



**COPPERTON COUNCIL
MEETING AGENDA
October 16, 2024**

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

Wednesday, October 16, 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 **16th day of October 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)
- e. Unified Fire Service Area (UFSA) Tax Increase Presentation, Chief Burchett and Tony Hill, CFO
- f. Salt Lake Valley Law Enforcement Service Area (SLVLESA) Information on a Potential Tax Increase – Rachel Anderson, District Administrator and Richard Moon, Treasurer

3. COUNCIL BUSINESS

- a. Fiscal Items (Discussion/Motion) - Mayor Clayton
 - i) Approval of expenditures
- b. Active Transportation Plan (Discussion/Motion) – Bianca Paulino, Long Range Planner/MSD
- c. Safe Streets and Roads for All (SS4A) Grant Update - Bianca Paulino, Long Range Planner/MSD
- d. Capital Improvement Project Selection (Discussion/Motion) – Mayor Clayton
- e. Title 19 (Discussion/Motion) – Deputy Mayor Stitzer
- f. UPHEAD – Emergency Text and Council Messaging Policy (Discussion/Motion) - Deputy Mayor Stitzer
- g. Rio Tinto Annexation Sub-Committee (Discussion/Motion) - Deputy Mayor Stitzer
- h. Process to Update Zones to Reflect General Plan Sub-Committee (Discussion Only) - 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: October 16, 2024 06:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

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.

<https://us02web.zoom.us/j/89793717527?pwd=yD3RQJf7BU2JcPa5Rix9KH1mzoiVKG.1>

Meeting ID: 897 9371 7527; Passcode: 670919

UNIFIED FIRE



SERVICE AREA

ABOUT UFSA

UNIFIED FIRE SERVICE AREA

Unified Fire Service Area (UFSA) is a taxing entity that uses collected taxes to go directly towards fire service costs. UFSA is a proud member of Unified Fire Authority (UFA). UFA is a governmental entity that provides emergency services on behalf of its member entities.

