COPPERTON TOWN COUNCIL MEETING

March 19, 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
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
Daniel Hoffman, Senior Accountant
Captain Justin Dekorver, UFA
Chief Del Craig, UPD
Detective Harry Holt, UPD

Others Present:
Tara Behunin
Ron
Ben Shull

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)

Captain DeKorver reported that February had a relatively low number of fire calls, with five incidents in the Copperton area and four responses involving the Air and Light Truck. They informed the council that a final inspection had recently been completed on a new Air and Light Truck, and delivery was expected soon. Once received, the truck would be outfitted with radios, decals, and other necessary equipment before becoming operational at the station.

d. Unified Police Department (UPD)

Detective Harry Holt from the Unified Police Department reported that in February there were a total of 20 calls for service, which resulted in seven cases. Detective Holt referenced an email previously sent to the council that included comparative statistics from the previous year. In February of the prior year, there had been 36 calls for service leading to 15 cases. This indicated a reduction of approximately half in both service calls and resulting cases. Detective Holt noted that the department was performing well and reminded the council that, with warmer seasons approaching, residents should report any suspicious activity so officers could respond appropriately.

3. <u>CONSENT AGENDA</u>

a. Approve Council Meeting Minutes – ***Diana Baun, Town Clerk***

i) February 19, 2025

Council Member Stitzer moved to approve the January 15, 2025 Council Meeting Minutes as published. Council Member Bailey seconded the motion; vote was unanimous 5-0.

b. Fiscal Items - Mayor Clayton

i) Approval of expenditures

Mayor Clayton noted there was one expenditure to approve for $3,402 for legal services, including legislative services that were shared with another municipality.

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. <u>PRESENTATION ITEMS</u> - None

5. <u>COUNCIL BUSINESS</u>

a. Land Use Questions

Jaden Dorenbosch of Rock N Yard addressed the council, explaining that since December, his company had been working to secure a one-acre land lease from Kennecott on a three-acre lot located just east of town, south of the road past the railroad. Rock N Yard, which has grown by an average of 25% per year over the past seven years, has outgrown its current property and is seeking space nearby

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to continue expanding. The process began in December 2024, when Kennecott agreed to draft a lease agreement so the company could begin seeking approvals from UDOT, Salt Lake County, and Rio Tinto. By mid-February, they were expecting a finalized lease agreement, but communication stalled. Later, they were informed that a Rio Tinto liaison had been told by someone from the town that Copperton did not want the company to expand there. This led Rio Tinto to withdraw from the agreement, citing community concerns. Jaden and Matt Dorenbosch were surprised by this and began canvassing the community (Attachment A) sharing multiple letters of support and finding that residents were not aware of the proposed lease and largely supported the company's expansion.

Council Member Kathleen Bailey asked for the name of the Rio Tinto contact involved, but Matt declined to disclose it, citing a request not to bring Kennecott into the discussion.

Mayor Sean Clayton acknowledged speaking with Matt in January and affirmed his support for business expansion. He explained that UDOT would not permit a new access point along the state highway, leaving Kennecott's access point as the only viable option. Mayor Clayton also outlined Copperton's long-range planning efforts, including a general plan adopted in 2020 and an annexation policy plan adopted in 2022. These documents provide guidance on business expansion and annexation goals. He clarified that the property in question lies in unincorporated Salt Lake County, meaning the Copperton Town Council has no jurisdiction over it. He stated the council has not taken an official position on the matter and did not oppose the expansion.

Matt emphasized that Kennecott wants to maintain a good relationship with Copperton and had been told by a Kennecott liaison that the community opposed Rock N Yard's expansion.

