



**COPPERTON COUNCIL  
MEETING AGENDA  
September 18, 2024**

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

**Amended**

**Wednesday, September 18, 2024 – 6:30 PM**

**The public is encouraged to attend**

**PUBLIC NOTICE IS HEREBY GIVEN** that the Copperton Council will hold a meeting on the **18th day of September 2024** at the Bingham Canyon Lions Club, 8725 Hillcrest St., Copperton, Utah as follows:

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

**1. REGULAR MEETING**

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

**2. COMMUNITY INPUT**

- a. Recognize Visiting Officials
- b. Citizen Comment
  - i) Please state your name and address for the record
  - ii) Limit comments to 3 minutes per person
- c. Unified Fire Authority (UFA)
- d. Unified Police Department (UPD)

**3. COUNCIL BUSINESS**

- a. Meeting Minutes Approval for June 19, 2024 (Discussion/Motion) - Mayor Clayton
- b. Fiscal Items (Discussion/Motion) - Mayor Clayton
  - i) Approval of expenditures
- c. Title 18 Subdivision Ordinance Update (Discussion) – Jay Springer, Smith Hartvigsen
- d. Copperton Storm Drain Update (Discussion) – Tolin Hessell, SLCo Engineering
- e. Capital Improvement Project Selection Process (Discussion/Motion) – Tolin Hessell, SLCo Engineering
- f. Discussion of Copperton Park Condition of Trees (Discussion/Motion) - Council Member Bailey
- g. UPHEAD – Emergency Text and Council Messaging (Discussion/Motion) - Deputy Mayor Stitzer
- h. Annexation (Discussion/Motion) - Deputy Mayor Stitzer
- i. Old High School Property Rezone (Discussion/Motion) - Nathan Bracken, Legal Counsel

**4. COMMITTEE/BOARD UPDATES (Discussion/Motion)**

- a. Legislative Research Committee – NTBD
- b. Bingham Cemetery Board – Deputy Mayor Stitzer
- c. Copperton Community Council - Deputy Mayor Stitzer

d. Planning Commission – Council Member Severson

**5. COPPERTON COUNCIL REPORTS** (Discussion/Motion)

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

**6. OTHER ANNOUNCEMENTS** (Discussion/Motion)

- a. Public Comment
  - i) Please state your name and address for the record
  - ii) Limit comments to 3 minutes per person
- b. Announcements
  - i) Other announcements as necessary

**7. 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))

**8. ADJOURN**

**ZOOM:**

**Topic: Copperton Council Meeting**

**Time: September 18, 2024 06:30 PM Mountain Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/89793717527?pwd=vD3RQJf7BU2JcPa5Rix9KH1mzoiVKG.1>**

**Meeting ID: 897 9371 7527; Passcode: 670919**

Upon request, within three working days' notice, the Greater Salt Lake Municipal Services District will provide free auxiliary aids and services to qualified individuals (including sign language interpreters, alternative, etc.). For assistance, please call (385) 508-5944 – TTY 711.

DATE WEDNESDAY JUNE 19, 2024

THE COUNCIL FOR THE TOWN OF COPPERTON, STATE OF UTAH, MET ON WEDNESDAY, JUNE 19, 2024, PURSUANT TO ADJOURNMENT ON MAY 15, 2024, AT THE HOUR OF 6:30 P.M. AT THE BINGHAM CANYON LIONS CLUB, 8725 W HILLCREST ST., COPPERTON, UTAH.

## COUNCIL MEMBERS

PRESENT:

SEAN CLAYTON, Chair  
TESSA STITZER  
KATHLEEN BAILEY  
KEVIN SEVERSON  
DAVE OLSEN

OTHERS IN ATTENDANCE: NATHAN BRACKEN, LEGAL COUNSEL  
AMY PITT, DEPUTY CLERK

**Mayor Clayton, Chair, presided.**

Regular Council Meeting

## Community Input

### *Recognize Visiting Officials*

There were no visiting officials.

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## Citizen Comments

There was no citizen comment.

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*Unified Fire Authority*

**Lieutenant Shane Manwaring**, Unified Fire Authority (UFA), stated there were 14 responses at the Copperton Station in May. They are up to 24 for the month. The station helped with a three-alarm fire in West Valley City. UFA will be participating in the parade next week.

