



**HOOPER CITY
CITY COUNCIL AGENDA
MARCH 19, 2026, 7:00 PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315**

Notice is hereby given that the Hooper City Council will hold a work meeting at 6:00pm and their regularly scheduled meeting at 7:00pm on Thursday, March 19, 2026, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Budget Meeting – 5:00 PM

Regular Meeting – 7:00 PM

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance – Council Member Craig
 - b. Reverence – Council Member Hancock
3. Upcoming events
4. Public Comments
5. Consent Items
 - a. Approval of minutes dated March 5, 2026
6. Public Hearings
7. Discussion Items, Reports, and/or Presentations
8. Action Items
 - a. Motion: Approval of Economic Development Policy
 - b. Possible motion for approval of commercial business license; The Waterin' Hole
9. Possible Closed Meeting

Concerning Pending and Threatened Litigation; Pending of Real Property; Development of Security Personnel, Devices, or Systems and/or Character, Professional Competence, or Physical or Mental Health of One or More Individuals.
10. Adjournment

Morghan Yeoman

Morghan Yeoman, City Recorder

**Please see notes regarding public comments and public hearings*

In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.gov at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the Hooper City limits on this 19th day of March, 2026 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.gov/meeting-minutes>

***NOTES REGARDING PUBLIC COMMENT AND PUBLIC HEARINGS**

- A. Time is made available for anyone in the audience to address the City Council during public comment and through public hearings.
 - a. When a member of the audience addresses the council, they will come to the podium and state their name.
 - b. Each person will be allotted three (3) minutes for their remarks/questions.
 - c. The City Recorder will inform the speaker when their allotted time is up.

***CONFLICT OF INTEREST**

As per Utah State Code §67-16-9; Public officers and employees cannot have personal investments in a business entity that would create a substantial conflict between their private interests and public duties. This also applies to board members.



HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, MARCH 05, 2026 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Council held a work session at 6:00pm and their regular meeting at 7pm on March 05, 2026, 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
Larry Ropelato – City Council
Ray Hancock – City Council
David Craig – City Council
Ryan Hill – City Council

COUNCIL MEMBERS EXCUSED:

CITY STAFF & PLANNING COMMISSION PRESENT:

Darren Curtis – City Attorney
Morghan Yeoman – City Recorder
Malcolm Jenkins- City Planner

6:00PM WORK MEETING

1. Discussion on Agenda Items
 - a. Possible creation of Noise, AI Policy, and Social Media ordinances.

City Council discussed what they felt was needed and what was needed in the city at this time. City Council discussed not looking into creating a noise ordinance, AI policy, or social media policy at this time.
 - b. Possible creation of policy regarding City Council and Planning Commission communication with City Attorneys.

Mayor Bingham explained that there have been some requests from planning commissioners and city council about reaching out to the city attorneys and wanted to know how city council felt about creating a policy. City Council and the attorney had a discussion on what the attorney would like.
 - c. City Owned Properties.

Council Member Hancock expressed concern about being a landlord for the home that the city owns. Council discussed what they would like to do with the home.

7:00PM REGULAR MEETING

1. Meeting Called to Order – Mayor Bingham

At 7:00 pm Mayor Bingham called the meeting to order.

2. Opening Ceremony

a) Pledge of Allegiance

Council Member Hill led in the Pledge of Allegiance.

b) Reverence

Council Member Fowers offered reverence.

3. Upcoming Events

a) Mayor Bingham announced the Hooper City Newsletter and explained that the Hooper Easter Hunt is on the newsletter along with the spring clean-up dates.

4. Public Comments

None

5. Consent Items

a) Motion- Approval of Minutes dated January 27, 2026.
With no changes.

COUNCIL MEMBER HANCOCK MOTIONED TO APPROVE THE MINUTES DATED JANUARY 27, 2026, WITH NO CHANGES. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
FOWERS	AYE
ROPELATO	AYE
HANCOCK	AYE
CRAIG	AYE
HILL	AYE

MOTION PASSED.

b) Motion – Approval of Minutes dated February 5, 2026.
With changes to address David Craig as Mayor Pro-Tem.