Mayor Clayton reiterated that the town had not taken a stance and encouraged Rock N Yard to work with Kennecott to pursue annexation of the land into Copperton, which could support both the business and the town's goals. Legal counsel Nathan Bracken provided context on the annexation process, explaining that the town has identified the area as a priority for annexation, but since the land is currently in the county, any annexation would require cooperation from Rio Tinto, the property owner. He noted that annexations often occur before development, but it is also possible to annex after a project is underway. He confirmed that leasing the land would not impact its eligibility for annexation and emphasized that the process is ultimately a matter between the municipality and the landowner. Mayor Sean Clayton expressed regret that the situation with Rock N Yard had escalated, reiterating that the town never took an official position on the lease proposal and stating that they would have liked to leverage the opportunity to further Copperton's goals. He clarified that the council could not take formal action on the matter because the property lies outside Copperton's jurisdiction. However, he emphasized that the town was not opposed to the project and expressed a willingness to work with Rio Tinto and Rock N Yard to potentially annex the property into Copperton.

Matt Dorenbosch shared frustration over the process, explaining that he had been working on the lease since mid-December and was informed by Kennecott just a month prior that the lease was canceled due to the perception that the town did not want the project. This prompted him to seek clarification from the council to determine whether there truly was opposition.

Mayor Clayton encouraged Matt to communicate the outcome of the meeting to his contact at Kennecott and to raise the possibility of annexation. He emphasized that Copperton has long supported growth but wants thoughtful development aligned with the town's vision. He apologized for the confusion and announced that, moving forward, professional staff from the town would meet monthly with Rio Tinto—alongside council members and stakeholders as needed—to prevent similar miscommunications. The goal is to ensure that concerns are not misinterpreted and that productive

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discussions take place. He admitted he is not a land expert, underscoring the importance of involving staff who specialize in these matters. Copperton hopes to attract businesses that fit within the town's broader vision, which includes a small-town feel with features like a town square and local businesses. He acknowledged that while some development is necessary for sustainability, they are cautious not to grow so much that Copperton loses its identity. He pointed to the town's general and annexation policy plans as guiding documents and emphasized that the land in question belongs to Kennecott, limiting the town's authority. The mayor concluded by encouraging residents to participate more actively in future planning processes—attending meetings, responding to surveys, and voicing opinions—so the town's vision remains aligned with the community's desires.

b. FY 2026 Budget Discussion

Mayor Clayton and Legal Counsel Nathan Bracken clarified the timeline for the budget process, noting that the tentative budget (Attachment B) would be adopted at the April meeting via a written resolution, followed by a public hearing prior to final adoption in June. This marks the town's first time operating on a fiscal year basis, following its transition from a township to an incorporated town. MSD Staff explained that the updated draft included two primary changes: a $100,000 allocation for park improvements and a $20,000 allocation for Copperton's upcoming 100-year celebration. Actuals from fiscal years 2023 through 2025 were also included for reference. The mayor requested a PDF version of the budget to post online for public review.

Nathan Bracken added that a new fee schedule should also be reviewed and approved with the final budget, suggesting a draft be ready by April. Although no changes are currently expected, the fee schedule is traditionally prepared by Brian Hartsell.

Mayor Clayton emphasized Copperton's heavy reliance on partner municipalities, given that the town collects only $160,000 in sales tax but budgets over $532,000 annually for services such as snow removal, road and park maintenance, and public works.

Council Member Kathleen Bailey noted that the park alone requires over $100,000 annually for staffing, maintenance, water, and garbage. They both stressed the importance of expanding the town's tax base and highlighted that there is currently no fee to open a business in Copperton.

c. Rio Tinto Updates

No updates

d. Copperton Park Update

Mayor Sean Clayton introduced Ben Shull, a community member who had proposed an idea related to signage (Attachment C). Ben explained that he wanted to install a "drive cautiously" or "drive slowly" sign near the corner of Hillcrest Street, specifically on the opposite side of the existing "no parking during snow season" sign. He mentioned that the location in question was a park strip area and estimated the cost of his proposal to be around $450. Initially, Ben expressed interest only in placing signage on his corner but indicated a willingness to provide a detailed count and cost for additional signs at a future meeting. Mayor Clayton supported the idea and proposed expanding the initiative by adding similar signs around the park. He asked the council for authorization to work with Ben on the project.

Council Member Kathleen Bailey suggested that the county sign shop could potentially print official signs if provided with the designs.