PROUDLY SERVING 12 JURISDICTIONS

Copperton Metro Township

Eagle Mountain City

Emigration Canyon Metro Township

Kearns Metro Township

Magna Metro Township

Midvale City

Millcreek City

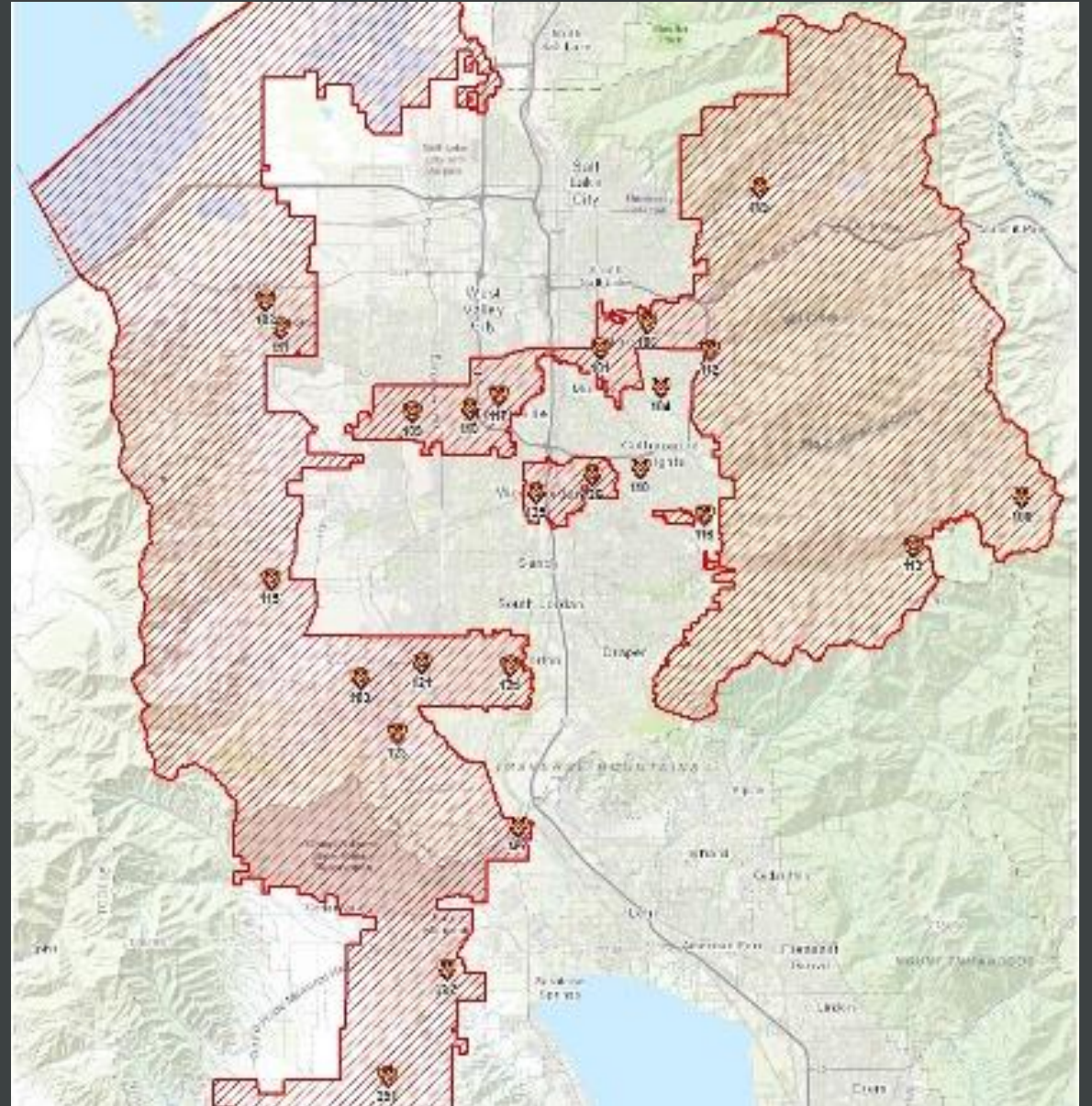
Taylorsville City

Town of Alta

Town of Brighton

White City Metro Township

Unincorporated Salt Lake County



PURPOSE FOR PROPOSED TAX INCREASE

UNIFIED FIRE SERVICE AREA



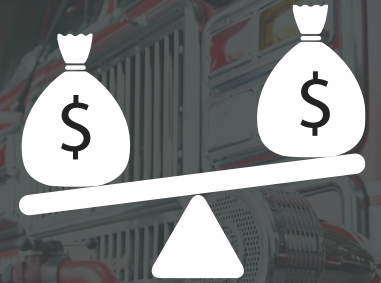
4
HANDED
CREWS



UPGRADING
FIRE
STATIONS



COST
OF
SERVICE



MAINTAIN
BOARD APPROVED
MINIMUM FUND
BALANCE

UFSA TAX INCREASE TIMELINE

UNIFIED FIRE SERVICE AREA



2008

TAX INCREASE

UFSA BOARD APPROVED A
TAX INCREASE IN 2008.



2018

TAX INCREASE

UFSA BOARD APPROVED A
9.65% TAX INCREASE IN 2018.