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*Unified Police Department*

DATE WEDNESDAY JUNE 19, 2024

**Detective Harry Holt**, Unified Police Department (UPD), stated there were 37 calls for service resulting in 10 cases. UPD is ready for the parade next week.

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## Council Business

*Approve Meeting Minutes 4/17/24 and 5/15/24*

Council Member Stitzer, seconded by Council Member Olsen, moved to approve the meeting minutes. The motion passed unanimously. Council Member Severson was absent for the vote.

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### *Fiscal Items*

**Mayor Clayton** reviewed the attorney bill for the month of May for \$5,478.00.

Council Member Stitzer, seconded by Council Member Olsen, moved to approve the attorney's bill. The motion passed unanimously. Council Member Severson was absent for the vote.

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*Public Hearing of Certification of FY2025 Budget*

**Nathan Bracken**, Legal Counsel, Copperton, stated Copperton's fiscal year had changed from a calendar year to run from July 1<sup>st</sup> to June 30<sup>th</sup>. The budget is the same as what Copperton approved in December; it has just been extended.

Council Member Bailey, seconded by Council Member Stitzer, moved to open the public hearing to discuss the proposed budget. The motion passed unanimously. Council Member Severson was absent for the vote.

There were no comments in favor of nor opposition to the fiscal year 2025 budget.

Council Member Bailey, seconded by Council Member Stitzer, moved to close the public hearing. The motion passed unanimously. Council Member Severson was absent for the vote.

Council Member Bailey, seconded by Council Member Stitzer, moved to adopt resolution 2024-06-01 adopting the 2024-2025 fiscal year budget. The motion passed unanimously. Council Member Severson was absent for the vote.

COPPERTON TOWN COUNCIL



DATE WEDNESDAY JUNE 19, 2024

TOWN OF COPPERTON

By: /s/ SEAN CLAYTON  
Mayor

ATTEST

/s/ LANNIE CHAPMAN  
Metro Township Clerk/Recorder

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*Public Hearing of 2025 Fee Schedule*

**Mayor Clayton** stated the Council needed to adopt the fee schedule for the 2024-2025 fiscal year so that the schedule would follow the same timeline as the budget.

Council Member Bailey, seconded by Council Member Olsen, moved to open the public hearing. The motion passed unanimously. Council Member Severson was absent for the vote.

There were no comments in favor of nor opposition to the 2025 fee schedule.

Council Member Bailey, seconded by Council Member Olsen, moved to close the public hearing. Council Member Severson was absent for the vote.

Council Member Bailey, seconded by Council Member Olsen, moved to approve the 2025 Fee Schedule. The motion passed unanimously. Council Member Severson was absent for the vote.

COPPERTON TOWN COUNCIL

RESOLUTION NO. 2024-06-02

Date: June 19, 2024

A RESOLUTION ADOPTING THE 2024-2025 FEE SCHEDULE FOR THE TOWN OF COPPERTON

RECITALS

WHEREAS, the Town of Copperton ("Copperton") is a municipality and political subdivision of the state of Utah; and

WHEREAS, during the 2024 legislative session, the Utah Legislature passed H.B. 35, which converted the metro townships of Copperton, Emigration Canyon, Kearns, Magna, and White City into cities and towns based on their populations effective May 1, 2024; and

DATE WEDNESDAY JUNE 19, 2024

WHEREAS, as a metro township, Copperton operated on a calendar year beginning on January 1 and ending on December 31 of each year for budgeting purposes, and, as a result, Copperton adopted a fee schedule for the 2024 calendar year; and

WHEREAS, now that Copperton is a town pursuant to H.B. 35, Utah Code § 10-6-105 requires Copperton to operate on a fiscal year beginning on July 1 and ending on June 30 of each year for budgeting purposes; and

WHEREAS, the Copperton Town Council (“Council”) desires to adopt a new fee schedule for the 2024-2025 fiscal year pursuant to Section 3.42.060 of the Copperton Municipal Code, which states that all “fees or charges for services provided... shall be set by the council;” and

WHEREAS, Copperton contracts with the Greater Salt Lake Municipal Services District (“MSD”) to provide its administrative, planning and development, business licensing, and code enforcement services (the “Services”); and

WHEREAS, the MSD Board of Trustees approved the attached fee schedule to cover the Services the MSD will provide to Copperton during the 2024-2025 fiscal year; and

WHEREAS, the Council desires to adopt the attached fee schedule for the 2025-2025 fiscal year.