Mr. Shull confirmed that an estimated six signs might be needed and offered to provide an exact number later.

Council discussion turned briefly to sign aesthetics, with various council members suggesting color options like maroon and rust. Mayor Clayton noted that although the town is part of Salt Lake County, they are not constrained by county sign color requirements and could select their own design and palette. Nathan Bracken, Town Attorney, clarified that while Utah Department of Transportation (UDOT) regulations would apply to state-controlled roads, most roads near the park are interior city streets and likely fall under municipal jurisdiction. He stated that the city had considerable discretion to install optional signage like “drive slowly” signs under its own municipal code.

Council Member Bailey moved to allow Mayor Clayton to work with Ben on the above signage project. Council Member Stitzer seconded the motion; vote was 5-0, unanimous in favor.

Mayor Clayton then transitioned to a park update, which was interwoven with budget discussions and efforts to finalize a contract with Roth Landscaping. The city was actively pursuing a bid from Roth to take over park maintenance responsibilities from Salt Lake County Parks and Recreation. Although the bid had not yet been received, it was noted that Roth operates under a state contract, eliminating the need for a public bidding process. Roth was also slated to handle an upgrade to the park's sprinkler system. The city had requested $100,000 for this upgrade, and approval was anticipated without issue.

e. UPHEAD – Emergency Text and Council Messaging Policy

Council Member Tessa Stitzer provided an update on the communication platform UPHEAD, which had been approved in the previous year. UPHEAD is designed to send text alerts to residents for various community-related updates, such as water service issues, emergency weather alerts, or road closures due to storm drain projects. Council Member Stitzer emphasized the platform’s ability to offer targeted and timely information. Maridene Alexander, Director of Communications with the MSD, manages the city’s website and would be attending onboarding sessions to help integrate UPHEAD with existing systems, ensuring alignment with state standards. Participation in the service would be voluntary, with QR codes and mailers being sent out to encourage residents to opt in.

f. Consider **Resolution R2025-04**, A Resolution Approving and Authorizing the Execution of an Interlocal Agreement with Salt Lake County Regarding the Provision of Clerk Services for the Town of Copperton’s 2025 Municipal Election

Nathan Bracken explained the need for an interlocal agreement with the Salt Lake County Clerk’s Office to conduct the town’s elections. He noted that, as with every election cycle, the town must formally contract with the county for services such as ballot counting and polling place management. This process requires approval from both the town council and the county under the Interlocal Cooperation Act. Nathan Bracken confirmed that the agreement being presented was consistent with those approved in previous elections and would require a resolution passed by the council, followed by signatures from the mayor and legal review.

Council Member Kathleen Bailey asked for clarification about the upcoming elections. Mayor Sean Clayton responded, noting that due to a recent governance change, the structure of the governing body had changed to include a directly elected mayor, instead of having the mayor selected from within the five-member council. Under the current structure, there would be one elected mayor and four elected council members. The upcoming election would include the mayor’s seat, currently held by Clayton, and two council seats—those of Council Members Severson and McCalmon.

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Diana Baun provided details on the election filing process. She stated that the filing period would run from June 2 to June 6. Prospective candidates would need to appear in person at the MSD office to declare candidacy, at which point they would receive a packet with the necessary forms. To be placed on the ballot, candidates would need to complete the paperwork, verify their residency and voter registration status, and pay a $50 filing fee. This information would also be made available on the town's website.

Council Member Tessa Stitzer and others provided additional context on the responsibilities involved in serving on the council. Council Member Stitzer praised Mayor Clayton for his commitment, knowledge, and effective leadership, citing the extensive meetings and community involvement required of the role. She outlined how council members also serve on boards for various regional services, such as Unified Fire, Animal Services, Wasatch Front Waste and Recycling District (WFWRD), and the Unified Police Department (UPD). These board responsibilities include attending meetings and participating in decisions such as budget approvals, which can involve difficult discussions around tax increases. She emphasized that these increases often reflect efforts to maintain basic services amid rising costs, rather than attempts to expand offerings. She expressed appreciation for the unexpectedly large public turnout at the meeting, stressing the importance of public engagement and awareness in local governance. She encouraged interested residents to ask questions and consider running for office, directing them to any council member for guidance.

