



COPPERTON TOWN COUNCIL MEETING

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

****DRAFT MINUTES****

COPPERTON TOWN COUNCIL MEETING MINUTES OCTOBER 15, 2025

Council Members Present:

Sean Clayton, Mayor
Kathleen Bailey, Council Member
Linda McCalmon, Council Member
Kevin Severson, Council Member

Council Members Excused:

Tessa Stitzer, Mayor Pro Tempore

Staff Present:

Claire Gillmor, Legal Counsel
Diana Baun, Town Clerk
Dan Torres, Economic Development Manager
Chief Nathan Bogenschutz, UFA
Det. Ruby Lechuga, UPD

Others Present:

Ryan Perry – Rio Tinto, Jonathan Pratt – Council Member Elect

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)**
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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

Chief Nathan Bogenschutz from the Unified Fire Authority reported that the first quarter of 2025 included 16 incidents in Copperton, with 6 categorized as emergent, totaling 38%. He stated that call volume had dropped significantly compared to the same period the previous year and suggested this may have resulted from fewer needs or fewer individuals choosing to call. He noted that only one fire response occurred, which involved an outside rubbish fire, and that the top EMS call categories were included in the distributed report.

d. Unified Police Department (UPD)

Detective Ruby Lechuga reported that the department handled a total of 29 calls, which included 10 short forms and 9 general offense reports. Ruby Lechuga stated that 2 of the calls involved domestic situations but resulted in no citations and no bookings, indicating the incidents did not escalate further.

3. WORKSHOP DISCUSSION - None

4. CONSENT AGENDA

- a. Approve Council Meeting Minutes - None
- b. Fiscal Items - Mayor Clayton
 - i) Approval of expenditures

Mayor Clayton asked for approval of \$2,531.00 in legal fees for September.

Council Member Bailey moved to approve the Consent Agenda Fiscal Items above as discussed. Council Member McCalmon seconded the motion; vote was 4-0, unanimous in favor with Council Member Stitzer absent from the vote.

Mayor Clayton then reviewed the attached financial report for the year to date, reiterating that the city was performing well. He explained that total cash on hand amounted to \$545,000, including approximately \$200,000 held in investments, and stated that expenses remained low. He noted that the report showed the 2025 year-end actuals through 3/30/2025 and the city's progress so far for the current year, emphasizing that many items were running below budget, which was typical as project spending fluctuated. He encouraged the council to review the emailed report and ask questions.

Diana Baun informed the council that Daniel or Stewart would attend the November meeting to begin presenting quarterly financial reports in person. She stated that these presentations would occur every three months and would allow for detailed questions from the council.

Council Member Kathleen Bailey asked whether there was a new capital request planned for 2026 similar to the previous sewer system request.

Mayor Clayton responded that the sewer system project remained ongoing. He explained that Representative Owens had previously announced a \$3 million federal allocation, but the funding was halted when Congress failed to pass a bill. He stated that the city reapplied in April and that the project remained a top priority, contingent on Congress resolving the

shutdown. He remarked that phase one of the sewer project had been completed using bond funds, city savings, and funding from the Municipal Services District, but phases two and three were intended to be fully funded by the federal grant and were therefore on hold. He added that a capital request for park trees and for the upcoming 100-year celebration had been included, and that ideas such as a commemorative structure would be discussed in December.

Council Member Kathleen Bailey expressed a preference for purchasing playground equipment that would provide long-term usefulness rather than constructing a monument.

Mayor Clayton invited Council Member Bailey to bring forward a proposal within a \$35,000 budget.

Diana Baun asked whether council members had seen the email from community members offering to donate a quilt for the 100-year celebration. She stated that the intent of the donors aligned with incorporating the quilt into the centennial activities and offered to contact them or place the item on an agenda if needed.

Mayor Clayton confirmed that the donation should coincide with the 100-year celebration, likely during the next summer, and stated that additional community ideas would be presented in December. He noted that the city could allocate approximately \$35,000 to \$40,000 for celebration-related items and invited further proposals.

5. PRESENTATION ITEMS - None

6. COUNCIL BUSINESS

a. Discussion and Potential Approval of Funds for LPR (License Plate Reader) Cameras

Diana Baun explained that the camera funding item had been included on the agenda because Lieutenant Benedict had inquired whether or not the council had approved the purchasing of the License Plate Reader Camera. She Baun stated that there had been some confusion about whether a resolution or a signed agreement was required, but Lieutenant Benedict had confirmed that the funds were already allocated in the budget and that the police department only needed verbal approval from the council. She added that noting the approval in the minutes would satisfy that requirement.

Mayor Clayton opened the discussion and expressed initial support for the proposal, asking council members to share their views.

Council Member Kevin Severson stated support for the camera system, explaining that the technology would read license plates of vehicles entering town and could assist the police department in identifying individuals involved in property crimes, abandoned vehicles, or other incidents.