NOW, THEREFORE, BE IT RESOLVED by the Copperton Town Council that:

1. The attached fee schedule is adopted as the Copperton fee schedule for the 2024-2025 fiscal year
2. Copperton staff are authorized and directed to file this resolution and the attached fee schedule with the Copperton Town Clerk.
3. Copperton staff are authorized and directed to post this resolution and the attached 2024 fee schedule to the Copperton website and to the “Municipal Resolutions Book” within Copperton’s Municode page.
4. The attached fee schedule will go into effect on July 1, 2024.

ADOPTED AND APPROVED at a duly called meeting of the Copperton Town Council on this 19<sup>th</sup> day of June, 2024.

TOWN OF COPPERTON

By: /s/ SEAN CLAYTON  
Mayor

ATTEST

/s/ LANNIE CHAPMAN  
Metro Township Clerk/Recorder

DATE WEDNESDAY JUNE 19, 2024

*An ordinance adopting "TOWN OF COPPERTON" as official name of COPPERTON and adopting accompanying SEAL and LOGO*

**Mayor Clayton** stated this ordinance was necessary because Copperton was going to be receiving some grants and notice of official name change was necessary.

Council Member Stitzer, seconded by Council Member Olsen, moved to adopt ordinance 2024-06-01 adopting the “Town of Copperton” as the official name for Copperton and adopting an accompanying seal and logo. The motion passed unanimously. Council Member Severson was absent for the vote.

COPPERTON TOWN COUNCIL

ORDINANCE NO. 2024-06-01

Date: June 19, 2024

AN ORDINANCE ADOPTING "TOWN OF COPPERTON" AS THE OFFICIAL NAME FOR COPPERTON AND ADOPTING AN ACCOMPANYING SEAL AND LOGO

## RECITALS

WHEREAS, on January 1, 2017, the previously unincorporated community of Copperton (“Copperton”) incorporated as a metro township, a form of municipal government similar to cities and towns; and

WHEREAS, during the 2024 legislative session, the Utah Legislature passed H.B. 35, which converted the Copperton Metro Township and the metro townships of Emigration Canyon, Kearns, Magna, and White City into cities and towns based on their populations effective May 1, 2024; and

WHEREAS, now that Copperton is a town pursuant to H.B. 35, the Copperton Town Council (“Council”) desires to adopt “Town of Copperton” as the official municipal name for Copperton and to adopt an accompanying seal and logo pursuant to its authority under Utah Code § 10-1-102.

NOW, THEREFORE, BE IT ORDAINED BY THE COPPERTON TOWN COUNCIL AS FOLLOWS:

1. Enactment of Chapter 1.02. The following is adopted as Chapter 1.02 of the Copperton Municipal Code:

Chapter 1.02 OFFICIAL NAME

### 1.02.010 Purpose and Scope



DATE WEDNESDAY JUNE 19, 2024

The official name of the Town shall be the "Town of Copperton." All official documents, agreements, letterheads, deeds, publications, and other Town property shall bear the official name.

1.02.020 Inconsistent Provisions

The enactment of this chapter shall not be construed to repeal or invalidate prior acts the Town made previously as the Copperton Metro Township or under any other corporate name. To the extent public documents or provisions of this code reference other public names, such documents and provisions shall be construed to incorporate the official name by this reference.

2. Adoption of City Seal and Logo. The following is adopted as the official seal and logo of the Town of Copperton:



3. Implementation. The Mayor and Copperton staff are authorized and directed to take such actions as may be necessary to implement this ordinance.
4. Effective Date of Ordinance. This ordinance shall take effect as soon as it is posted pursuant to Utah Code §10-3-711, deposited, and recorded with the Copperton Town Clerk.

ADOPTED AND APPROVED at a duly called meeting of the Copperton Town Council on this 19<sup>th</sup> day of June 2024.