Council Member Bailey moved to approve Resolution R2025-04, A Resolution Approving and Authorizing the Execution of an Interlocal Agreement with Salt Lake County Regarding the Provision of Clerk Services for the Town of Copperton's 2025 Municipal Election. Council Member Severson seconded the motion; vote was 5-0, unanimous in favor.

g. Consider **Resolution R2025-05**, A Resolution Adopting the Greater Salt Lake Municipal Services District Comprehensive Emergency Management Plan

Madison Warner, Emergency Planner, introduced herself during the meeting. She explained that she began her role at the end of the previous year and plans to be actively involved in the community moving forward. Her primary purpose at this meeting was to propose transitioning from Copperton's current Emergency Operations Plan (EOP) to a Comprehensive Emergency Management Plan (CEMP). She gave an overview of how emergency response is structured. She explained that all incidents begin and end at the local level, starting with Copperton, then moving up through the MSD, Salt Lake County, and, if needed, the state and federal levels. Each jurisdiction is responsible for its own coordination during emergencies and can escalate requests for support based on the scale of the incident. For example, in a large-scale event like an earthquake, Copperton could request support from the MSD, and if necessary, the MSD would escalate to the county and beyond. She noted that her position is one of two part-time emergency planners funded by the MSD and managed in partnership with Salt Lake County Emergency Management. This role replaces the previous structure where each jurisdiction had a designated emergency manager. Now, each municipality, including Copperton, must assign its own emergency manager—currently, that responsibility falls to Mayor Sean Clayton. She clarified her responsibilities, which include assisting with formal emergency planning documents (like the CEMP and a hazard mitigation plan), training local officials, and helping coordinate emergency preparedness activities. She outlined the key limitations of Copperton's current Emergency Operations Plan, which focuses mainly on response and recovery and lacks attention to preparedness and mitigation. In contrast, the proposed CEMP would cover all phases of emergency management—mitigation, preparedness, response, and recovery—offering a more holistic and proactive approach. It

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is designed to improve community resilience and align local plans with those at the county and state levels. She detailed the structure of the CEMP:

- **Base Plan**: Covers general policies and operational strategies.
- **Annexes**: These are more tailored to Copperton and divided into two types:
  - **Hazard-Specific Annexes** (e.g., wildfire, earthquake, winter storms)
  - **Functional Annexes** (e.g., evacuation, sheltering)

The base plan is ready for adoption and requires council approval. The annexes are still in development, expected to be completed by late this year or mid-next year, and do not require council approval. She emphasized that the CEMP replaces the need for a separate Emergency Operations Plan, there is no additional cost to Copperton for adopting the CEMP, and adoption will bring the town's emergency preparedness in line with higher-level jurisdictions.

Mayor Sean Clayton inquired about posting the presentation on the town website, to which Madison Warner agreed.

Mayor Clayton moved to approve Resolution R2025-05, Adopting the Greater Salt Lake Municipal Services District Comprehensive Emergency Management Plan. Council Member Stitzer seconded the motion; vote was 5-0, unanimous in favor.

6. STRATEGIC SESSION - None

7. COMMITTEE/BOARD UPDATES

a. Legislative Update – ***Nathan Bracken, Legal Counsel***

Nathan Bracken provided a legislative update focused on state bills with potential impacts on Copperton. He noted that over 1,000 bills were introduced this year and around 500 were passed.

HB 12, originally sought to prohibit public entities in Utah from entering into contracts with certain clauses often considered unfavorable, such as out-of-state venue provisions or indemnification requirements. These clauses are typically disfavored, but smaller local governments sometimes have no choice when working with large vendors. The final version of the bill instead renders such provisions legally void rather than prohibiting their inclusion. This means entities like Copperton can still sign contracts with such terms, but the provisions cannot be enforced under Utah law. Additionally, local government attorneys are now authorized to waive these requirements when absolutely necessary.