Council Member Kathleen Bailey asked whether the system included signage notifying the public that the area was under surveillance. Mayor Clayton repeated the question, and Sgt. Keith Borders responded that the system did not include notification signs, meaning drivers would not be aware of the camera.

Council Member Linda McCalmon expressed support, stating that added security was beneficial for the community.

Mayor Clayton recalled the prior meeting's detailed discussion about how the camera system functioned, including how data was stored, accessed, and logged. He reiterated that the system captured only license plate images, not occupants, and stated that it could provide a helpful tool for officers, even though the town did not experience many serious incidents. He suggested approving the system for one year and then reviewing usage data to determine its effectiveness.

Council Member Kevin Severson added that the best outcome would be if the system did not need to be used during the year, as that would indicate low criminal activity, but stated that it would still be valuable to have the tool available when needed.

Council Member Severson moved to approve the use of already allocated funds for a License Plate Reader Camera as discussed. Council Member McCalmon seconded the motion; vote was 4-0, unanimous in favor with Council Member Stitzer absent from the vote.

7. COMMITTEE/BOARD UPDATES

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

No updates at this time.

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

No updates at this time.

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

No updates at this time.

d. Planning Commission – *Council Member Kevin Severson*

No updates at this time.

8. COPPERTON COUNCIL REPORTS

a. Mayor Sean Clayton

- i) Greater Salt Lake Municipal Services District (GSLMSD)**
- ii) Council of Governments (COG)**

Mayor Sean Clayton reported on discussions within the Greater Salt Lake Municipal Services District and stated that he had not attended the most recent meeting due to traveling but had reviewed the minutes and spoken with other attendees. He explained that the Municipal Services District had considered adding board members to the retirement system. He stated that he strongly opposed the idea, noting that although he would personally qualify because of his employment history with the state, he believed retirement benefits should be reserved for Municipal Services District employees rather than board members. He emphasized that the

proposal was inequitable and that he preferred that any available resources go to employees instead. He stated that the matter ultimately was not discussed further at the meeting.

b. Council Member Linda McCalmon

i) Unified Police Department (UPD)

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

Council Member Linda McCalmon reported that Salt Lake County and the Unified Police Department had reached an agreement to separate funds and assets. She stated that UPD would pay the county \$1.5 million as a final settlement for all financial assets and liabilities as of July 1, 2024, which was the date the county separated from UPD by operation of law. She explained that the parties also finalized the transfer of assets—including vehicles, weapons, ammunition, range equipment, computers, radios, and forensic materials—and confirmed that the UPD Board approved the agreement unanimously. She stated that budget season was underway, but a \$1.5 million shortfall remained. She reported that the facilitation process had moved slowly and that Carolyn Keigley, Chief Mazuran, Rachel Anderson, and Steve Prokopis met with Sheriff Rosie Rivera and her team after the previous month's meeting to address several disputes. Council Member McCalmon explained that Sheriff Rivera had challenged the accuracy of the data presented to the board in August by Chief Mazuran, prompting board members Carolyn Keigley and Steve Prokopis to request that the sheriff provide data she found accurate. Council Member McCalmon stated that a follow-up meeting had been scheduled for that day in an attempt to make progress ahead of what had become a contentious budget period, and she confirmed that details from that meeting would be discussed at the board meeting the following day.

Mayor Clayton asked whether the facilitator was helping.

Council Member McCalmon responded that facilitation had been largely stalled due to frustration among participants and the limited number of meetings. She said that the September meeting with the sheriff had gone poorly and that the sheriff had been given time to assemble her own data set before the next meeting.

Mayor Clayton commented that Chief Mazuran's data had not aligned with what the sheriff wanted to hear.

Council Member McCalmon stated that Sheriff Rivera expressed at the end of the SLVLESA meeting that she felt she had not been treated fairly.

c. Council Member Kathleen Bailey

i) Unified Fire Authority (UFA)

ii) Unified Fire Service Area (UFSA)

No updates at this time.

d. Deputy Mayor Tessa Stitzer

i) Wasatch Front Waste and Recycle (WFWRD)

No updates at this time.

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

No updates at this time.

9. OTHER ANNOUNCEMENTS

- a. Public Comment
- b. Announcements

Ryan Perry with Rio Tinto informed the council that they would soon receive a certified letter from the Division of Oil, Gas, and Mining regarding a permit modification. He stated that all questions and comments needed to be directed to the Division and that he was not permitted to respond directly.

Mayor Clayton acknowledged the notification and introduced incoming council member Jonathan Pratt, who would begin service in January following a canceled election in which all candidates had run unopposed, saving the town approximately \$10,000. Diana Baun explained that Jonathan Pratt would still need to submit a financial disclosure form showing zeros, even though no campaign expenditures were made other than the \$50 filing fee, and asked him to review the email she had sent for instructions.