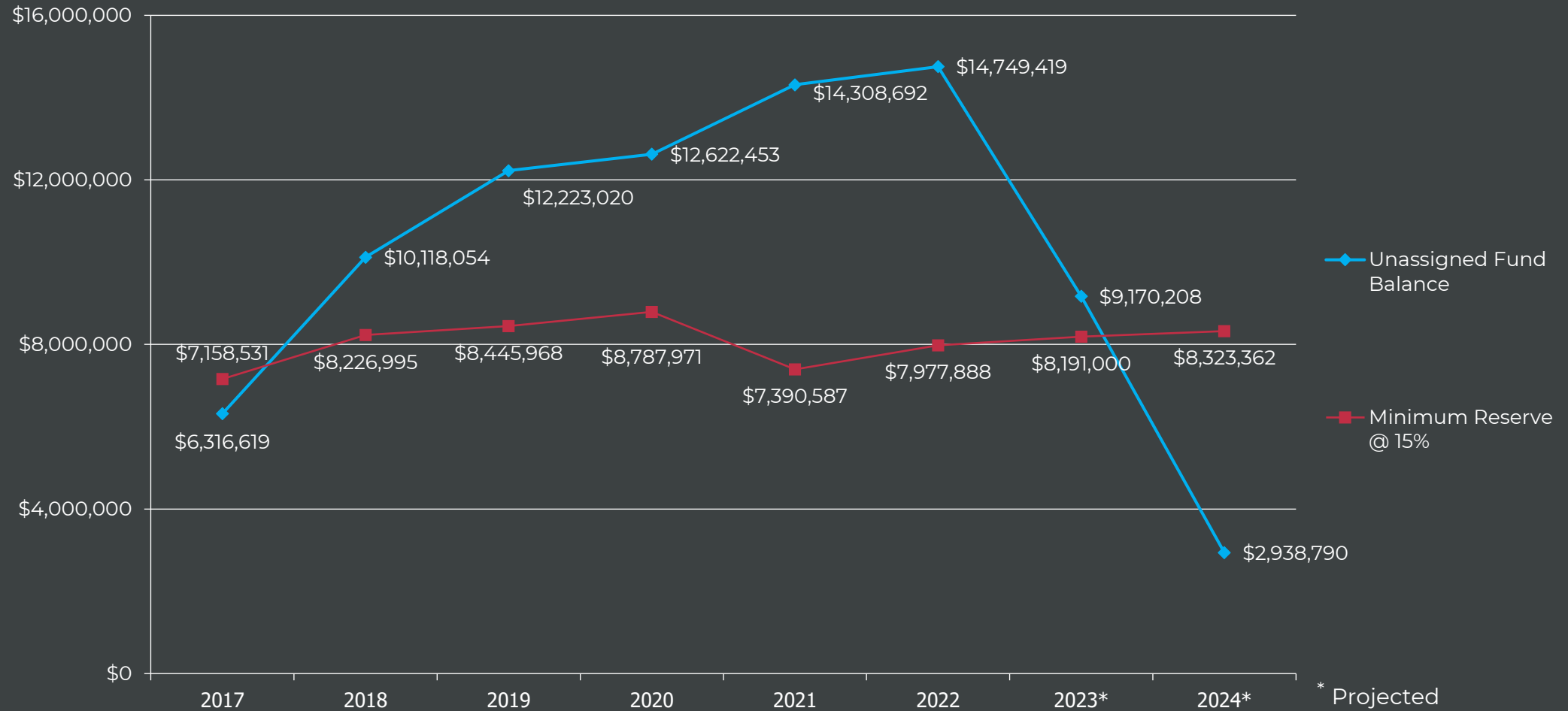
2024

PROPOSED TAX INCREASE

UFSA BOARD PROPOSES A 12%
TAX INCREASE IN 2024.

