbox on the form indicating that a prior version is on file. That

form will then be linked to their new Declaration of Candidacy. Another requirement of the new law is that the Conflict of Interest forms must be posted publicly on Copperton's website for the duration of the election period. After the election, only disclosures from successful candidates will remain posted.

Council members confirmed that a general candidate notice had already been posted on the Utah Public Notice Website on or around May 1, and that this included the standard information. Mayor Sean Clayton asked whether the new requirement had been mentioned in that notice. Both Legal Counsel and the Town Clerk agreed it likely had not and recommended issuing a supplemental notice highlighting the conflict of interest disclosure requirement to avoid confusion—particularly for last-minute filers.

Ms. Baun noted that candidates unable to appear in person during the filing period (June 2–6) could complete the process remotely via proxy and video chat, provided they coordinate in advance.

e. Discussion on Speed Bumps in the Town of Copperton

Council Member Tessa Stitzer introduced the agenda item in response to a resident petition from Apex Road requesting the installation of speed bumps. The petition had been signed by all residents on the street. The topic had also resurfaced in community discussions on social media. Stitzer emphasized the importance of addressing the issue publicly in an official setting and sought information on the cost, maintenance, and effectiveness of speed bumps.

Dan Torres of MSD acknowledged the request and explained that Copperton was the second community, along with Magna, to inquire about speed bumps. He recommended conducting a traffic study to determine the most effective traffic-calming solutions, which could vary depending on the layout and traffic patterns. Torres noted that MSD's engineering team, under Director Lizel Allen, includes a traffic engineer who could perform such studies internally. He suggested placing the item on the next council meeting agenda, though full data might require additional time.

Lizel Allen clarified she had not been previously aware of the Apex request but confirmed that such evaluations could be conducted and tied into a broader analysis.

Discussion among council members and staff highlighted several considerations:

- The current construction on Apex Road may temporarily distort traffic data.
- Strategically installing speed bumps during roadwork might reduce costs.
- Alternatives such as speed dips and traffic circles were mentioned.

The council expressed a desire to make decisions based on data, echoing the process used for past infrastructure studies, like storm drains. Public comments included a suggestion to expand the traffic study town-wide rather than limiting it to a single street. While supportive of a broader analysis, council members and staff acknowledged that funding may limit

implementation to one area at a time. Cost estimates for speed bumps were estimated around \$10,000 to \$15,000 per unit.

Nathan Bracken, legal counsel, added that traffic studies not only guide effective placement but also reduce legal risk by providing defensible, objective reasoning for decisions. He noted past cases in other cities where unstudied installations led to complaints or legal disputes. He also warned that traffic calming on one street can divert speeding to adjacent roads, further supporting the need for broader planning.

Mr. Torres further informed the council that the MSD's Transportation Master Plan will go out for bid in early June, with a consultant expected by August. That plan will include safety and capacity assessments, helping create a capital improvement plan specifically for Copperton. A community engagement platform is also expected to launch in July, which could be used to gather resident feedback on traffic concerns across neighborhoods.

A resident raised concerns about ongoing drag racing at the end of State Street. Due to Rio Tinto's operational needs and land ownership, physical barriers may not be feasible. However, UPD presence was suggested as a possible deterrent. The resident noted that racing typically occurs late Friday and Saturday nights. Officials in attendance, including law enforcement representatives, acknowledged the issue and agreed to step up monitoring. The discussion closed with a general consensus to pursue a traffic study starting with Apex Road, but with openness to integrating broader data collection and resident feedback as part of ongoing planning and future budgeting.

f. Discussion on Bingham Cemetery Board

Council Member Stitzer asked to move this discussion to the next meeting in June, but noted she was able to obtain the Quit Claim Deed for the property and would send that to Daniel Hoffman at the MSD as requested.

g. UPHEAD – Emergency Text and Council Messaging Policy Updates

Council Member Stitzer had no updates, however Mayor Clayton noted that during a recent Lion's Club Meeting he shared a text to invite them to subscribe to UPHEAD. They discussed having a QR Code for Fourth of July celebrations for residents to scan to join.

7. STRATEGIC SESSION - None

8. COMMITTEE/BOARD UPDATES

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

He discussed the draft created of the code restatement, noting that he and Lizel Allen have been working on an issue being faced by all the MSD communities regarding fiber optic installation. MSD staff is working on ways to ensure contractors are doing the work correctly,

as well as thoroughly cleaning up after themselves. They have met with other cities who have implemented updates to their codes to handle this. The thought is that there would be a fee required of companies coming in to do that sort of installation, like a deposit, that would be used to hire a subcontractor to watch them while they work.

Council Member Bailey referenced the current curb and gutter installation issues, noting there was damage to private property.

Lizel Allen said in that case they would work with the contractor to remedy those issues.

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

A group is doing a service project to empty garbage cans and make sure all the trash is cleared away for Memorial Weekend. This year, the companies used in the past to review equipment are no longer providing those items, so that cleanup will happen but it will be after Memorial Day unfortunately.

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

No updates other than they have been discussing the parade and she will be in communication with all the parade participants to share the final decision. She also shared that they cannot use the State Highway since that is an emergency access road.

d. Planning Commission – *Council Member Kevin Severson*

Brian and Nathan attended the meeting, going over updates. They discussed that meetings are always the 2nd Tuesday which conflicts with Nathan's schedule as well as staff's schedule at the MSD. The commission has proposed moving the meeting to the first Wednesday of every month. Johnathan Pratt is the 3rd commission member and he is currently doing training. Apollo was appointed as the chair again with Joe Brian Hall as the Assistant Chair.

