



## **COPPERTON TOWN COUNCIL MEETING**

**January 15, 2025, 6:30 PM**  
BINGHAM CANYON LIONS CLUB  
8725 HILLCREST STREET, COPPERTON, UTAH 84006

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### **COPPERTON TOWN COUNCIL MEETING MINUTES**

#### **Council Members Present:**

Sean Clayton, Mayor  
Tessa Stitzer, Mayor Pro Tempore  
Kathleen Bailey, Council Member  
Linda McCalmon, Council Member

#### **Council Members Excused:**

Kevin Severson, Council Member

#### **Staff Present:**

Nathan Bracken, Legal Counsel  
Diana Baun, Town Clerk  
Bianca Paulino, Long Range Planner  
Daniel Hoffman, Senior Accountant  
Chief Nathan Bogenschutz, UFD  
Chief Del Craig, UPD  
Lieutenant Shane Manwaring, UPD

#### **Others Present:**

### **1. REGULAR COUNCIL MEETING**

Mayor Clayton, presiding, called the meeting to order at 6:32 PM and noted a quorum was present.

The Pledge of Allegiance was recited.

### **2. COMMUNITY INPUT**

- a. Recognize Visiting Officials – None**
- b. Citizen Comment - None**

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### **COPPERTON COUNCIL MEMBERS**

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

### **c. Unified Fire Authority (UFA)**

Chief Nathan Bogenschutz gave a brief update on the station and a new apparatus being delivered in the next few months.

### **d. Unified Police Department (UPD)**

Detective Harry Holt reported in December the town had 34 calls for service with 12 cases; five of those cases were from larcenies (vehicle prowls). He has spoken with his department, nothing has come out of those and he encouraged residents to contact him with any info they might have.

## **3. CONSENT AGENDA**

- a. Approve Council Meeting Minutes – *Diana Baun, Town Clerk***
  - i) July 17, 2024 Council Meeting Minutes
  - ii) August 24, 2024 Council Meeting Minutes
  - iii) September 18, 2024 Council Meeting Minutes
  - iv) December 18, 2024 Council Meeting Minutes

**Council Member Stitzer moved to approve the July 17, August 24, September 18, and December 18, 2024 Council Meeting Minutes as published. Council Member Bailey seconded the motion; vote was unanimous 4-0. Council Member Severson was excused from the vote.**

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

Mayor Clayton noted an attorney services bill for December in the amount of \$2,199.50.

**Council Member Stitzer moved to approve the expenditures listed above as stated. Council Member Bailey seconded the motion; vote was 4-0, unanimous in favor. Council Member Severson was excused from the vote.**

Mayor Clayton also shared there was a retainer rebate for attorney services in the amount of \$895.00, which was passed on to MSD Staff.

## **4. PRESENTATION ITEMS**

- a. Audited FY2024 Financial Statements Presentation (Discussion/Motion) – *Daniel Hoffman, MSD Senior Accountant***

Daniel Hoffman reviewed the financial audit information included in the meeting packet published prior to this meeting, as well as a prepared presentation (Attachment A) and a summary handout (Attachment B).

- b. Rio Tinto Annexation Sub-Committee (Discussion/Motion) – *Council Member Stitzer***

No current updates.

- c. Process to Update Zones to Reflect General Plan Sub-Committee (Discussion Only) - **Nathan Bracken, City Attorney**

No current updates.

- d. Municipal Employees Ethics Act Training (Discussion Only) – **Nathan Bracken, City Attorney**

Nathan Bracken reviewed his prepared presentation included in the meeting packet published prior to the meeting.

- e. Open and Public Meetings Act Training Requirements (Discussion Only) – **Nathan Bracken, City Attorney**

Nathan Bracken reviewed his prepared presentation (Attachment C) and Mayor Clayton, Council Member Stitzer, Council Member McCalmon and Council Member Bailey completed the required training requirements for 2025. Council Member Severson was not present for the training and will review the training on his own, sending his completion certificate to the Town Clerk, Diana Baun.

- f. 2025 Annual Conflict of Interest Forms for Council Members and staff – **Diana Baun, Town Clerk** (5 minutes)

Council Member Severson was not present at the meeting, he has been sent the form to complete and will be reminded to return it before January 31, 2025 to the Town Clerk, Diana Baun.

## **5. COUNCIL BUSINESS**

- a. Consider **Ordinance 2025-O-01** Revising the Council's At-Large Seats and Making Conforming Edits to Chapter 2.04 of the Copperton Code to Implement H.B. 35's Requirement that Copperton Operate as a Five-Member Council Form of Government – **Nathan Bracken, City Attorney**

Nathan Bracken briefly reviewed the Chapter 2.04 edits and explained the results.

**Mayor Clayton moved to approve Ordinance 2025-O-01, Revising the Council's At-Large Seats and Conforming Edits to Chapter 2.04 of the Copperton Code. Council Member McCalmon seconded the motion; vote was 4-0, unanimous in favor. Council Member Severson was excused from the vote.**

- b. Consider **Resolution R2025-01** Approving and Authorizing the Execution of the Fourth Amendment to the Master Interlocal Agreement among the MSD, Salt Lake County, Town of Copperton, Emigration Canyon, City of Kearns, Magna City and White City for Municipal, Administrative, and Operational Services – **Nathan Bracken, City Attorney**

Nathan Bracken briefly reviewed the changes to the Master Interlocal Agreement with the MSD included in the presented Fourth Amendment.