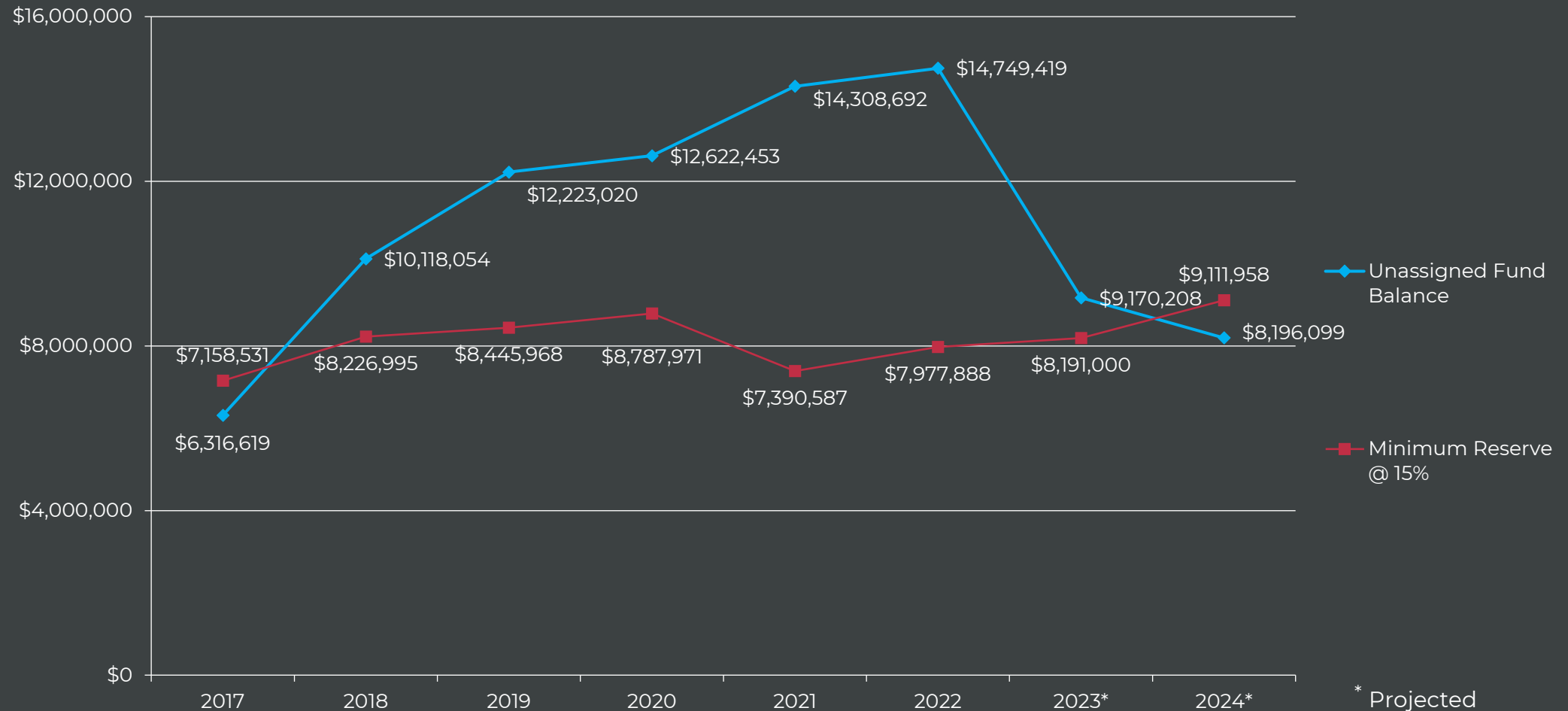
FUND BALANCE WITHOUT INCREASE

UNIFIED FIRE SERVICE AREA



FUND BALANCE WITH INCREASE

UNIFIED FIRE SERVICE AREA



INCREASED COST FACTORS

UNIFIED FIRE SERVICE AREA

GENERAL
INFLATION



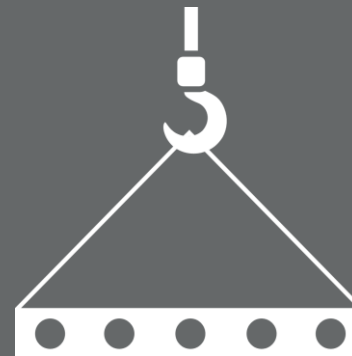
WAGES



CAPITAL
REPLACEMENT



BUILDING
CONSTRUCTION



GENERAL INFLATION

UNIFIED FIRE SERVICE AREA



TURNOUT SET

61% INCREASE

2018	2023
\$2,349	\$3,785



FUEL

40% INCREASE

2018	2023
\$479,457	\$673,471

FY TOTAL



MEDICAL SUPPLIES

15% INCREASE

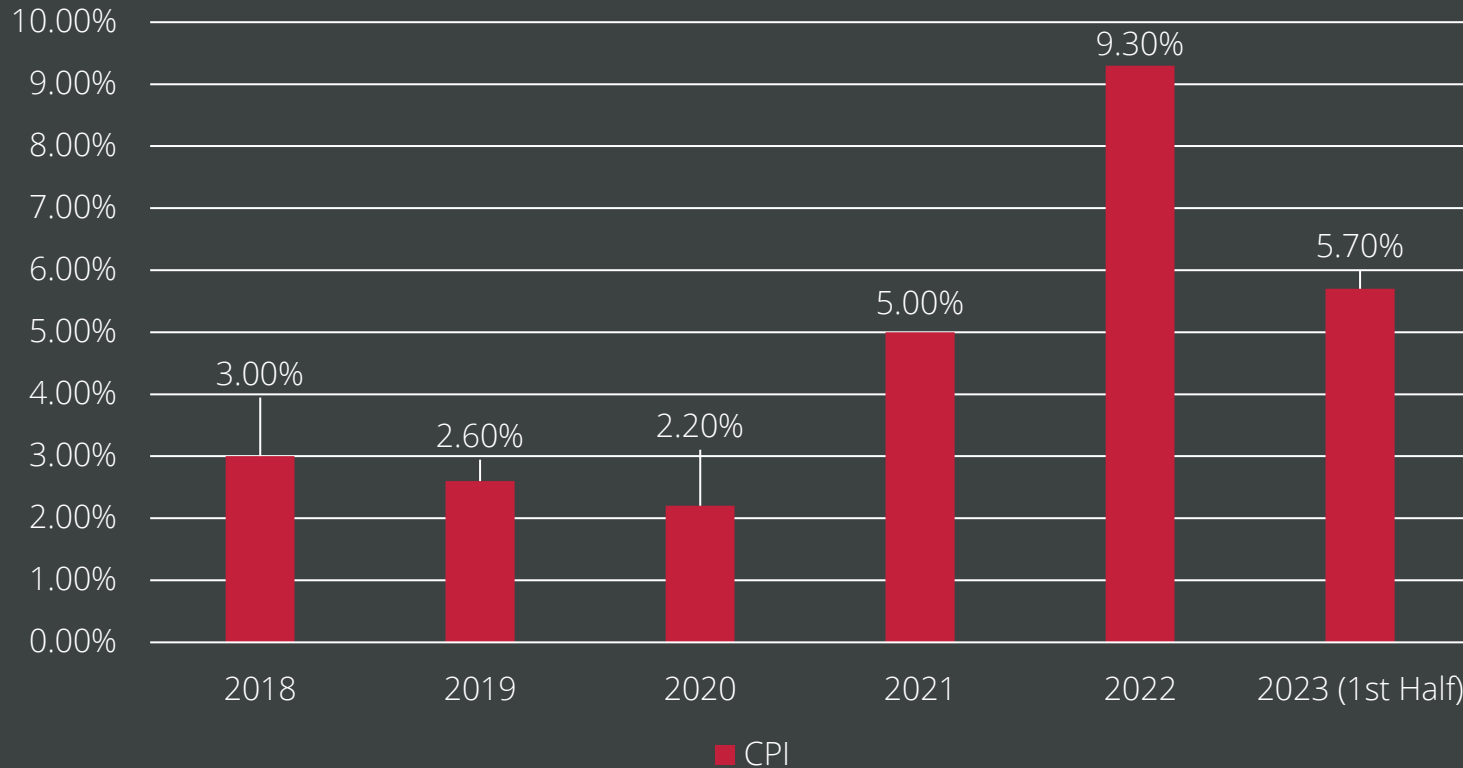
2018	2023
\$504,922	\$582,507

FY TOTAL

WAGE INFLATION

UNIFIED FIRE SERVICE AREA

CPI HISTORY 2018-2023



TOTAL
27.8%

AVERAGE PER YEAR
4.6%

2018

Entry-Level Firefighter

\$44,227 Per Year



11.37%