COUNCIL MEMBER CRAIG MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 05, 2026, WITH A CHANGE TO ADDRESS COUNCIL

**MEMBER DAVID CRAIG AS MAYOR PRO TEM.
COUNCIL MEMBER FOWERS SECONDED THE
MOTION. VOTING AS FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
FOWERS	AYE
ROPELATO	AYE
HANCOCK	AYE
CRAIG	AYE
HILL	AYE

MOTION PASSED.

- c) Motion – Approval of minutes dated February 19, 2026
With no change.

**COUNCIL MEMBER FOWERS MOTIONED TO
APPROVE THE MINUTES DATED FEBRUARY 19,
2026, WITH NO CHANGES. COUNCIL MEMBER
HANCOCK SECONDED THE MOTION. VOTING AS
FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
FOWERS	AYE
ROPELATO	AYE
HANCOCK	AYE
CRAIG	AYE
HILL	AYE

MOTION PASSED.

6. Public Hearings

None

7. Discussion Items, Reports, and/or Presentations:

None

8. Action Items.

- a. Discussion/ Possible Motion: Approval of Interlocal Agreement with Weber County Transfer Station.

Mayor Bingham stated that there will be no motion on the Interlocal Agreement with Weber County Transfer Station, it is still being discussed. Council Member Craig questioned rumors of the transfer station closing if they do not get support from cities. Mayor Bingham explained the situation and council discuss the transfer station.

b. Discussion/ Possible Motion: Riverdale Senior Center yearly membership vouchers.

Mayor Bingham explained that she went and visited Riverdale City and read the newsletter from Riverdale City. Mayor Bingham explained that Riverdale has a voucher system where the city would be \$30 per year per resident and the resident would cover the remainder of the \$30 that Riverdale requires. Council discussed the vouchers. Council Member Hill confirmed the dollars that are allocated in the budget and to cap it at 20 vouchers available.

COUNCIL MEMBER CRAIG MOTIONED TO APPROVE THE RIVERDALE SENIOR CENTER YEARLY MEMBERSHIP VOUCHERS WITH A LIMIT OF 20 VOUCHERS. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
FOWERS	AYE
ROPELATO	NAY
HANCOCK	AYE
CRAIG	AYE
HILL	AYE

MOTION PASSED.

c. Motion: Approval of Ordinance 0-2026-02; Amending Chapter 5 and adding Chapter 6 pertaining to the leasing of city-owned real property.

Mayor Bingham explained that there was no finding of resolution on the creation of who has the authority of signing the lease agreements. Korry Green, formally mayor, talked with Mayor Bingham saying it was an administrative function to have the mayor sign off, nothing was created. Council Members discuss leasing of city owned property, the leasing to family members, concerns about appearance of conflict of interest, fairness in bidding, and clarification.

Council Member Hill explained that they have reviewed language for other cities and felt like it was brought up for discussion. Mayor Bingham explained that some were tabled late in 2025, but some items are new, which nothing has been discussed between the new council. Council Member Craig explained that he does not agree with not letting the City employees bid on property. Discussion made between city council, mayor and Attorney on the proposed ordinance.

Council member Hill made a motion and Council member Fowers seconded.
Discussion on the Motion to remove 5-5-2
Council Member Hill amended his motion without 5-5-2.

COUNCIL MEMBER HILL MOTIONED TO APPROVE THE ORDINANCE 0-2026-02; AMENDING CHAPTER 5 AND ADDING CHAPTER 6 WITHOUT 5-5-2. COUNCIL MEMBER ROPELATO SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
FOWERS	AYE
ROPELATO	AYE
HANCOCK	AYE
CRAIG	AYE
HILL	AYE

MOTION PASSED. (ROLL CALL)

9. Possible Closed Meeting

Concerning Pending and Threatened Litigation; Pending of Real Property; Development of Security Personnel, Devices, or Systems and/or Character, Professional Competence, or Physical or Mental Health of One or More Individuals.

None

10. Adjournment

AT APPROXIMATELY 8:08 PM COUNCIL MEMBER CRAIG MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER HANCOCK SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
FOWERS	AYE
ROPELATO	AYE
HANCOCK	AYE
CRAIG	AYE
HILL	AYE

MOTION PASSED.