HB 58 addresses building inspector amendments. While Copperton may not see heavy development, the bill may impact the Municipal Services District (MSD). It requires the state Building Code Commission to evaluate the functioning of building inspectors and submit a report. It also updates what constitutes unlawful or unprofessional conduct for licensed inspectors, including the requirement that they stay current on code changes. Municipalities must also hire a qualified building official with six years of experience, proper licensure, and at least 40 hours of training. Currently, MSD inspectors meet these criteria, but if Copperton were to become independent, it would need to ensure future compliance.

HB 256 brings amendments related to zoning and short-term rentals, a recurring topic at the legislature. Copperton has historically taken a more libertarian approach, and short-term rentals may provide an opportunity for increased sales tax revenue. Historically, cities were prohibited from using online listings

(e.g., on Airbnb or VRBO) as the sole basis for enforcement. This bill does not remove that restriction but offers additional tools: municipalities may now issue business licenses for short-term rentals, request platforms to remove non-compliant listings, and use these listings to enforce transient room tax collection.
HB 368 was a major land use amendment bill. Though the bill is over 7,000 lines long, he highlighted the portions that directly affect Copperton. Changes include adjustments to annexation policy plans, now requiring two public hearings (one before the planning commission and another before the city council) whenever amendments are proposed. The bill also imposes a two-day turnaround for plan reviews when developers submit identical building plans—though interpretation of "identical" may be a point of contention. A key provision is the requirement for municipalities to adopt their own public infrastructure inspection standards by May 7, 2025, especially for developer bonding and warranty purposes. Historically, entities like Copperton relied on county standards through MSD contracts, but now each must have their own formally adopted standards. Nathan Bracken will work with Lizel to present something for adoption at the April meeting. The bill also provides financial relief by clarifying that mail notices are not required for purely ministerial changes to land use codes—an improvement over prior law which mandated costly town-wide mailings even for minor, administrative updates.

HB 504, impacts local election procedures. Candidates for municipal office must now complete a conflict of interest disclosure form—similar to the one state legislators use—at the time they file a Declaration of Candidacy. This is a lengthy and detailed form. Those who have already submitted it this year may be able to recycle the same form, pending further guidance from the Lieutenant Governor's office.

SB 179 introduces a new requirement that each municipality must develop a process for evaluating proposed business types that are not currently listed in the city's zoning code. If a resident wants to open a business that doesn't appear on the city's approved list, the city must have a defined process in place to review the request and designate an appropriate zone. This ordinance must also be adopted by May 7.

SJR 3 is a joint resolution calling for the dissolution of the Salt Lake County Justice Court—Copperton's current court—by June 30, 2027. If the resolution proceeds, municipal misdemeanor cases would be transferred to the District Court. He advised the council to consider whether to continue using county services or explore alternatives like contracting with nearby municipalities. He noted that the existing court service through the county is expensive and may not offer sufficient value to Copperton. The MSD might be able to provide a cost-effective alternative.

Nathan Bracken also discussed two failed bills that may return in a future session. The first, HB 533, introduced by Representative Teuscher, explored the idea of dividing Salt Lake County into smaller counties. Though not intended to pass this session, it aims to start a conversation about more responsive governance. The bill outlines two possible paths: city councils could request a feasibility study, or residents could initiate a petition. While the change would not be automatic, any serious movement on this proposal would require Copperton to evaluate impacts on shared service providers such as UPD and UFA, though similar arrangements exist in other areas (e.g., UFA serves Eagle Mountain in Utah County). The second failed bill, SB 337, introduced by Senator Cullimore, proposed a statewide land use authority called the "Beehive Land Use Authority." This five-member board—appointed by the Governor, Speaker of the House, and Senate President—would have had the power to approve development projects statewide, even without local government or property owner input. Nathan Bracken described this bill as unprecedented and controversial. The board would have claimed up to 75% of tax revenue from projects it approved, even in incorporated areas, leaving local governments to absorb the community impact without proportional revenue. Though the bill did not

pass, Bracken expects similar proposals to resurface, especially in connection to the upcoming Olympics and potential large-scale developments like the Rio Tinto land. Lastly, Bracken responded to a question posed earlier in the meeting regarding local signage policy. He cited Section 11.4.030 of Copperton's code, which states that all signs must conform to the Utah Manual of Uniform Traffic Control Devices. The manual does not address "Drive Slowly" signs directly but does categorize yellow and black warning signs as appropriate for related purposes. He recommended consulting the manual's table when discussing signage further.

