



## COPPERTON COUNCIL MEETING MINUTES AUGUST 19, 2026

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

**Council Members Present:** Mayor Sean Clayton, Council Member Tessa Stitzer, Council Member Kathleen Bailey, Council Member Linda McCalmon, Council Member Jonathan Pratt

**Staff Present:** Diana Baun – Town Clerk, Nathan Bracken – Town Attorney, Daniele Benigni – Long Range Planner, Matt Starley – Long Range Planner, Ian Hartman – Traffic Engineer

**Others Present:** Kent Davis, Doug Green

### 1. **REGULAR MEETING**

- a. Call to Order

Mayor Sean Clayton called the meeting to order at 6:30 PM.

Determine Quorum

A quorum was determined to be present.

- b. Pledge of Allegiance

The Pledge of Allegiance was recited.

### 2. **COMMUNITY INPUT**

- a. Recognize Visiting Officials - *None*
- b. Unified Fire Authority (UFA)

Mayor Clayton noted that UFA representatives had initially arrived but left on an emergency call. Later in the meeting, Captain John Harris attended on behalf of Chief Bogenschutz and provided a detailed report.

Captain Harris reviewed the quarterly incident summary (April–June), noting 16 total incidents, including two fire calls, one of which involved a grass fire behind the old high school that was quickly contained. The remaining calls were medical, with four emergent calls. Average response time was 8 minutes, 15 seconds, with 14 units entering Copperton during the period. Captain Harris also described planned UFA participation during Copperton Town Days, including the fire safety trailer staffed by EMTs and PIO personnel, and the planned presence of Engine 36 at the car show, weather permitting. He answered questions regarding equipment and logistics and confirmed ongoing coordination with the event organizers.

- c. Unified Police Department (UPD)

Lt. Chris Benedict presented July police statistics, noting 10 calls for service, with two in-custody arrests (one drug-related, one assault). Additional summer-related calls included public peace disturbances and loud parties. He highlighted upcoming community engagement activities over Town Days utilizing pedal carts and impairment-education goggles funded by beer tax revenues.

Lt. Benedict then invited Chief Jason Mazuran, Assistant Chief Justin Hoyle, and Chief Luis Lovato to introduce themselves. Chief Mazuran explained recent departmental restructuring, including establishment of an Assistant Chief role. Assistant Chief Hoyle described his background and intent to work closely with the council. Chief Lovato discussed his responsibilities over investigations and special operations, describing recent successful case resolutions and reaffirming UPD's commitment to Copperton. Council members asked questions and offered appreciation for the department's service.

### **CONSENT AGENDA** (Discussion/Motion)

- d. Approve Council Meeting Minutes
  - i) July 15, 2026

**Council Member Stitzer moved to approve the July 15, 2026 meeting minutes. Council Member McCalmon seconded the motion; vote was 5-0, unanimous in favor.**

- e. Fiscal Items
  - i) Approval of expenditures

Mayor Clayton reviewed several expenditure items for approval.

**Council Member Kathleen Bailey moved to approve the fiscal items. Council Member Tessa Stitzer seconded the motion; vote was 5-0, unanimous in favor.**

- ii) Acknowledgment of Monthly Finance Reports

Mayor Clayton summarized the finance reports, noting strong year-end performance with approximately \$500,000 in net position, and high accuracy in sales tax projections (about 97% of expected revenue). He explained interest earnings through PTIF and responded to questions from Council Member Bailey and Council Member Pratt regarding arbitrage constraints and year-to-date revenue percentages.

### **3. WORKSHOP DISCUSSION** - None

### **4. PRESENTATION ITEMS**

- a. Springhouse Village Quilt Donation

Representatives from the Daybreak Springhouse Village Quilt & Crafts Club and the Bingham Canyon History Club presented a commemorative Copperton Centennial quilt. Speakers described the collaborative creation process, historical themes, and the inspiration drawn from Copperton's architecture. The quilt included a custom plaque recounting the town's 100-year heritage. Council members expressed gratitude, and Council Member Stitzer explained plans for displaying the quilt at Town Days and ultimately in a future town hall.

- b. Copper Canyon Conservatory and Botanical Garden Proposal

Mayor Clayton noted that Tyler Loosli was not present. Council Member Bailey confirmed she would contact him. The item will be rescheduled for a future meeting.