9. COPPERTON COUNCIL REPORTS

a. Mayor Sean Clayton

i) Greater Salt Lake Municipal Services District (GSLMSD)

Met last week with the audit committee, everything appeared to be in order. There was some right-of-way items discussed for several projects. They renewed their GIS Agreement. They are currently looking for an IT Director, things are looking positive. Budget will be approved in one of the future meetings.

ii) Council of Governments (COG)

b. Council Member Linda McCalmon

i) Unified Police Department (UPD)

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

Everything is still in the budget phase. She was able to participate in watching new officers being sworn in, which was touching. She was invited but unable to attend the fallen officers' memorial service. They approved a tentative budget, meeting next Friday to work the rest of the stuff out. Regarding SLVLESA, she is still in training so Mayor Clayton shared that he received information that the County Sheriff is asking for \$4.4 million, intending to spend all the money given last time. In her presentation there were some interesting bits with an expense summary discussion where they are at so far, breaking out the islands and canyons. He understands the islands, but it seems unfair for Copperton to be paying for the canyons that everyone uses, rather than the countywide recreational fund. He encouraged the public to call and complain to their county council representative that this tiny little town is having to pay for other people to use canyons that are across the valley.

Council Member Bailey noted this is the same problem she is having with UFA, with the county saying they don't want to pay the UFA recreations fees to take care of the canyon, cutting that 20% last year.

Nathan Bracken shared the county has hired a facilitator out of Chicago to help deal with some of these issues, and was a recommendation he supported many years ago when the bill passed to move the Sheriff out of UPD. He learned recently they have also hired a local firm with some special district experience which he thinks is wise. He has always wondered how much it would cost for the Sheriff to contract for these patrol services with the actual communities in the surrounding areas and compare that to what's being spent now.

Council Member Stitzer asked about the sources of funding for the County Sheriff to patrol Copperton, and Nathan Bracken responded that the residents of the city are, and he acknowledged that means they are paying twice. She asked why they are patrolling Copperton, sitting on Bacchus Highway when West Jordan Police patrol that area.

Mayor Clayton noted there is a small piece near that highway that is unincorporated, but they all acknowledged that the Sheriff is patrolling outside of that small area. He noted he would invite the Sheriff to attend the next meeting so they could try and get some of those questions answered.

c. Council Member Kathleen Bailey

i) Unified Fire Authority (UFA)

ii) Unified Fire Service Area (UFSA)

Everything is procedural, working on budgets. The canyons issue was mentioned again in a proposal by the chief and the county did ask for a 20% cut on what they are providing for UFA to take care of the canyons. They cut that amount and there is nothing UFA can do about that loss of funds.

Mayor Clayton asked legal counsel and the council if might be prudent to open a bill file potentially with Representative Loubet, noting that this was the reason South Jordan went after the UPD in the first place.

Nathan Bracken noted it does fall under the double taxation issue, but he hasn't seen directly how that was brought up in South Jordan. There is a double taxation issue here though, as they are paying countywide taxes, as well as taxes to UPD; whereas those living somewhere like South Jordan pay taxes only to the general fund and only pay once for the countywide assets to be patrolled. He is happy to discuss those issues after the meeting if desired.

d. Deputy Mayor Tessa Stitzer

i) Wasatch Front Waste and Recycle (WFWRD)

Monthly billing is still being discussed, and wouldn't start until January of 2026. The reasoning behind this change is to help increase cash flow over the quarterly billing issues. The SCRAP program is still having issues, she also shared that she still had dump vouchers that any resident can request, they just need to contact her and she is happy to pass them along. It was announced that the General Manager, Pam Roberts, is retiring in September. She has done a fabulous job there and they are working on creating a subcommittee to look at qualifications and other things involved in the process of creating the job posting and interviewing/hiring the replacement. A recent audit was performed and some recommendations were shared, primarily in salary areas related to reducing the amount of people only doing one position, ensuring the budget is being managed properly. She intends to meet with the Herriman representative on that board to discuss their current plans, as they have expressed a desire to leave WFWRD. Any time a member leaves, the others pick up that financial burden so she will keep everyone updated as things progress. She is planning to discuss with their representative what is prompting their exit, the comparisons they have received in terms of services and cost, and what the response has been on their attempted departure.

Nathan Bracken shared that Herriman's decision has prompted discussions throughout the MSD communities. He noted that they can talk to other entities and get quotes for costs and services, but withdrawing from a special district is not an easy process and he made that clear.

Council Member Stitzer has looked into the departure process, and has had discussions with Pam and Rachel Anderson's information, so she knows what it takes. She confirmed it is not easy, but it is also not impossible or as hard as it seems. She encouraged staff and the council to continue watching the situation and to look at other options to see if there are better services for the residents without the large fees. She used the example of Copperton not being eligible for a glass collection program due to the fact the town doesn't have a commercial home base, yet the town is still paying for that. She would love to hear from the residents via public hearing and/or survey to find out exactly what services they are and aren't using since they're still funding those services whether they are used or not.

e. Council Member Kevin Severson

i) Salt Lake County Animal Services

Some residents had previously asked about the mobile truck, the microchips, etc. He can update that the truck has been having some issues and are not able to drive around to the cities as they did previously, leaving it parked at the shelter in Murray. They are still doing appointments and services from the truck, just in the static location. They tried allowing each

city to schedule their own appointments, but many times people wouldn't show up and they would waste open spots when they have a vet and staff being paid to work during those times. Due to that, they have appointments open to all county residents and they encouraged those interested to check back and watch for appointments. They are currently booked through October and are only able to offer this one truck for services at this time. Additionally, it was asked if they could offer vaccinations from this truck and with services, he mentioned that they can do vaccinations from the truck as well during appointments.

10. OTHER ANNOUNCEMENTS

a. Public Comment

Matthew Brown – is here on behalf of the Lion's Club, sharing about their recycling program where they take plastic bags from the community, send them to a recycle company, and get park benches produced in return. There is a bench at the park and one down the road at a bus stop. He is here tonight to propose installation of two more park benches, just on the west side of the pickleball courts.

Mayor Clayton clarified that the Lion's Club has the two benches to provide and they would like to place them for those around the pickleball area. They are wondering if the town would be willing to buy the concrete to place those benches, with the Lion's Club offering the labor for installation.

The council agreed to fund the concrete purchase with the Lion's Club providing the labor for installation.