TOWN OF COPPERTON COUNCIL

By: /s/ SEAN CLAYTON  
Mayor

ATTEST

/s/ LANNIE CHAPMAN  
Town of Copperton Clerk/Recorder

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*Emergency Text and Council Messaging*

DATE WEDNESDAY JUNE 19, 2024

**Mayor Clayton** stated this item would be bumped to the next meeting. He asked Council Member Stitzer to give some brief context before rescheduling.

**Council Member Stitzer** stated she received a phone call from Dakota Pierce from UPHEAD, a text messaging service that also acts as an emergency response service. This would be an alternative to only relying on newsletters and social media. UPHEAD generally works with smaller towns. Mr. Pierce was going to attend today's meeting but had to postpone. He provided a general estimate of what the services would cost the Town of Copperton.

**Mayor Clayton** stated he saw some potential benefits to using this service. He asked legal counsel if an RFP would be required.

**Nathan Bracken**, Legal Counsel, City of Copperton stated it would barely exceed the “small purchase” threshold of \$2,000 annually. He suggested making a price comparison with a few different companies.

**Council Member Stitzer** stated she has worked with other companies, such as Podium and Deputy, and she was happy to investigate those services as well.

**Mayor Clayton** asked if the Town should create a policy for the messaging service.

**Mr. Bracken** stated it would already arguably fall under the social media policy.

The Council decided to invent representatives from bidders to attend the next meeting.

### Pickle Ball Courts

**Mayor Clayton** stated the Town received Tourism, Recreation, Culture, and Convention (TRCC) funding from the County, which it decided to use to build pickleball courts.

**Kayla Maulden**, Senior Planner, Greater Salt Lake Municipal Services District (MSD), stated SportsWest Construction responded to the Request for Proposal (RFP) and was chosen by the MSD to build the new pickleball courts. The Town would be converting one tennis court to a pickleball court and building several additional courts. She delivered a PowerPoint presentation entitled SportsWest – Copperton Park Pickleball Courts. She reviewed the TRCC Grant awarded by Salt Lake County; the bidding process; SportsWest's response to the RFP; considerations; color options; and next steps.

**Andrew Gettig**, SportsWest, stated the size of the pickleball courts would be safe and would meet regulations. The surface material will be calibrated with grit to provide the right coefficient for shoes and for the ball to “bite” and bounce. The new additions would please both tennis and pickleball enthusiasts.

DATE WEDNESDAY JUNE 19, 2024

**Ms. Maulden** stated the company was looking at late July or early August to start the resurfacing project because weather conditions would likely be most ideal.

Council Member Clayton, seconded by Council Member Bailey, moved to go with the four-court option in the colors blue/green. Construction would begin after July 14<sup>th</sup> but before August 23<sup>rd</sup>. The motion passed unanimously.



## Other Announcements

**Mayor Clayton** stated the Board Updates portion was inadvertently left off the agenda this month. He would hear those updates now.

**Council Member Olsen** stated the Unified Police Department (UPD) is currently discussing its budget and working on how to address issues involving the Sheriff's departure from UPD. The budget has been confusing, and he has been working with Chief Dell Craig to understand it better. UPD will be holding a vote soon. UPD will be vacating the administration building and will be distributing to multiple locations.

**Mayor Clayton** stated the budget is underfunded because the Sheriff got greedy and took more than her fair share. Now, the Town of Copperton is going to have to pay for a regional park that the County put in. He felt this was a misstep and an overreach and he found it unfair.

**Council Member Severson** stated he had nothing to report for Salt Lake County Animal Services.

**Council Member Stitzer** stated she had nothing to report for Wasatch Front Waste and Recycling District (WFWRD). Regarding the community council, the parade will be June 27<sup>th</sup>, and she has been working with Detective Harry Holt, Rio Tinto, and Unified Fire Authority. The community council is still looking for entries.

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*Citizen Comment*

There was no citizen comment.

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THERE BEING NO FURTHER BUSINESS to come before the Council at this time,  
the meeting was adjourned.