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

No updates

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

No updates

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

No updates

8. COPPERTON COUNCIL REPORTS

a. Mayor Sean Clayton

i) Greater Salt Lake Municipal Services District (GSLMSD)

The Greater Salt Lake Municipal Services District (MSD) held a meeting last week, which focused primarily on budgets. Public Works and Operations presented their proposed budget, which remained consistent with last year's figures, though they identified some savings. They've done an impressive job securing federal grant funding to support operations and public works projects. One major highlight is a potential $3 million allocation for Copperton's storm drain project, which is currently included in Congressman Owens' bill. If passed, this funding will significantly support the project. Nathan Bracken confirmed that he spoke with the congressman's office last week, and the bill remains on track, with Copperton's project listed as the number one priority—a very encouraging sign. The meeting also included a review of individual town and city budgets. Each municipality's budget was examined, along with updates on various road projects underway. As previously mentioned, the MSD has officially relocated to its own building near 4700 South by the Riverbend area in Taylorsville. This new location is much closer and more convenient for Copperton residents. Previously, the MSD operated out of the Salt Lake County Building at 2100 South and State Street. The new facility has undergone several improvements and will serve as the central location for obtaining permits, conducting plan reviews, and handling other municipal services. Residents should have received a mailer with details about the move; if not, they're encouraged to check their mailboxes.

ii) Council of Governments (COG)

b. Council Member Linda McCalmon

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i) Unified Police Department (UPD)

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

After attending her first Unified Police Department (UPD) and Salt Lake Valley Law Enforcement Service Area (SLVLESA) meetings, Council Member McCalmon expressed how incredibly welcoming everyone has been. While she still feels a bit like a deer in the headlights in this new role—a fitting analogy she thinks—She is also feeling reassured. Living in Copperton herself, she can see that this assignment, though daunting, is going to be doable. As a regular Copperton resident, she wants to know that she's being protected by the best, and by serving on this council, she feels it's her responsibility to expect and ensure the same for every resident in our town. She can confidently say that they are, in fact, being protected by the best. Every officer she's met so far has been nothing but exceptional, and she wanted to extend a huge thank you to all who serve.

Secondly, her job is also to make sure that the residents' tax dollars are being used wisely and responsibly. This time of year, everything is centered around one thing: budget, budget, budget. Since the separation from the Salt Lake County Sheriff's Office last July, there have been countless additional meetings and hours spent putting together new budgets, and she emphasized there are a lot of zeros on those financial sheets. However, she does believe the team is working diligently to cut costs and save wherever possible. It's her responsibility to ask questions, and tonight, a gentleman named Gene gave her some really insightful feedback and ideas for questions to bring up. If any residents ever have questions or concerns, please don't hesitate to come talk to her. It's still a little early for the final numbers, but they're getting close and as soon as she has the final budget sheets, she'll be sure to share them.

c. Council Member Kathleen Bailey

i) Unified Fire Authority (UFA)

ii) Unified Fire Service Area (UFSA)