Council Member Stitzer noted she was speaking with Stewart Okobia at the MSD, and a \$2.00 check they have been unable to cash for a lease agreement on a small library came up. It was noted that the check may need to be reissued, but they will need an agreement on file for that lease.

Mr. Brown agreed to take care of that and contact Sean when he was ready to share that with the MSD.

Eric Shawstead – thanked the mayor and council for the attention given to the deer in the town. He also wanted to start the conversation on the maintenance and snow plowing on the state highway. He questioned who takes care of those duties during the winter.

Mayor Clayton responded the county's public works and operations does that, along with the rest of the snow in the town and state roads in certain areas. Public Works and Operations bills the state for those miles taken care of.

Mr. Shawstead shared his feelings that there is a distinct difference in service that stops at 209 west of U-111, and he believes that is because of the agreement between the State of Utah and Salt Lake County. He was wondering if Copperton ever had any input on that agreement between the State and County, and if they haven't, now might be a good opportunity to address that.

Mayor Clayton responded that the town does have input on any road in Copperton that is not the highway, and that should be taken care of to the standard expected, as that is a directly contracted service. They can also change service providers if they choose, but that would leave the highway being plowed by whoever the state chooses to contract with, which is part of a longstanding agreement.

Mr. Shawstead understands the state right-of-way is under their control, and that the town has no jurisdiction over who provides the service. He wonders if there was enough political persuasion collectively, noting the days when the drifts are a foot deep and no plow responding because they are coming from Midvale or further west, potentially the State Maintenance Station that would respond from West Jordan down by the airport could be considered.

Mayor Clayton that is part of New Bingham as well. He usually has a quarterly meeting with Mayor Burton from West Jordan and he has been good about response when rocks are found out on New Bingham, and he will bring that up at the next meeting.

Council Member Stitzer indicated she has worked closely with public works because of some of the delay when the town receives lake effect snow and there is no snow in the valley, and they are the last place plowed. She has contacted them at 3am, and has a specific employee's number to call if the plows don't get out there by the time required in the ordinance. She asked if that could be added to the town's notes because of the difference in landscape and location that likely means more snow than the valley in most cases, potentially making them a priority. She hasn't checked back with them since last winter, but after that discussion there was definitely more prompt service than before.

Mr. Shawstead said they can definitely see the different where the other plows are turning around and he suggested meeting with someone from Region 2 leadership to discuss the issue. He is happy to supply those names to the council if desired.

Mayor Clayton additionally asked Mr. Shawstead if he would be willing to privately contract with the town to kill deer if they move forward with the program discussed earlier in the meeting.

Mr. Shawstead responded yes, and noted he had talked with many other people in town who would be willing to take the tags they have paid for and use them on the deer in town. There are many residents willing to volunteer and help with those deer efforts.

Susan Daly – asked about the possibility of getting a shredding truck out in Copperton for the residents to use, especially with all the theft going on currently.

Council Member Stitzer noted that was done during Copperton Town Days for many years, and the cost became very high, She had a demographic done on the service to verify that the cost of using the service versus how many were using it matched. In the end the budget for the event could not rationalize the cost with only a few people using it and it was removed. The discussion could be opened up again with the council however.

Mayor Clayton encouraged the resident to gather the names of residents who would actually use the service if it was provided and bring it back, they could discuss it again.

Ms. Daly turned to the Rio Tinto representative and noted that her property abuts their property. They have a tree she has been wanting to cut down because it has gotten into her chain link fence and destroyed it. She asked if she could cut it down, or if they would cut it down.

The Rio Tinto reps asked her to come find them after the meeting and they would discuss getting that taken care of.

b. Announcements

The town is preparing for the Fourth of July Celebrations and Mayor Clayton asked about ensuring the park is reserved for that day. Council Member Stitzer confirmed that it is reserved for that day, but encouraged double checking.

11. 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))

No need for a closed session.

12. ADJOURN

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

The May 21, 2025 Town Council Meeting adjourned at 8:44 P.M.

This is a true and correct copy of the May 21, 2025 Town Council Meeting Minutes, which were approved on June 18, 2025.

Attest:


Diana Baun, Town Clerk


Sean Clayton, Mayor



G R E A T E R S A L T L A K E

Municipal Services District

STAFF REPORT

Date: May 16, 2025

From: Brian Hartsell, Associate General Manager, MSD

RE: Fee Schedule Update

Issue Summary

The MSD administers the County, City and Town fee schedules of its member communities. The fee schedule is reviewed and updated regularly, sometimes annually, then approved by the Council. Often these updates are a result of new legislation that impacts how fees are charged or administered. The core of the fee schedule is common to all entities within the boundaries of the Municipal Services District with customization as desired and approved by each jurisdiction. The commonality where applicable facilitates efficient administration of the schedule.

After careful review of the land use regulation definition (as provided in 10-9a-103(34)(a)) and upon guidance by the SLCo District Attorney's Office our land use legal team at Smith Hartvigsen, certain fees (such as building permit fees) found in the County, City and Town fee schedules should be considered part of the "land use regulation definition." Therefore, this year fees related to land use were considered by your Planning Commission as provided in 10-9a-302(1)(b) and, after a public hearing at the Planning Commission meeting, a recommendation was brought to City/Town/County council.

Fee Schedule Updates

This year there aren't as many changes to the schedule. A few key changes you may have noted in the redline schedule include:

- Updated valuation table used to calculate building permits as provided by the International Code Council (ICC).
- Removal or reduction of some of the Stormwater Review and Inspection Fees and fines as required by changes in the law (SB220).
- Separation of fees for boundary line adjustments (BLA) into Simple and Full BLAs (SB104).
- Addition of an appeal fee for code enforcement cases if prescribed in your municipal code.
- Updates to the Violation of Zoning Regulations table to reflect updated zones in our communities as applicable.
- Addition of an Election Filing Fee if applicable.



G R E A T E R S A L T L A K E

Municipal Services District

Recommendation

Approve the updated Fee Schedule with an effective date of Jul 1, 2025 or later if necessary. The approval should also authorize the ability for MSD Staff to make non-substantive changes to facilitate formatting, grammar and other changes to support publishing the schedule.