DATE      WEDNESDAY      JUNE      19, 2024

ATTEST:

By \_\_\_\_\_  
Clerk

\_\_\_\_\_  
CHAIR, TOWN OF COPPERTON COUNCIL

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## Public Works Engineering (PWE) Capital Selection Process for all MSD communities (town, cities, and unincorporated county)

- The MSD admin team will create an online Smartsheet for all communities to submit proposed capital projects similar to those done in 2023. (August 2024).
- The assigned engineer for the jurisdiction, with help from Long Range Planners (LRP), meets with each community, including the Unincorporated community council liaisons, to educate them about the capital selection process, the criteria used for ranking capital projects, and how to use the Smartsheet to submit their proposed capital projects for review by PWE. This will give each community the opportunity to ask questions and give additional input (September 2024).
- The assigned engineer or planner will give permission to one person on the council (or a designee chosen by the council) to enter proposed projects into the Smartsheet (September 2024).
- LRP may also submit proposed capital projects; however, LRP should coordinate with PWE to prevent overlap, especially on projects that involve "Active Transportation Plans" (September 2024).
- **The deadline to submit proposed capital projects for consideration for the next year budget will be October 31, 2024.** Any project submitted after October 31, 2024, will be considered for the following year (October 2024).
- Capital projects submitted through the Smartsheet may pertain to Public Works Engineering (PWE), Public Works Operations (PW Ops), or Parks and Recreation. Capital projects that are determined to be maintenance projects will be forwarded to PW Ops and those that are park related will be forwarded to Parks & Recreation (November 2024).
- PWE reviews grants that have been awarded to see which ones will be started in the coming year that may need matching funds. This report will be sent from PWE to MSD Finance (November 2024).
- MSD Finance will incorporate the grant matching fund requests for the next year and provide PWE with a 5-yr capital budget forecast for all communities (November 2024).
- After grant matching funds are accounted for, PWE reviews submitted projects, existing sidewalk and traffic calming priority lists, transportation and drainage master plans, metro township and town general plans, any previous community/council requests, and creates a list of potential projects for each community (November 2024).
- PWE provides high-level cost estimates for each project and shares the potential project list with MSD Admin, LRP, Parks and Rec, and PW Ops to get their input and to see if there are any project synergies or community needs/hot-button issues that should be considered which will be incorporated into a project or added to the list if not already on the list and if warranted i.e. if they align with master plans and are appropriate for engineering projects (December 2024).
- The assigned engineer for the jurisdiction gets the list of potential projects approved by the council. It is important that the assigned engineer notifies each community that not all projects can be funded and it will be up to the MSD board to give final approval (January 2025).
- PWE gathers all the potential projects which have been approved by each council and presents its final recommendation of capital projects for the next year to MSD board for consideration of final approval (January 2025).
- Since grant funding is usually a year or two out (sometimes more), PWE will continue to apply for them using the overall project rankings on unfunded projects. Occasionally, there is an opportunity for grant funding that could align with the next budget year so PWE will apply for those but since

grants are not guaranteed, PWE may have to ask the MSD board for approval to reallocate the budget to fund the full project amount until grants have been awarded. (ongoing).

- PWE provides quarterly updates to IT to update their dashboard and the MSD board to keep them informed (ongoing).
- This capital selection process along with the ranking criteria will be reviewed annually, taking into consideration how it went during the previous year, starting around mid-January of each year (annual).

### **PWE Capital Project Ranking Criteria**

Prioritized by engineering weigh factors such as:

1. Property damage reduction
2. Masterplan system completion
3. Reduction of hazard or improved safety
4. Reduction of cost of maintenance
5. Overall project cost
6. Money available from other sources
7. Community/Public/UPD/School interest and meets stated needs of Municipality's General Plan.
  - a. Questions to be considered:
    - i. What is the anticipated level of conflict, controversy, opportunity, or concern on this or related issues?
    - ii. How significant are the potential project impacts to the public?
    - iii. How much do the major stakeholders care about this issue or project?
    - iv. What is the potential for public impact on the potential decision or project?
8. Recreational improvement
9. Water quality improvement
10. Opportunities for collaboration with other municipalities
11. Ability to meet engineering standards.
12. Public Works Operations overlay schedule.

\*Capital Projects with a history of traffic congestion, property damage, project ROW damage will be given higher value than community requested improvement projects.