INCREASE

2023

Entry-Level Firefighter

\$49,254 Per Year

CAPITAL REPLACEMENT INFLATION

UNIFIED FIRE SERVICE AREA



TYPE 1 ENGINE

32% INCREASE

2018	2023
\$621,170	\$822,216



AMBULANCE

27% INCREASE

2018	2023
\$270,709	\$344,209



LADDER TRUCK

69% INCREASE

2018	2023
\$1.005M	\$1.7M

UPGRADING FIRE STATIONS (2021 BOND)

UNIFIED FIRE SERVICE AREA



OLD FIRE STATION 125



NEW FIRE STATION 125



NEW FIRE STATION 253



OLD FIRE STATION 251



NEW FIRE STATION 251



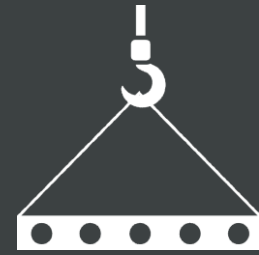
OLD FIRE STATION 102



NEW FIRE STATION 102



SEISMICALLY PROOFING FIRE STATIONS



SEISMICALLY PROOFING FIRE STATIONS

5

Stations received
structural retrofits

20

Stations received
non-structural
retrofits

ADDITIONAL NEW FIRE STATIONS (2016 BOND)