Council Member Kevin Severson noted that Jonathan Pratt would be sworn in at the first meeting in January and would be filling his seat.

Dan Torres reported that the first meeting with the consultant for the transportation master plan had taken place and that the process was officially underway. He explained that each community would have the opportunity to develop its own transportation plan and that the mayor—or a designated representative—would meet individually with the consultant to discuss local needs and priorities. He added that due to timing constraints, Copperton might have one or two opportunities for such meetings. He stated that the consultant would also engage with the council and that upcoming stakeholder sessions might be held either individually with cities and towns or as group meetings. To avoid creating a quorum, he requested that no more than two council members attend those sessions. Mr. Torres also reported that the request for qualifications for the parks master plan had closed. He explained that communities with larger park assets would have the option to undertake a park-specific master plan and said he would return in November to present this opportunity to Copperton. He stated that a small subcommittee would likely be needed to participate in developing the plan. Mayor Clayton responded that the town could form such a group and commented that Council Member Bailey would be well suited to assist. Mayor Clayton noted that an existing plan addressed tree-related work but that the new effort would focus on parkwide assets, including the bathroom, shed, and playground.

Mayor Sean Clayton then asked for any final public comments.

Jonathan Pratt, reported that a resident had approached him with concerns about UTA's On Demand bus service.

Mayor Clayton responded that the service, known as VIA, currently operated only in South Jordan, Herriman, Riverton, and Bluffdale as a cost-effective supplement to full bus routes. He explained that a new UTA bus line typically cost around \$1 million to implement and that VIA helped fill gaps while new routes were under consideration. He stated that Herriman had recently secured a bus route near the Salt Lake Community College campus but continued to use VIA as well. He explained that he previously met with UTA about extending VIA to Copperton and that the agency had been studying potential expansion. He added that when he spoke with UTA again in April through his day job, officials reported that driver shortages were still slowing progress.

Council Member Kathleen Bailey asked whether UTA offered on-demand services for individuals with disabilities. Mayor Clayton explained that UTA operated paratransit services for qualifying riders, which differed from VIA, and noted that disabled residents could schedule paratransit pickups as needed.

Jonathan Pratt then asked whether efforts were underway to attract new businesses to Copperton, especially in light of discussions about annexation. Mayor Clayton stated that business recruitment had been a frequent topic and explained that the area known as the triangle was not part of Copperton's annexation plans because it had already been annexed into West Jordan and was under development. He stated that Copperton's annexation policy plan designated an area south of Old Bingham Highway to the top of the ravine—including the Progressive Plants property and surrounding areas—as an area of interest for potential growth. Mayor Clayton reported that the town maintained ongoing discussions with Rio Tinto about possible partnerships and development opportunities.

Mayor Clayton pointed out that Dan Torres handled economic development efforts and that Ryan Perry was with Rio Tinto. Council Member Kathleen Bailey added that business growth was essential for Copperton's long-term sustainability. Jonathan Pratt noted that the town did not receive tax revenue from residential properties. Mayor Clayton confirmed that the town relied primarily on sales tax and explained that Copperton generated approximately \$200,000 annually in sales tax revenue but spent around \$450,000. He stated that the remaining amount came from the Municipal Services District, which received tax revenue generated in unincorporated areas, including most Rio Tinto properties. He stated that without the district, Copperton would likely need to annex into South Jordan. He emphasized that the most beneficial types of businesses were those that generated sales tax. He noted that Rock 'N Yard had been a strong contributor and that the former small auto dealership also generated revenue when vehicles were sold. He added that online purchases, such as from Amazon, contributed sales tax revenue based on the town's ZIP code. Mayor Clayton stated that Copperton did not currently levy a property tax but could consider one in the future, and that adding retail-oriented businesses would strengthen the town's finances. He stated that a gas station at Bacchus Highway and Old Bingham Highway would be ideal due to high sales tax generation, and that a hotel could also be beneficial. He emphasized that development took

time but that the town was making progress as a fully incorporated municipality with expanded capabilities. He encouraged Jonathan Pratt to share ideas with staff and noted that both Dan Torres and Ryan Perry could provide background information.

Mayor Clayton moved to recess the Town Council Meeting and move to a Closed Session to discuss the the purchase, exchange, or lease of real property. Council Member Bailey seconded the motion; vote was 4-0, unanimous in favor with Council Member Stitzer absent 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

Council Member Bailey moved to adjourn the City Council Meeting. Council Member McCalmon seconded the motion; vote was 4-0, unanimous in favor with Council Member Stitzer absent from the vote.

The October 15, 2025 Town Council Meeting adjourned at 7:34 P.M.

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

Attest:

Diana Baun, Town Clerk

Sean Clayton, Mayor