



**HOOPER CITY  
CITY COUNCIL MEETING MINUTES  
WEDNESDAY, MAY 13, 6:00PM  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315**

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The Hooper City Council and Planning Commission held a joint work meeting on Wednesday, May 13, 2026, at 6:00 pm 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  
Ray Hancock- City Council  
David Craig- City Council  
Larry Ropelato- City Council

MEMBERS EXCUSED:

Ryan Hill – City Council

CITY STAFF & PLANNING COMMISSION PRESENT:

Malcolm Jenkins- City Planner

**6:00 PM SPECIAL MEETING**

At 6:00 pm Mayor Bingham called the meeting to order. Mayor Bingham explained that Hooper City has not done a truth and taxation for thirteen years. Mayor Bingham explained that they are trying to have full transparency with the process.

Kerri Nakamura introduced herself and her husband Frank Nakamura and thanked Hooper City for letting them come. Kerri explains that she will discuss property tax and how they work. As well as the truth and taxation transparent process. Kerri Nakamura went through the training which was provided through PowerPoint to the audience and city council.

The presentation provided an overview of the 2026 Truth-in-Taxation process for Utah municipalities. Information was presented regarding Utah's revenue-driven property tax system, explaining that increases in property values do not automatically result in increased tax revenue, but instead adjust the certified tax rate and redistribute the tax burden.

The presentation outlined the statutory requirements necessary for municipalities seeking to increase property tax revenue, including public notices, hearing requirements, budget schedules, and transparency obligations. Additional discussion included recent legislative updates requiring expanded public education and disclosure throughout the Truth-in-Taxation process. Timelines and references to applicable Utah State Code were reviewed to

assist municipalities in maintaining compliance. The presentation emphasized the importance of communicating the cost and value of public services to residents during the budgeting and taxation process.

At approximately 7:38pm the special meeting ended.

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Date Approved: \_\_\_\_\_

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Jamee Johnston, Deputy City Recorder

APPROVED