- c. Engineering Updates

Ian Hartman shared that Copperton Park Arch construction was substantially complete, with final sign and metal cap installation planned for the next day. Coordination regarding DocuSign issues for contract signatures was discussed between Ian and Mayor Clayton. He provided updates on the Bingham Creek Trail project (awaiting UDOT consultant selection) and the Copperton Storm Drain Phase II grant process, explaining HUD communication and upcoming fund release procedures. The contractor's need for payment for recent work was addressed, with Mayor Clayton confirming he would sign documents sent to his older email. Discussion included minor concrete repairs after children wrote names into wet cement.

Mr. Hartman also previewed roadway width standards tied to the Transportation Master Plan, explaining the 26-foot fire code requirement for new roads, implications for parking limitations, and potential community outreach needs. This topic later continued in Council Business under Item 7E.

**5. PUBLIC HEARING ITEMS - None**

**6. COUNCIL BUSINESS (Discussion/Motion)**

- a. Discussion and Potential Action Regarding **Resolution R2026-13**, Ratifying Chris Benedict as the Chief of the UPD Magna Precinct and Recognizing Chief Del Craig for His Service to Copperton

Nathan Bracken outlined the selection process for the new precinct chief.

**Council Member Stitzer moved to approve Resolution R2026-13. Council Member McCalmon seconded the motion; vote was 5-0, unanimous in favor.**

- b. Discussion and Potential Action Regarding Approval of a Cooperative Wildfire System Agreement with the Utah Division of Forestry, Fire, and State Lands

Nathan Bracken explained the state's new requirement for municipalities to sign wildfire cooperative agreements directly, and the challenges posed by statutory assumptions regarding fire department ownership.

**Council Member Bailey moved to approve the Cooperative Wildfire System Agreement. Council Member Stitzer seconded the motion; vote was 5-0, unanimous in favor.**

- c. Discussion and Potential Action Regarding **Resolution R2026-14** – Resolution Approving an Interlocal Agreement with the Unified Fire Authority to Fulfill Copperton's Cooperative Wildfire System Responsibilities – *Nathan Bracken, City Attorney*

Nathan Bracken presented Resolution R2026-14, assigning the town's obligations under the state wildfire agreement to UFA.

**Council Member Bailey moved to approve Resolution R2026-14. Council Member Stitzer seconded the motion; vote was 5-0, unanimous in favor.**

- d. Discussion and Potential Action Regarding Approval of the Quit Claim Deed to Submit to Salt Lake County, Requesting the Transfer of Ownership of Copperton Park to the Town of Copperton – *Nathan*

### ***Bracken, Town Attorney***

Nathan Bracken described modifications made to a prior restrictive deed and the County's willingness to approve a public-use reversionary clause.

**Mayor Clayton moved to approve submission of the quit claim deed drafted by Attorney Bracken to Salt Lake County for review. Council Member Stitzer seconded the motion; vote was 5-0, unanimous in favor.**

#### **e. Discussion Regarding Road Widths and Parking Restrictions for Both New and Existing Roads**

This item was first discussed during engineering updates but continued here. Council members participated in an extended conversation:

- Ian Hartman described existing road widths (approx. **25 feet**), noting fire code technically prohibits street parking at this width.
- Council Member Pratt asked about impact on parking strips and resident sprinklers; Ian clarified this applies only to new roads.
- Council Member Bailey raised concerns over resident reaction, issues with alternating-day parking rules used in other cities, and enforcement difficulties.
- Council Member Stitzer emphasized challenges when residents travel or are absent during parking schedule shifts.
- Council members discussed snow removal conflicts, practicality for existing neighborhoods, and need for extensive public outreach.
- Attorney Bracken recommended staff prepare technical recommendations to support future deliberations.
- The council agreed new roads could follow fire code requirements, but existing roads require careful community input.

The council directed staff to prepare outreach materials and decided to schedule the topic as a workshop discussion at the next meeting, with informational mailers sent town-wide.

#### **f. Discussion and Potential Action Regarding Parks Master Plan**

Planner Daniele Benigni and consultant Sam Taylor presented updated conceptual designs based on survey responses (49 submissions). They reviewed themes such as increased shade, site furnishings, splash pad concepts, dog park possibilities, basketball court improvements, repurposing of the hockey rink, expanded pavilion options, walkability enhancements, and tree-health alignment with the arborist's plan.

Council members discussed:

- Splash pad feasibility, water usage, and safety concerns.
- Dog park liability, insurance impacts, and public interest.
- Potential for pollinator gardens, alternative lawn configurations, playground enhancements, pavilion rental models, and landscaping innovations.
- Cemetery concepts including improved pathways, water-wise planting, and road-loop options.