The board received a legislative update from representatives referred to as the "Spat of Fours," who serve as lobbyists for UFA. The presentation covered a broad range of legislative bills that passed or failed and could impact the operations of Unified Fire. Among the topics discussed were a Wildland Interface Modification Bill, Firefighter Cancer Amendment bills, and Public Sector Labor Union Amendments. The latter did pass, though a petition is circulating that seeks to place the matter on the ballot in an effort to overturn it. The councilmember noted that this bill restricts labor unions' ability to negotiate. Additional legislative changes discussed included Ambulance Provider Payment Amendments, Wildfire Funding Amendments, and Emergency Medical Services Modifications. She remarked that the list of bills reviewed at this meeting was significantly longer than the one previously presented by Nathan and described the meeting as informative. In addition to the legislative update, the board conducted a performance review of the fire chief, and it was reported that overall satisfaction with the chief's performance remained high. She also attended a meeting earlier in the day regarding the selection of an auditor for UFA. They highlighted UFA's commitment to transparency and ethical practices, explaining that rather than continuing with the same auditing firm, the

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organization opened the process to new bids. Two requests for proposals (RFPs) were discussed during the meeting, and the final selection will be published later in the week.

d. Deputy Mayor Tessa Stitzer

i) Wasatch Front Waste and Recycle (WFWRD)

They meet on Monday and she will have updates for the next meeting.

e. Council Member Kevin Severson

i) Salt Lake County Animal Services

The 2024 statistics from Animal Services were shared, highlighting a productive and successful year. Animal Control Officers responded to over 17,000 calls for service. Volunteers contributed an impressive 7,500 hours to assist with pet care. A total of 2,800 pets were adopted and 4,200 were sterilized at the clinic. The agency achieved a 95% live release rate. In total, 749 animals were rescued, and 1,313 animals were placed into foster care. Specifically for Copperton, 23 regular animal licenses were sold, along with 8 senior licenses, for a total of 32. It was noted that residents over the age of 60 are eligible for discounted license fees. The Urban Wildlife Program had no reported issues in the area, with no need for raccoon or skunk trapping services during the year. The annual Pet Palooza fundraiser resulted in 177 pet adoptions over the course of that weekend. The Paws Clinic, a mobile veterinary unit resembling a motorhome, continued to serve the area. The clinic visits Copperton on Mondays, allowing residents to schedule appointments for spay and neuter services. The mobile unit includes 12 kennels and offers same-day drop-off and pick-up. In 2024, the clinic spayed 49 dogs and neutered 45 dogs, while also performing 41 cat spays and 49 cat neuters. The unit can perform approximately 30 surgeries per day. Overall, it was reported that 2024 was a strong year for animal services and he expressed optimism for continued success in 2025.

9. OTHER ANNOUNCEMENTS

a. Public Comment

Cindy Birch responded to earlier remarks about the Paws Mobile veterinary services. She suggested the town consider rescheduling the clinic's visits and improve notification to residents. She noted that many residents may not have been aware the mobile unit was in Copperton and expressed that with better outreach, more community members might take advantage of the spay, neuter, and vaccination services. She also pointed out that with only 23 licensed animals in town, increased awareness of the service could potentially help boost licensing numbers as well.

Council Member Kevin Severson acknowledged the concern, explaining that appointments for the mobile unit are booked online well in advance—often one and a half to two months ahead—and that many of the recent appointments were taken by individuals from outside of Copperton.

Ms. Birch asked how this issue could be addressed to prioritize Copperton residents.

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Council Member Severson mentioned the clinic returns to each jurisdiction twice a year and agreed to try and provide advance notice next time.

Mayor Sean Clayton added a request that Council Member Severson follow up with the clinic operators and ask them to either limit appointments to Copperton residents or at least allow residents early access to scheduling.

Brian Vinton made three comments during public input. First, he announced an event hosted by the Lions Club tomorrow evening at 6:30 PM, where firefighters will provide a CPR update session (though not a certification course). He invited anyone interested to attend. Second, he inquired about the city's ongoing annexation efforts with Rio Tinto, specifically what additional properties besides the ones discussed during the meeting are being considered.

Mayor Clayton explained that a map of the town's annexation plans is available on the town's website. The map is color-coded to indicate the phases of annexation: red for phase 1, orange for phase 2, and green for phase 3. He emphasized the importance of annexing certain properties, especially considering the encroachment from South Jordan and West Jordan, who have recently expanded onto Rio Tinto land. Mayor Clayton clarified that the town is focused on securing land from Rio Tinto before further land from surrounding cities is developed.