FIRE STATIONS

101 106 108 111 117 123

BUILDING CONSTRUCTION INFLATION

UNIFIED FIRE SERVICE AREA



2018
Station 117
\$290/sq.ft.

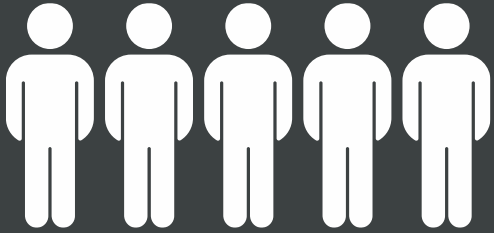
91%
INCREASE



2023
Station 253
\$554/sq.ft.

FUTURE NEEDS

UNIFIED FIRE SERVICE AREA



**POPULATION
GROWTH**



**CALL VOLUME
INCREASE**



**CAPITAL
IMPROVEMENTS**

COST PER AVERAGE TAXPAYER

UNIFIED FIRE SERVICE AREA



Avg. 2023 residential
and commercial value
of **\$562,000**

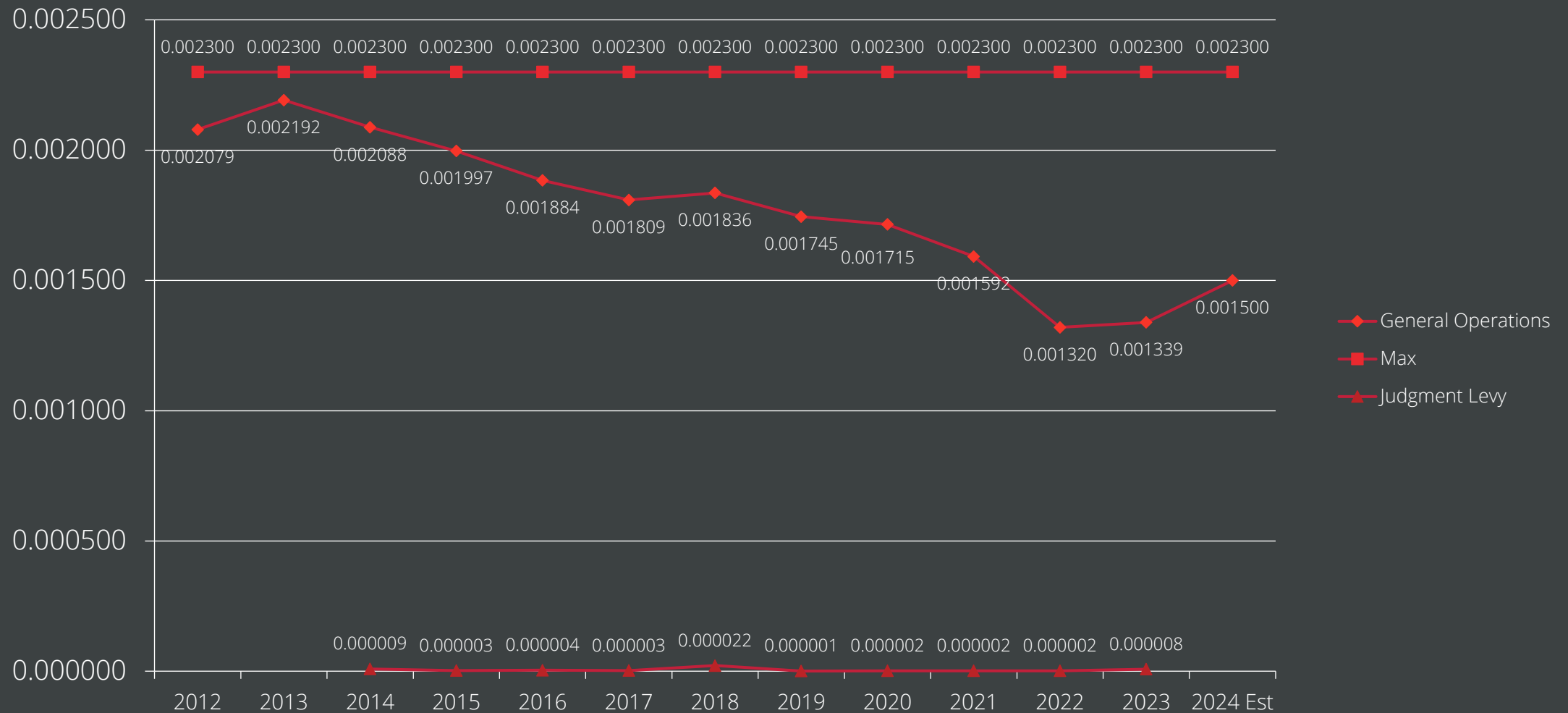


2023 UFSA Annual Tax
Residential: **\$413.88**
Commercial: **\$752.52**

Proposed Increase	2024 Proposed Annual UFSA Tax	Annual Difference	Monthly Difference
12.00%	Residential \$463.55	\$49.67	\$4.14
	Commercial \$842.82	\$90.30	\$7.53