RioTinto

Rio Tinto
Kennecott Utah Copper LLC
Copperton Town Council

May 21, 2025

Dust Management Strategy

Dust Management is critical part to our license to operate. A proper management plan ensures regulatory compliance; promotes employee and public health, safety and environment goals; and ensures we are a good neighbor to the community.

There are three major components for our Dust Management Strategy:

Operations Strategy:

- Water Trucks
- Water Stands
- Area Priorities

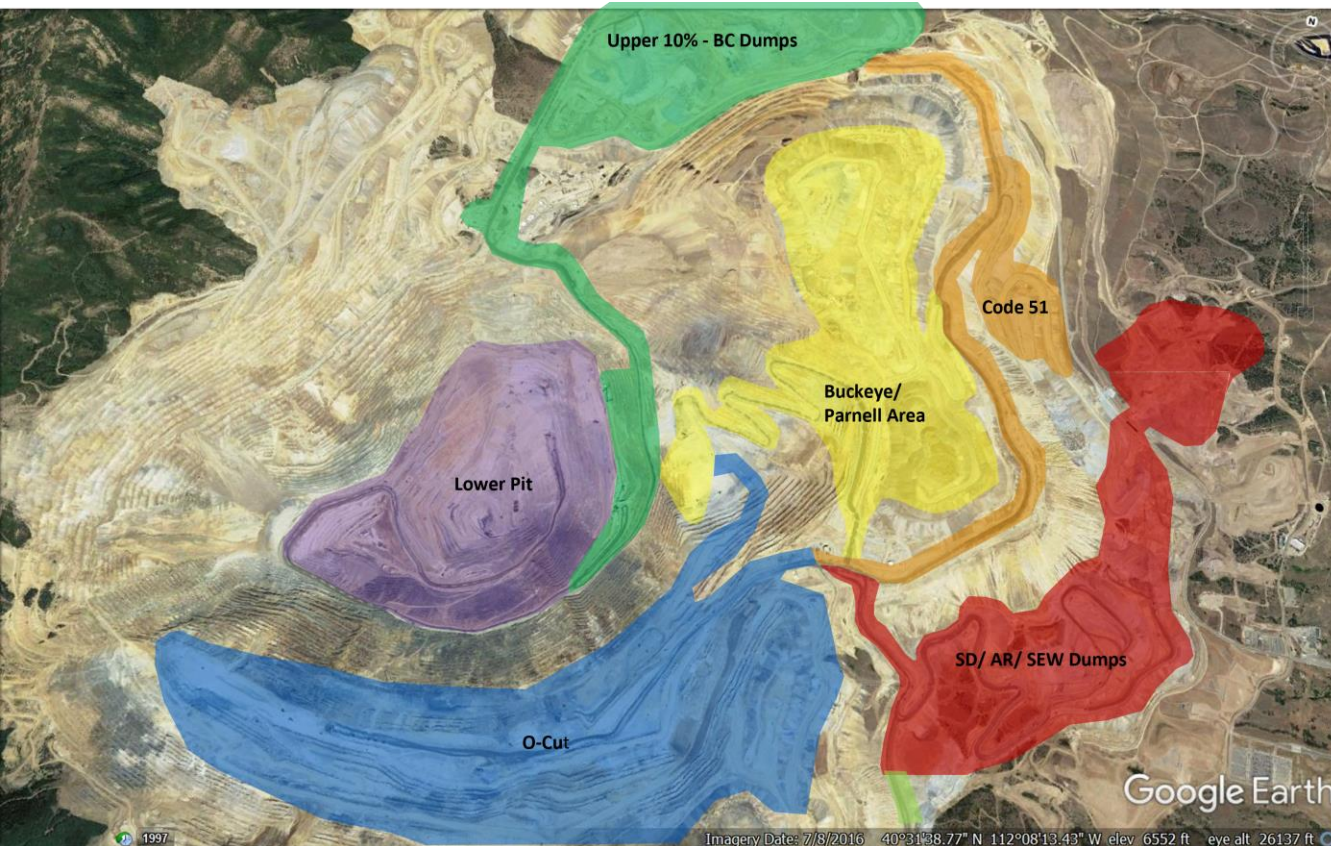
Water Supply Plan:

- Supply and Contingencies
- Chemical Suppression

Dust Spotting:

- Documentation
- Mitigation and Escalation

Dust Management Strategy



Area Priorities

- Efforts focus on orange, red, and green areas which are visible to the community

Dust Spotters

- Hot seat spotters - binoculars always in spotter vehicle
- Detailed dust log
- Communication with Production Control, Supervisors, and water trucks

Dust Suppression Materials

- Surfactant - chemical added to water extends time roads stay wetness (*all active haul roads*)
- Sealant - Magnesium-Chloride applied to auxiliary roads