Date Approved: _____

Jamee Johnston, Deputy City Recorder

DRAFT

Hooper City Economic Incentive Policy

I. Purpose and Intent

The Hooper City Council adopts this Economic Incentive Policy to provide clear guidance to property owners, developers, business owners, and other interested parties (“Petitioners”) regarding the types of projects the City may consider for economic incentives and the conditions under which such incentives may be offered.

Hooper City seeks to encourage commercial development that:

- Supports everyday needs of residents,
- Strengthens the local tax base,
- Creates quality employment opportunities, and
- Preserves the community’s rural and small-town character.

This policy is intended to promote transparency and predictability in how the City evaluates incentive requests, while recognizing that every project is unique and must be reviewed on its own merits.

Nothing in this policy creates a right to receive incentives or obligates the City to approve any development or incentive request. Final approval of any incentive will be at the City Council’s sole discretion.

II. Community Values and Development Vision

Hooper City values:

- Locally serving businesses,
- Agriculture heritage and compatible industrial activity,
- Modest-scale commercial development, and
- Thoughtful growth that does not outpace infrastructure capacity.

The City prioritizes development that primarily serves local and nearby residents. Projects that align with these values are more likely to be considered favorably for public participation.

III. Eligible and Priority Business Types

A. Priority Business Categories

The City may prioritize funding for projects that include:

- Grocery stores and essential neighborhood businesses
- Locally owned or locally operated businesses
- Agricultural, ag-support, or value-added agricultural uses
- Light industrial/flex space uses compatible with surrounding areas
- Employment-generating uses offering competitive wages

B. Lower-Priority or Discouraged Uses

Public funding is generally not intended to support:

- Higher density, multi-unit housing projects
- Uses incompatible with rural residential or agricultural surroundings
- Large regional or destination retail developments

IV. Geographic Focus Areas

Economic incentives will be geographically targeted and are generally intended to be considered within areas where infrastructure is available or reasonably feasible, including:

- 5500 South corridor
- 5500 West corridor
- 5100 West corridor near future West Weber Corridor interchange

The City intentionally uses general corridor-based descriptions to allow flexibility while discouraging incentive requests in locations where infrastructure is unavailable or long-term commercial development is not planned or reasonable feasible.

V. Infrastructure and Public Benefit Considerations

Incentives may be considered when projects contribute to or require public infrastructure that benefits both the project and the broader community, including:

- Sewer and water extensions or upgrades
- Road and access improvements
- Stormwater facilities
- Public spaces or parks serving commercial areas

In some cases, off-site infrastructure improvements may be considered eligible when they clearly support the designated commercial corridor and reduce barriers to future development.

VI. Investment Thresholds and Project Prioritization

The City may apply thresholds or triggers that influence incentive eligibility or incentive levels, including:

- Availability or completion of sewer and other infrastructure
- Minimum private investment amounts
- Employment or wage benchmarks
- Development benchmarks

Projects may receive higher priority when they demonstrate:

- Strong private investment relative to public participation
- Long-term business commitment to the community
- Willingness to share in public infrastructure costs
- Willingness to partner with the City on community programs and investments

VII. Public Incentive Tools Available

When legally permitted and financially appropriate, the City may consider the following incentive mechanisms:

A. Community Reinvestment Areas (CRA)

- Used to reimburse eligible public improvements and other expenses as allowed under the Community Reinvestment Agency Act
- Funded only from new tax revenue generated by the project
- Payments occur only after performance is demonstrated

B. Public Infrastructure Districts (PID)

- Used to assist with projects that include large public infrastructure investments.
- No City guarantee of district debt
- City participation limited to formation, oversight, and coordination

C. Other Performance-Based Assistance

May Include:

- Fee reimbursements
- Other rebates or programs authorized by state law.

The creation and use of public incentives is subject to the sole discretion of the City. Compliance with this policy shall not obligate the City to approve the use of any incentive tool.

