



**HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, MAY 01, 2025 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315**

The Hooper City Council held a work meeting at 6:00pm and their regular meeting at 7pm on May 01, 2025, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:

Sheri Bingham – Mayor
Dale Fowers – City Council
Bryce Wilcox – City Council
Debra Marigoni – City Council - ZOOM

COUNCIL MEMBERS EXCUSED:

Ryan Hill – City Council
Lisa Northrop – City Council

CITY STAFF & PLANNING COMMISSION PRESENT:

Morghan Yeoman – City Recorder
Malcolm Jenkins – City Planner
Taylor Stauffer – JUB Engineer - ZOOM

6:00PM WORK MEETING

1. Discussion on Agenda Items

At 6:00 PM, the City Council held a work meeting to discuss agenda items, including a resident's request to increase the size limit for home business signs from two square feet to potentially 16 square feet, as raised by Mayor Sheri Bingham. The council agreed to consider this for a future agenda. Additionally, the council discussed furnace replacement bids, with a consensus to proceed with the lowest bid from Trophy Air, Dave Taylor, as it was within the budget of \$46,000 remaining from a remodel fund.

Mayor Sheri Bingham introduced a discussion regarding a property adjacent to the sewer station at 4600 S 6300 W, where a resident has been using city-owned land due to a misaligned fence. The council reached a consensus to draft a lease agreement for the resident to use, prohibiting permanent structures, to be formalized later.

7:00PM REGULAR MEETING

1. Meeting Called to Order – Mayor Bingham

At 7:00 pm Mayor Sheri Bingham called the meeting to order, noting the excused absences of Council Members Hill and Northrop, with Council Member Marigoni attending via Zoom.

2. Opening Ceremony

a. Pledge of Allegiance

Council Member Wilcox led in the Pledge of Allegiance.

b. Reverence

Mayor Bingham offered reverence.

3. Upcoming Events

4. Public Comments:

Dylan Robinson- Hooper Resident

Requested review of the home occupation signage ordinance to allow larger signs, appreciating the council’s willingness to discuss this at a future meeting.

Jay Thalman- representing J.R. Ames - Hooper Resident:

Addressed the city-owned property issue next to the sewer station at 4600 S 6300 W, noting J.R.’s 18-year use of the land and his interest in a lease agreement, potentially for a removable structure like a pole barn. The council confirmed a lease agreement would be drafted, and J.R. was advised to follow up with Council Member Wilcox.

5. Consent Items

- a) Motion- Approval of Minutes dated April 3, 2025
No Changes.

COUNCIL MEMBER FOWERS MOTIONED TO APPROVE THE MINUTES DATED APRIL 3, 2025, WITH NO CHANGES. COUNCIL MEMBER WILCOX SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
MARIGONI	AYE
FOWERS	AYE

MOTION PASSED.

6. Discussion Items, Reports, and/or Presentations

a. Discussion-RFP:

The Council discussed the proposal to issue an RFP for legal services, as raised by Council Member Marigoni, due to expenditures exceeding the \$25,000 procurement threshold. Mayor Bingham highlighted the extensive knowledge of the current legal counsel, suggesting an RFP could still result in retaining them. Council Member Wilcox proposed staying within a \$25,000 budget to avoid an RFP, but acknowledged current spending already exceeded this.

b. Discussion – Impact Fees; Taylor Stauffer, JUB Engineer

Taylor Stauffer presented a graph showing when we last updated the Sewer and Park impact fees and presented updates on impact fee studies for sewer, parks, storm drain, and transportation. He noted a potential grant covering 80% of the \$88,000 parks impact fee study, reducing the city’s cost to \$17,600. Sewer planning costs were reduced due to prior work by Tracy Allen, with remaining costs estimated at \$50,000 for impact fee facilities plan and analysis. Storm drain planning costs were uncertain pending an MS4 audit, but impact fees could generate significant revenue. The council discussed the need for accurate sewer data and potential savings with Central Weber Sewer District.

7. Public Hearings:

None

8. Action Items.

a. Discussion/Motion – Transportation Plan.

Taylor Stauffer presented the Transportation Master Plan, started in 2022 and fully funded (97% by grant). The plan guides development and connectivity, with no immediate bike lane provisions on city roads but widened shoulders proposed. The council discussed the need for bike lanes, with amendments possible post-adoption.

COUNCIL MEMBER FOWERS MOTIONED TO APPROVE THE TRANSPORTATION MASTER PLAN. COUNCIL MEMBER WILCOX SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
MARIGONI	AYE

FOWERS **AYE**
MOTION APPROVED.

b. Motion – Appointment of new Planning Commission Member.

The Council appointed Travis Bates to the Planning Commission, following interviews by a committee. Bates highlighted his attendance at council and commission meetings as preparation for the role.

COUNCIL MEMBER FOWERS MOTIONED TO APPOINT TRAVIS BATES AS A PLANNING COMMISSION MEMBER. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
MARIGONI	AYE
FOWERS	AYE

MOTION PASSED.

The City Recorder, Morghan Yeoman sworn in Travis Bates, the newly appointed Planning Commission member.

The council discussed appointing Nate Denny as an alternate Planning Commission member to ensure quorum, requiring an ordinance amendment. Nate Denny shared his experience in underground pipe management and development. The council agreed to table the decision until the May 15, 2025, meeting, inviting Denny to attend the next Planning Commission meetings before appointing him.

9. Adjournment

AT APPROXIMATELY 8:10 PM COUNCIL MEMBER FOWERS MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER WILCOX SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE

MARIGONI
FOWERS
MOTION PASSED.

AYE
AYE

Date Approved: _____

Jamee Johnston, Deputy City Recorder

APPROVED