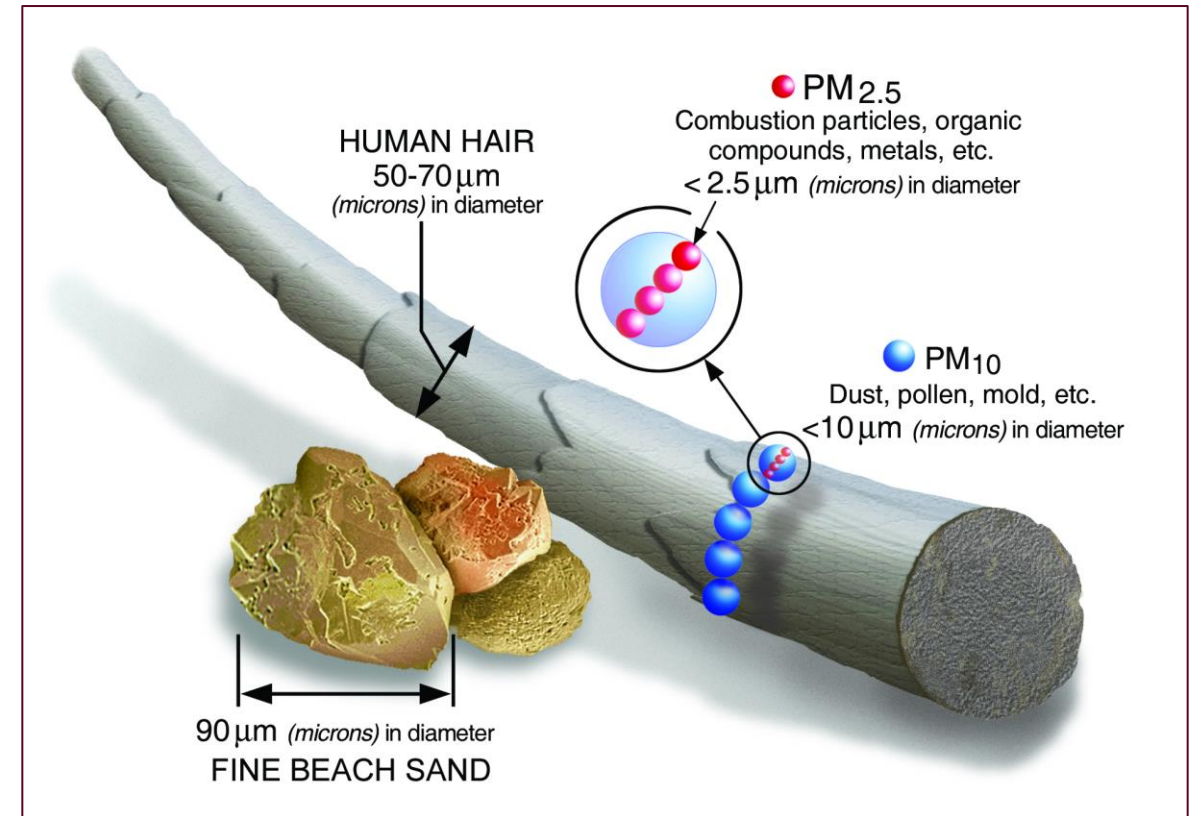
Concurrent Reclamation

- Vegetation planted, when possible, in operational areas

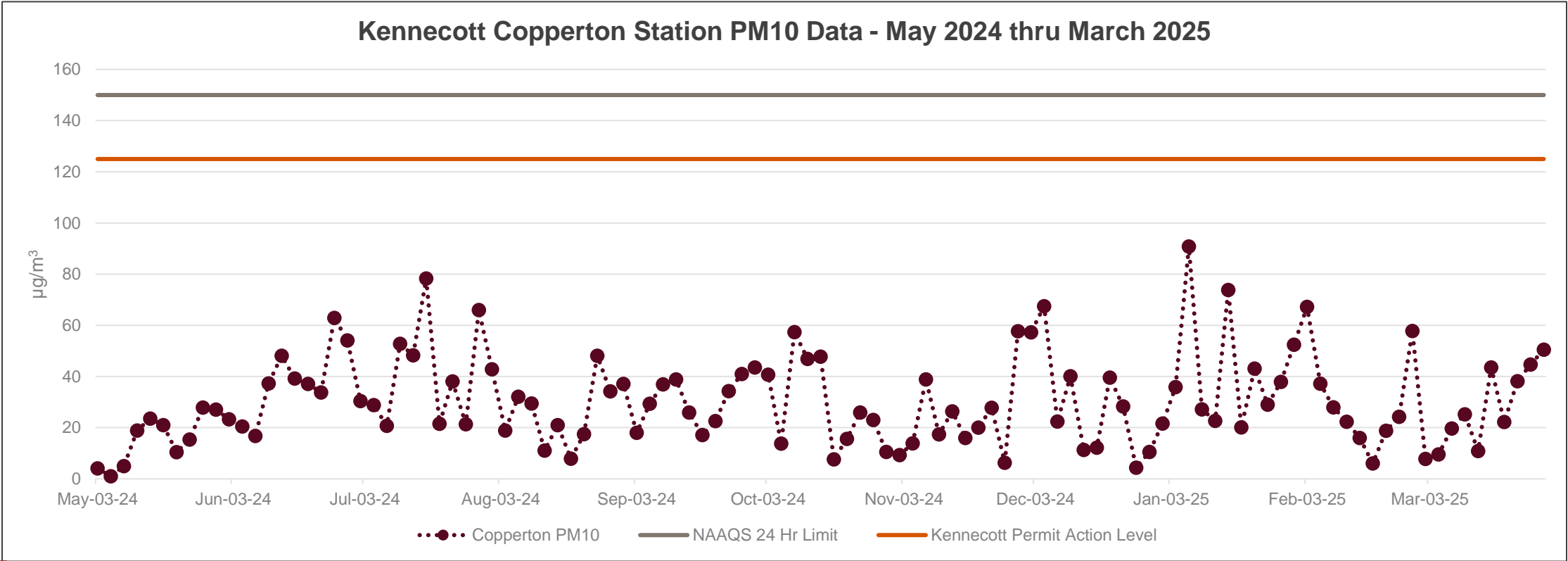
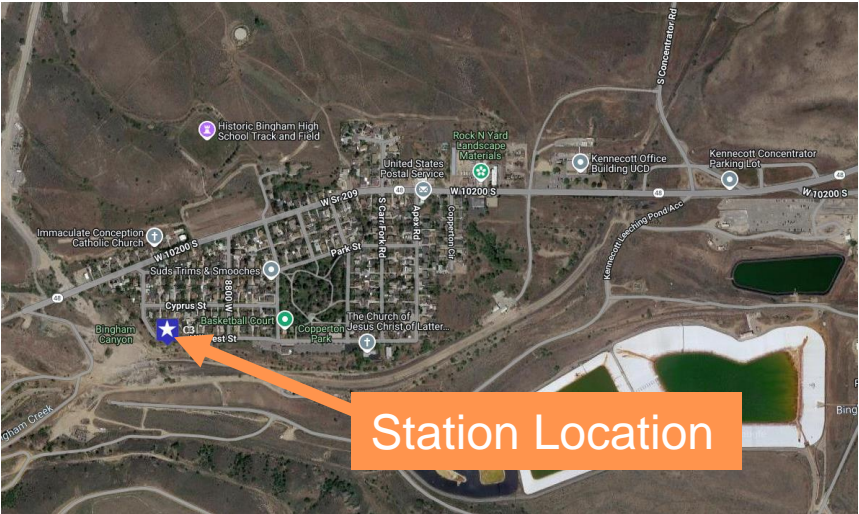
Particulate Matter (PM) in the Atmosphere

What is PM?