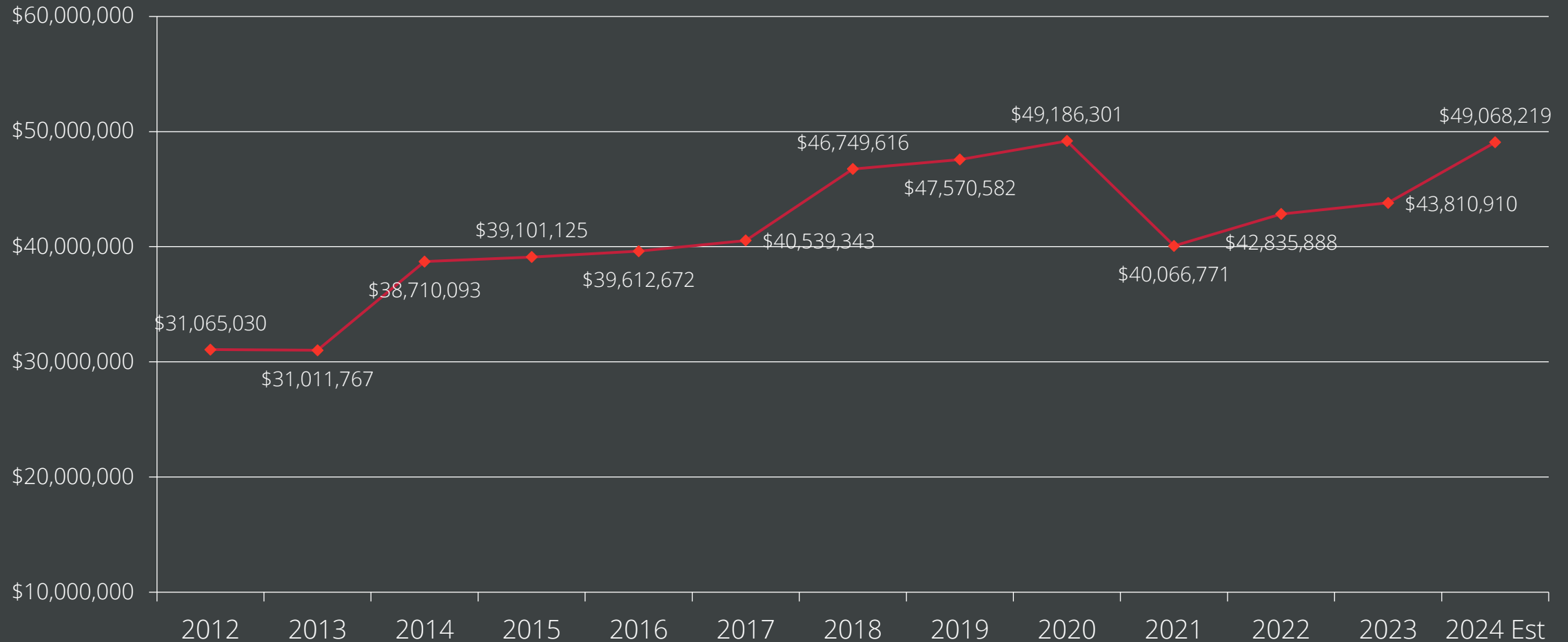
PROPERTY TAX RATES

UNIFIED FIRE SERVICE AREA



PROPERTY TAX REVENUE

UNIFIED FIRE SERVICE AREA



NOTICE OF PUBLIC HEARING

UNIFIED FIRE SERVICE AREA



2024 UFSA PROPOSED TAX INCREASE

PUBLIC HEARING

TUESDAY

DECEMBER 5, 2023

6PM

UNIFIED FIRE AUTHORITY BOARDROOM

3380 S. 900 W. Salt Lake City, Utah 84119





QUESTIONS?

UNIFIED FIRE SERVICE AREA

SALT LAKE VALLEY LAW ENFORCEMENT SERVICE AREA



DATE: September 27, 2024

TO: SLVLESA Member Municipalities and Salt Lake County

FROM: Rachel Anderson, SLVLESA District Administrator and Legal Counsel
Rick Moon, SLVLESA Treasurer

SUBJECT: SLVLESA Proposed 2025 Tax Increase

Last year, we came to you with a request for a 7% tax increase, amounting to a \$2,276,837 increase in our revenue. As stated to you at that time, the purpose was to get SLVLESA as close as possible to the statutory maximum rate of .0023. Due to higher than anticipated new growth in our tax base, we learned in June of this year that our certified tax rate was calculated to be at .002038, and thus still below the maximum rate. This presented an unexpected opportunity for us to come back again for a second round of tax increases to again attempt to get us to the maximum rate.

Last year, we were reacting to changes that were set in motion by H.B. 374, adopted by the Utah State Legislature in 2023, which required the Salt Lake County Sheriff to depart from the Unified Police Department, and we were facing a lot of uncertainty. Additionally, we were already in a situation where our budget had gotten very tight, and we were having to use fund balance to dip maintain the district's finances, which is unsustainable in the long term.

Since that time, the municipalities in SLVLESA voted to stay with UPD, while unincorporated Salt Lake County moved to being served by the County Sheriff's Office directly. SLVLESA now pays two service bills, one to each of these two providers that serve the SLVLESA areas. The UPD interlocal agreement was renegotiated, and the separation of the two entities has officially occurred. This is a complicated and unique situation, but we have met the challenges and continue to work on making this situation viable.

Despite last year's tax increase, SLVLESA's finances are still in an unstable position for the future. Many discussions have been had regarding whether the municipalities can or will raise additional funds to pay UPD for services above and beyond what SLVLESA is capable of paying on their behalf, and that is still an option that may occur in the future. I believe that districts should be fully sufficient to fund the services they were set out to provide, but these unique circumstances may

indeed warrant municipal contributions in the future. However, given the significant amount of changes in simply getting the separation off the ground, and in getting the metro townships converted to cities and towns with their own taxing authority, it has been imperative that SLVLESA remain as financially sturdy as possible during this time of change. Future funding options can be worked on in the future.

Therefore, when it became apparent that we did not, in fact, hit the tax cap in 2024, the Board of Trustees felt it was prudent to again take the opportunity to increase its revenues to further support the solvency and functionality of the District.

To that end, on August 15, 2024, the SLVLESA Board of Trustees voted to pursue the truth in taxation process on a potential 12.87% tax increase. SLVLESA's current tax rate is .002038. The intention of the 12.87% increase is to bring us to an estimated final tax rate of .0023, which is our statutory maximum property tax rate. Our final budgeted tax revenue for 2024 will be \$25,458,376. With the increase, our 2025 property tax revenue would be \$28,734,452.