**Council Member Bailey moved to approve Resolution R2025-01, Approving and Authorizing the Execution of the Fourth Amendment to the Master Interlocal Agreement**

**with the MSD. Council Member Stitzer seconded the motion; vote was 4-0, unanimous in favor. Council Member Severson was excused from the vote.**

- c. State Required Update to General Plan for Water Elements (Discussion/Motion) – *Bianca Paulino, Long Range Planner***

Bianca Paulino reviewed the checklist included in the Meeting Packet published prior to the meeting, noting the MSD received a grant to work on these water element updates for the member municipalities and Copperton has the option to opt-in to the program through that grant.

Council Member Bailey asked if these general plan updates are strict requirements for future development.

Nathan Bracken explained the general plan is only a visioning statement for the town, they are not bound by the general plan.

**Council Member Stitzer moved to have Copperton opt-in for the Water Elements General Plan Amendments. Council Member McCalmon seconded the motion; vote was 4-0, unanimous in favor. Council Member Severson was excused from the vote.**

- d. UPHEAD – Emergency Text and Council Messaging Policy (Discussion/Motion) – *Council Member Stitzer***

No current updates.

## **6. STRATEGIC SESSION - Nothing**

## **7. COMMITTEE/BOARD UPDATES**

- a. Council Board Assignments – *Council***

Council Member Stitzer – WFWRD  
Council Member McCalmon – UPD/SLVLESA  
Council Member Bailey – UFA/UFSA  
Mayor Clayton – MSD  
Council Member Severson – Animal Control

**Mayor Clayton moved to appoint Council Member McCalmon to the UPD/SLVLESA Boards, with himself as the back-up board member when needed, and instructing Nathan to draft a letter for the board to make the change official. Council Member Bailey seconded the motion; vote was 4-0, unanimous in favor. Council Member Severson was excused from the vote.**

- b. Selection of Mayor Pro Tempore – *Council***

**Council Member Bailey moved to appoint Council Member Stitzer as the Mayor Pro Tempore for**

**2025. Mayor Clayton seconded the motion; vote was 4-0, unanimous in favor. Council Member Severson was excused from the vote.**

**c. Legislative Research Committee – *Nathan Bracken, City Attorney***

Legislature begins next Tuesday and runs through the first week of March. He discussed potential legislation allowing builders to use their own building inspectors, which has been opposed by The League. He noted that most land use bills aren't presented until the end of the session, and The League will be working on those bills when they come. He suggested the council have someone on the Legislative Policy Committee (LPC), and he offered to be that representative if the town would like.

**Mayor Clayton moved to have Nathan Bracken and himself represent the Town of Copperton on the Legislative Policy Committee and instructed Nathan to draft a letter for himself to sign and send. Council Member Stitzer seconded the motion; vote was 4-0, unanimous in favor. Council Member Severson was excused from the vote.**

**d. Bingham Cemetery Board – *Council Member Stitzer***

No current updates.

**e. Copperton Community Council – *Council Member Stitzer***

No current updates.

**f. Planning Commission – *Council Member Severson***

No meeting for updates.

## **8. COPPERTON COUNCIL REPORTS**

**a. Mayor Clayton**

**i) Greater Salt Lake Municipal Services District (GSLMSD)**

Council Chairwoman Laurie Stringham discussed the justice courts and how the county is running legislation to dissolve those courts. After speaking with other MSD communities, he has learned their plans are to send things to the 3<sup>rd</sup> District Court, with any civil cases to run through the ALJ, which is already under contract with the MSD. If all MSD communities were to make the same changes, the MSD would save a substantial amount of money.

Nathan Bracken added that if they change the code to send civil cases to the ALJs, and have the criminal cases go to the justice court since it makes more sense. He suggested doing this to see how things work and what the actual cost savings are. There have been rumors the state is contemplating getting rid of justice courts all together, so he doesn't see a point to spending money and time trying to create something when it might be removed soon. If they end up needing a justice court in the future, they can always contract with someone else.

The council members in attendance agreed with Nathan's suggestions.

**ii) Council of Governments (COG)**

- b. Mayor Clayton
  - i) Unified Police Department (UPD)

Attended the last meeting with the budget adoption.

- ii) Salt Lake Valley Law Enforcement Service area (SLVLESA)
- c. Council Member Bailey
  - i) Unified Fire Authority (UFA)
  - ii) Unified Fire Service Area (UFSA)

Meetings are next week

- d. Deputy Mayor Stitzer
  - i) Wasatch Front Waste and Recycle (WFWRD)

Meetings are next week

- e. Council Member Severson
  - i) Salt Lake County Animal Services

No current updates

## **9. OTHER ANNOUNCEMENTS**

- a. Public Comment - None
- b. Announcements – None

**Council Member Bailey moved to recess the regular Council Meeting and move to a Closed Session to discuss the character, professional competence, or physical or mental health of an individual. Mayor Clayton seconded the motion; vote was 4-0, unanimous in favor. Council Member Severson was excused from the vote.**

## **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**


**The January 15, 2025 Town Council Meeting adjourned at 7:53 P.M.**

**This is a true and correct copy of the January 15, 2025 Town Council Meeting Minutes, which were approved on February 19, 2025.**

**Attest:**



**Diana Baun, Town Clerk**

  
Sean Clayton, Mayor