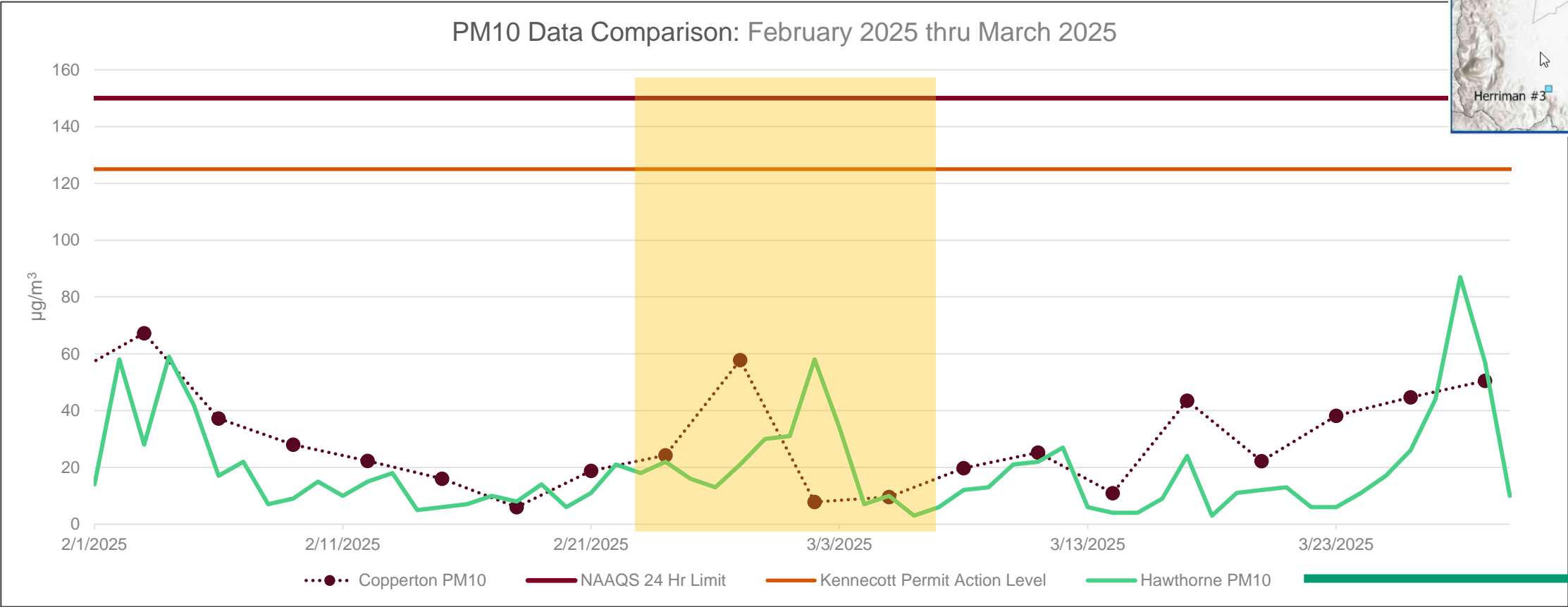
- Solid particles and liquid droplets
 - PM - Particulate matter (all sizes)
 - PM_{10} - PM less than 10 microns
 - $PM_{2.5}$ - PM less than 2.5
- Primary versus Secondary formation
 - Primary PM is directly emitted from equipment or activity (dust from construction or soot from wood burning)
 - PM_{10} is predominately comprised of primary particles
 - Secondary PM occurs when gases in the atmosphere (sulfur dioxide, nitrogen oxides) condense to form small particles referred to as aerosols
 - $PM_{2.5}$ is predominately comprised of secondary particles



PM₁₀ Monitoring – RTK Station Data



Review of Data from February 27 – March 1st



Fire Mitigation and Weed Management

- **Maintain Fire Breaks**

Fire breaks are features with limited or no vegetation that provide defensible space in the event of a wildfire