Council Member Tessa Stitzer reiterated the phases of annexation and their basis in discussions with Rio Tinto.

For his third point, Brian Vinton asked about the construction schedule for the storm drain project, expressing concern about the timeline and safety. He noted he was glad to see construction had started but wanted to ensure no one was put at risk. Mayor Clayton responded that he had requested the construction schedule and would provide the information as soon as it was available. Brian offered his willingness to speak with the construction crew to ensure safety, thanking the council for their efforts.

Gene VanRosenthal, a retired member of law enforcement with 32 years of service in the Unified Police Department (UPD), expressed concern over the recent tax rate increase for UPD. He questioned the possibility of exploring other police departments that might offer more affordable services, given UPD's rising rates and lack of infrastructure.

Mayor Clayton responded by explaining that the recent rate increase was a result of the reorganization mandated by Representative Joran Teuscher's bill, which removed the Sheriff from UPD. The town had to choose between staying with UPD or moving to the Sheriff's office. The UPD rate was lower than the Sheriff's, but the council also explored other options. South Jordan declined to provide services, Herriman offered a price of $350,000 per year (three times the cost of UPD), and West Jordan was still reviewing the proposal at the time. Mayor Clayton emphasized that the interlocal agreements with UPD include an "out" if needed, but creating a separate police force was not financially feasible. He noted that when the Sheriff's office didn't get their way, they reduced funding to UPD and allocated funds toward policing a regional park. Mayor Clayton suggested that residents could inquire with the County Sheriff about how they are spending their budget.

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Mr. VanRosenthal brought up the point that, under state law, the Sheriff could step in to provide police protection if a municipality's police force is inadequate. Nathan Bracken responded by noting that while some rural towns contract with the County Sheriff for police services, it is typically not a reliable solution, as the Sheriff has other responsibilities, and such arrangements are generally meant for emergency situations. He further expressed frustration about the perceived lack of visible policing in Copperton despite the rising costs, which he linked to the bond for the jail. Nathan Bracken clarified that Copperton had voted against the tax increase for the jail bond, which did not pass, but he believed the county was redirecting funds from other sources to cover the costs.

Mr. VanRosenthal questioned whether anyone was reviewing UPD's budget to ensure it was fiscally responsible.

Mayor Clayton reassured him that during a meeting, the UPD chief and finance officer presented a detailed, line-by-line budget, showing the cuts made to reduce costs while maintaining service levels. He noted that many full-time equivalent (FTE) positions had been cut from UPD's administration, and the presentation was thorough and well-received.

Nicole Dunaway expressed concerns related to recent experiences with the Unified Police Department (UPD). She detailed a situation involving theft on her property, which is accessed via a shared driveway. Nicole noted that when the officer responded, he seemed unsure how to handle the issue due to the shared nature of the driveway. The officer advised her not to store items in the driveway since her neighbor had access to it, even though the stolen item was clearly on her side of the property. Nicole was able to provide video footage showing that the individual involved acknowledged the property was hers before taking it. She found the officer's response lacking and felt that some basic education about shared property and driveways in Copperton would be beneficial for UPD officers. Her second concern involved the officer's lack of a body camera during the same incident. When asked, the officer explained that UPD policy requires body cams to be left at the Magna station to be charged nightly. Since the officer lived in Riverton and began his shift by heading directly to Copperton to open the cemetery, he did not have the opportunity to retrieve his body camera before responding to her non-emergency call. Nicole questioned this policy and suggested the town discuss a more efficient solution with UPD, especially if the current process hinders proper documentation and accountability.

Council Member McCalmon responded by stating she would bring up these concerns with UPD at their meeting the following day.

b. Announcements - None

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

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

The March 19, 2025 Town Council Meeting adjourned at 8:45 P.M.

This is a true and correct copy of the March 19, 2025 Town Council Meeting Minutes, which were approved on May 21, 2025.

Attest:

Sean Clayton, Mayor

Diana Baun, Town Clerk

DRAFT