This tax increase would cost an average property in the SLVLESA taxing district about \$65.00 a year or \$5.44 per month. The purpose of this tax increase would be to cover the increase of law enforcement fees paid to Unified Police Department and the Salt Lake County Sheriff's Office. Without this tax increase, SLVLESA's fund balance will be in the negative at the end of 2025. Meaning that SLVLESA will not be able to pay its obligations for 2025.

Under Utah Code § 17B-2a-903, SLVLESA is prohibited from increasing its certified property tax rate without the prior approval of the jurisdictions within SLVLESA.¹ We may satisfy this requirement in one of the following two ways:

Approval of:

- (A) The legislative body of each municipality (i.e., the metro townships), *and* the legislative body of Salt Lake County (i.e., the County Council); *or*
- (B) A majority of the legislative bodies of each municipality (i.e., the metro townships), *and* two-thirds of the legislative body of Salt Lake County (i.e. the County Council).

Accordingly, we are reporting on the proposed tax increase to your legislative body and request your approval of the proposed approximate 12.87% tax increase today.

Our truth-in-taxation hearing will be held on the day of SLVLESA's regularly scheduled December meeting, December 19, but the meeting has been moved to 6:00 p.m. in compliance with law that requires the hearing be conducted in the evening.

Thank you for your consideration of this request, and we look forward to speaking to you and answering your questions at your council meeting.

¹ Please note that this requirement is unique to law enforcement districts, and Unified Fire Service Area, which is also seeking a tax increase this year, is subject to a different statutory language which only requires them to report to your entity, and not seek approval.

COPPERTON TOWN COUNCIL

RESOLUTION NO. _____

DATE: _____

**A RESOLUTION OF THE COPPERTON TOWN COUNCIL APPROVING A 2025 TAX
RATE IN EXCESS OF THE CERTIFIED TAX RATE BY THE SALT LAKE VALLEY
LAW ENFORCEMENT SERVICE AREA**

RECITALS

WHEREAS, the Salt Lake Valley Law Enforcement Service Area (“SLVLESA”) was created by Resolution of the Salt Lake County Council dated August 18, 2009; and

WHEREAS, the Town of Copperton is included in the boundaries of SLVLESA for the funding and provision of law enforcement services to the areas within the boundaries of SLVLESA; and

WHEREAS, SLVLESA has proposed to budget an approximate 12.87% increase in the tax rate in excess of the certified rate as defined in Section 59-2-024 of the Utah Code in 2025 to fund costs of law enforcement through its payments to the Unified Police Department and the Salt Lake County Sheriff, respond to inflationary pressures, and maintain required minimum fund balances; and

WHEREAS, pursuant to Section 17B-1-1003 of the Utah Code, SLVLESA submitted a report on the proposed tax increase to the Copperton Town Council (“Council”) at a duly noticed meeting on _____; and

WHEREAS, the Council allowed time during the duly noticed meeting on _____ for comment on the proposed tax increase from members of the Council and the public; and

WHEREAS, Section 17B-2a-903 of the Utah Code requires the prior approval of an increase in the certified rate by SLVLESA from the legislative bodies of any municipality and county whose territory is located within SLVLESA, *or* approval of a majority of the municipalities and two-thirds (2/3) of the County legislative body; and

WHEREAS, before the SLVLESA Board of Trustees considers levying a tax rate that exceeds the certified tax rate, the SLVLESA Board of Trustees shall hold a public hearing on December 19, 2024 at 6:00 p.m. at the Millcreek City Hall to provide to all interested parties the opportunity to be heard regarding the proposed tax rate increase; and

WHEREAS, SLVLESA shall provide notices of the public hearing as required by Section 59-2-919 of the Utah Code; and

WHEREAS, after considering all public input from the public hearing and all other information available to them, the SLVLESA Board of Trustees will vote on whether to levy a tax rate that exceeds the certified tax rate.

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

1. The Council hereby approves for 2025 the budgeting of an approximate 12.87% increase in property tax revenues in excess of revenues budgeted in the prior year and the imposition of property taxes in excess of the certified tax rate to generate the increase in budgeted property tax revenues as defined in Section 59-2-924 of the Utah Code.

ADOPTED AND APPROVED at a duly called meeting of the Copperton Town Council on this _____ day of _____, 2024.

TOWN OF COPPERTON

By: _____
Sean Clayton, Mayor

ATTEST

Copperton Town Clerk

VOTING:

Council Member Bailey voting	_____
Council Member Clayton voting	_____
Council Member Olsen voting	_____
Council Member Severson voting	_____
Council Member Stitzer voting	_____