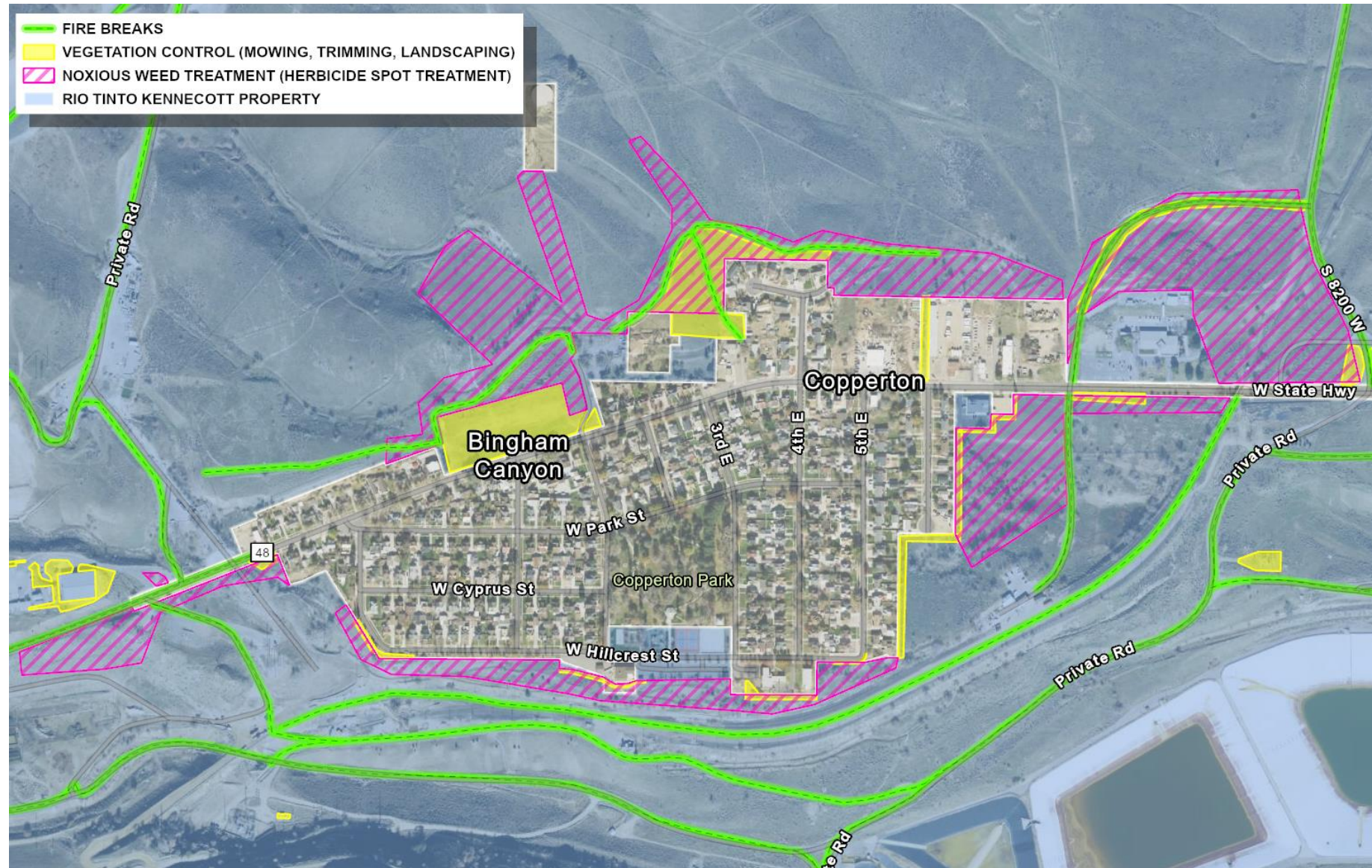
- **Vegetation Control**

Vegetation control such as trimming and mowing reduces fire risk and maintains aesthetics

- **Noxious Weed Treatment**

Herbicide is selectively used against noxious invasive weeds such as thistle to limit growth and spread

Work began in April and will continue through October.



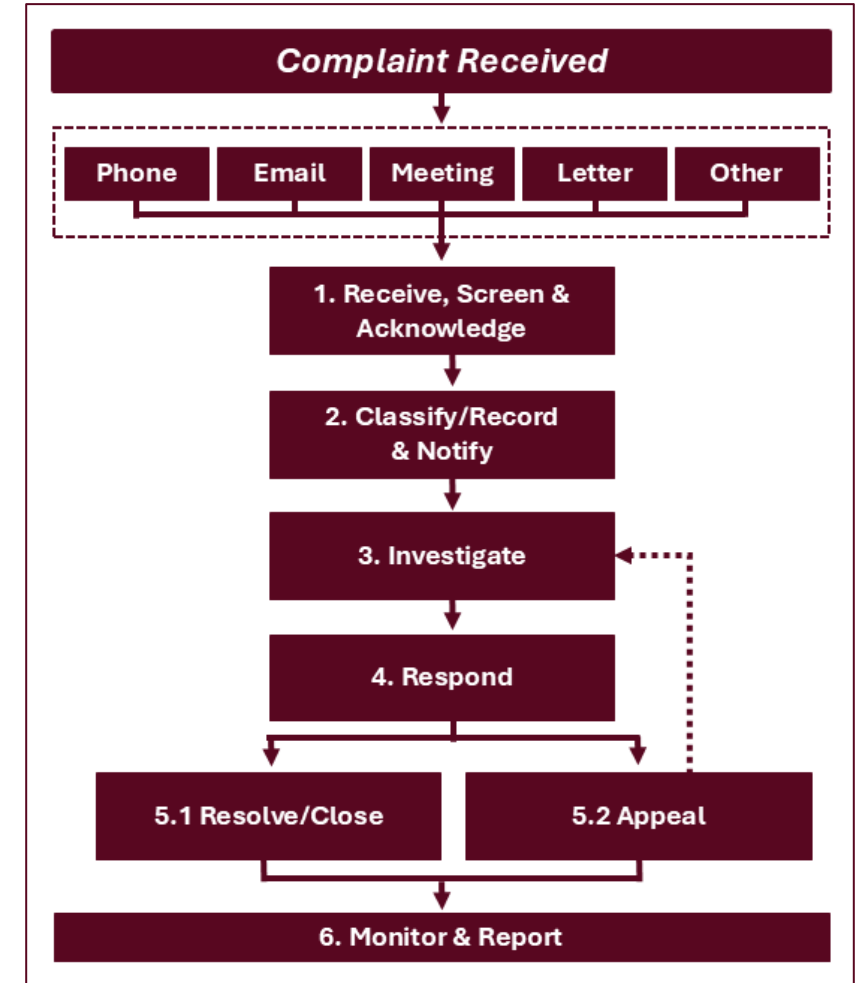
Community Complaints

2024 Complaints Total = 12 across the operation

- RTK employee speeding in Copperton
- Dust from the Mine near Copperton
- Permitting gap for storm water project in Copperton