All feedback will be incorporated into designs displayed during Copperton Town Days for additional public input.

#### **g. Copperton Town Days – *Council Member Tessa Stitzer***

Council Member Tessa Stitzer provided a detailed update on final preparations:

- Friday dusk movie: *Back to the Future*
- Saturday events: car show beginning 10 AM, main event 11 AM–4 PM with food trucks, bounce houses, rock wall, vendors, photo booth, and evening concert (6–8:30 PM).
- Copperton booth will sell centennial merchandise; all council members will participate.
- Council Member Stitzer noted incoming invoices and Mayor Clayton confirmed they may be authorized without separate council action due to prior budget approval.

## **2. COMMITTEE/BOARD UPDATES** (Discussion/Motion)

### **a. Legal Updates – *Nathan Bracken, Attorney***

Nathan Bracken noted ongoing Title 14 and Engineering Manual revisions and pending code restatement feedback.

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

Council Member Tessa Stitzer described recent cemetery master plan concept discussions and coordination with consultants.

### **c. Planning Commission – *Council Member McCalmon***

Council Member Linda McCalmon reported the Planning Commission again lacked a quorum. Nathan Bracken recommended verifying appointments, filling vacancies, and assessing commissioner availability. Mayor Clayton asked City Recorder Diana Baun to provide contact information for outreach.

## **3. COPPERTON COUNCIL REPORTS** (Discussion/Motion)

**Mayor Sean Clayton** reported on attendance difficulties at recent MSD meetings due to travel and poor connectivity.

Council of Governments (COG) - No major updates.

**Council Member Linda McCalmon** detailed UPD transitions, including the IT system migration completed July 1, intended to reduce costs and improve control. She summarized discussions regarding SLVLESA withdrawal procedures and the decision requiring a county feasibility study before further action.

**Council Member Kathleen Bailey** – UFA / UFSA / Mosquito Abatement  
No major irregularities reported.

**Council Member Tessa Stitzer** – Wasatch Front Waste & Recycling (WFWRD)  
Council Member Stitzer was absent for the latest meeting due to a family funeral.

**Council Member Jonathan Pratt – Animal Services**

Reported on Salt Lake County Animal Services operations, noting an average daily animal-care cost of \$22, and upcoming events, including:

- Petapalooza 2026 at Wheeler Historic Farm
- Fur Ever Gala, a fundraising gala for new kennels

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

**a. Public Comment**

Mayor Clayton opened the floor for public comment.

**Kent Davis**, Cottonwood Heights resident and Republican nominee for Salt Lake County District Attorney, addressed the council, describing his background, experience, and commitment to transparency and fairness within the DA's office. He invited the council to share priorities and needs.

**Doug Green**, Copperton resident, discussed the historic Methodist Church bellows organ (circa 1920s–1930s) in disrepair. He explained fundraising efforts, the need for a 501(c)(3) partner for grant eligibility, and potential matching funds from the Kennecott Foundation. He asked whether the town could assist with a small grant. Council Member Bailey and Council Member Stitzer discussed possible fundraising avenues. Mayor Clayton stated he would help Doug complete the town's grant application and present it at the next meeting for action.

**b. Announcements**

Items identified for future agendas:

- Methodist Church organ restoration grant consideration
- Introduction of Casey Dunlevy (MSD Director of Strategy & Economic Development)
- October meeting: Rocky Mountain Power invited regarding power grid reliability
- Town mailer and workshop discussion for on-street parking and fire-code compliance
- Fiber infrastructure update from Centa wave

**c. Future Agenda Items**

- Methodist Church organ restoration grant consideration
- Introduction of Casey Dunlevy (MSD Director of Strategy & Economic Development)
- October meeting: Rocky Mountain Power invited regarding power grid reliability
- Town mailer and workshop discussion for on street parking and fire code compliance
- Fiber infrastructure update from Centawave

**Council Member Bailey/ Council Member Stitzer for closed 8:06**

**5. 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))

**6. ADJOURN**

**Council Member Kathleen Bailey moved to adjourn following closed session. Council Member Linda McCalmon seconded the motion; vote was 5-0, unanimous in favor.**

**This is a true and correct copy of the August 19, 2026 Copperton Town Council Meeting Minutes, which were approved on September 16, 2026.**

**Attest:**

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**Sean Clayton, Copperton Mayor**

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**Diana Baun, Copperton Town Clerk**