2025 Complaints Year-to-Date = 6 across the operation

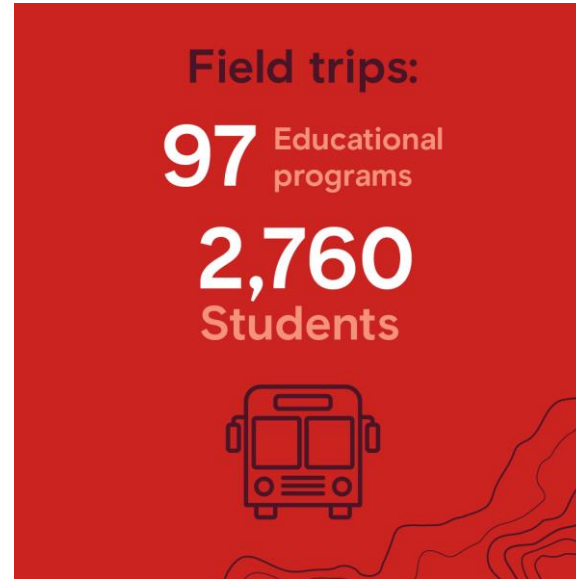
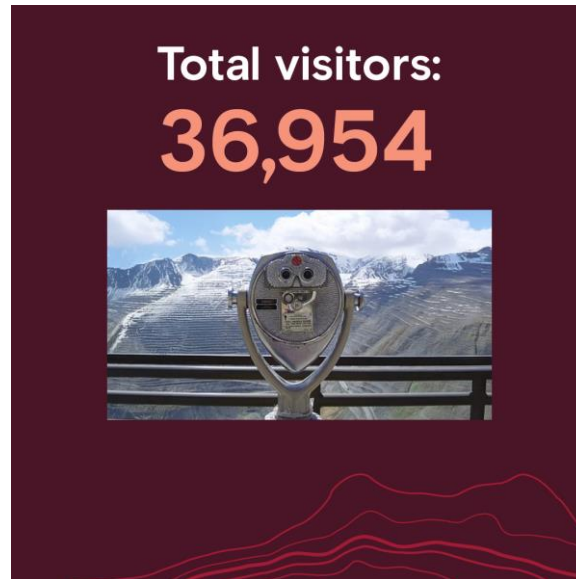
- Concentrator dust event near Copperton
- Dust from the Mine near Copperton



801-204-2070

rtkcomments@riotinto.com

Rio Tinto Kennecott Visitor Experience



Bingham Lions Club Gift Shop

Open seven days a week mid-May - October

Shuttles every 30 minutes, 9:30 a.m.-2:30 p.m.

Free admission for school groups

Tickets \$6 each, children under five free

riotinto.com/en/operations/us/kennecott/visitor-experience

info@rtkvisitorexperience.com

385-510-5579

Local Voice Community Survey 2024

Overall trust and acceptance of Kennecott

The community rated their overall trust and acceptance of Kennecott with scores of **3.17** and **3.50** out of **5**, respectively. There are 7 drivers of trust and acceptance for the community.

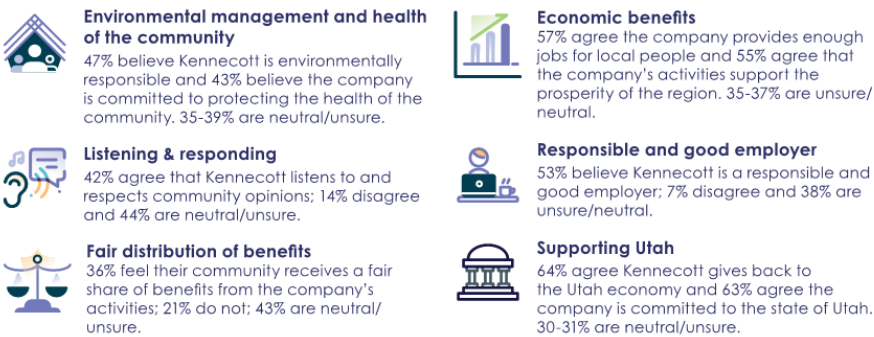


Drivers of trust and acceptance



Strengths and opportunities in the relationship with Kennecott

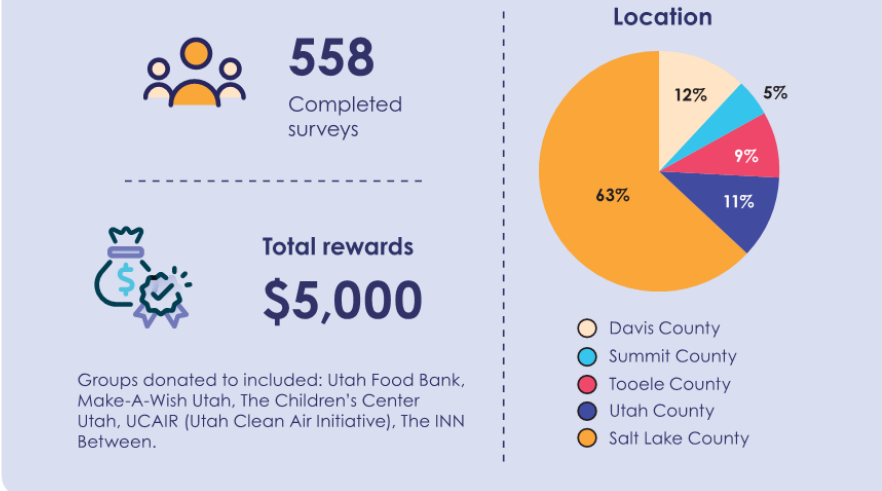
Taking a closer look at the survey results that represent the relationship between the community and the company, there are some aspects the community feels positive about and some that are more challenging. Large proportions of neutral/unsure responses highlight an opportunity for Kennecott to provide further information about their activities and commitments.



Communication with Kennecott



AT A GLANCE



Next steps

Local Voices will return in again in 2025! The ongoing 'pulse' surveys are designed to track the most important aspects of your relationship with Kennecott. These surveys also help us understand how you feel about various focus topics over time. If you are already registered, you will automatically receive an invitation to the next survey. If you haven't registered yet, sign up today—it's not too late to join!

voconiqlocalvoices.com/kennecott

REGISTER NOW

Your voice is important!



Next survey scheduled for 2025

RioTinto | Kennecott

801-204-2070

rtkcomments@riotinto.com

RioTinto