VIII. Performance Requirements and Accountability

Participation agreements shall include:

- Clearly defined performance standards
- Post-performance reimbursement structures
- Claw-back or repayments provisions for non-performance
- Ongoing reporting requirements

Performance may include:

- Minimum investment levels
- Job creation or wage thresholds
- Business operation timelines

Failure to meet or maintain performance requirements may result in a reduction or termination of incentive payments and/or repayment obligations where applicable.

IX. Application and Review Process

Petitioners seeking public incentives should expect to follow the following review process:

Community Reinvestment Area

A. Application

An application to create a CRA shall be submitted to the City and contain the following information:

- a. A brief narrative that describes the proposed development, identifies the need for public participation that cannot be overcome by the private market, and how the creation of a CRA will benefit the City and its residents generally.
- b. Site plan showing development planned to be built within the CRA
- c. Development schedules
- d. Infrastructure and other funding needs
- e. Other information necessary to evaluate the public benefit of creating a CRA.

B. Application Review

- a. Applications shall be reviewed by City staff and consultants to determine whether the application warrants further consideration and potential direction to proceed with the preparation of a fiscal impact/cost-benefit analysis.
- b. City staff and consultants shall present approved applications to the City Council during a work session to review the proposal and determine whether preparation of a fiscal impact and/or cost-benefit analysis is appropriate.

- c. If directed by the City Council, a fiscal impact/cost-benefit analysis be conducted by a qualified, independent third-party consultant.
- d. The City's consultant will report the results of the fiscal analyses to the City Council for consideration. The City's discretion to create a CRA is neither limited to the review criteria indicated in this policy, nor does compliance with all of the criteria outlined in this policy obligate the City to create a CRA.

C. CRA Creation

- a. If the City elects to create a CRA, the petitioner shall work with the Hooper Community Reinvestment Agency to complete all the steps needed to finalize the creation of a CRA.

D. Participation Agreement

- a. Following successful creation of a CRA, the petitioner and Agency shall enter into a participation agreement

Public Infrastructure District

A. Petition and Letter of Intent

- a. A petition to create a PID shall be submitted to the City Offices
- b. A petition shall contain evidence of consent to the creation of a PID and for the issuance of debt by 100% of property owners within the proposed PID boundary.
- c. Each petition shall include a letter of intent to create a PID that contains the following:
 - i. Description of PID area including size, location, development history, and proposed development.
 - ii. Description of proposed development within the boundaries of the proposed PID including general distribution of land uses and densities and phasing of development.
 - iii. Summary of needed infrastructure, services, and facilities:
 - a) Current expected development scenario;
 - b) Required local and regional infrastructure and facilities for such development;
 - c) Regional and local infrastructure the proposed District is to provide;
 - d) Estimated construction costs for the proposed improvements;

- e) General description of phasing of construction;
 - f) Anticipated maximum or fixed maximum mill levy required to meet debt service of the District;
 - g) A sample plan of finance depicting the possible sources and uses of funds for the District;
 - h) A summary overview of the differences between the proposed development with a District in place and the plan without a District.
- iv. Proposed timeline for District creation
 - v. Acknowledgement that a consent must be signed prior to the hearing date for the governing document by all property owners within the proposed District boundaries approving of the creation of the proposed District and consenting to the issuance of debt in the amount sufficient for the proposed plan of financing.
 - vi. Proposed public benefit of creating proposed District.
 - vii. Disclosure of any conflicts of interest between the applicant and the officers and employees of the City.
 - viii. Copies of signed engagement letters between the applicant and applicable consultants and legal counsel retained by the City and/or the proposed District whereby applicant agrees to pay fees related to the review of the application and governing document.

B. Application Review

- a. During a work session, City Staff, consultants, and the City Council will review the Letter of Intent utilizing these criteria to determine whether or not to direct the applicant to proceed with the preparation of a draft Governing Document for submittal.

C. Governing Document

- a. If the concept for the District as outlined in the Letter of Intent is approved, City staff and consultants will work jointly with the applicant to submit a Governing Document to the City Council.
- b. The Governing Document will be forwarded to the City Council for their review and action through the standard City and statutory processes.

D. Disclosure and Reporting Requirements

- a. Applicant, homebuilders, commercial developers, and commercial lessors, as applicable, shall be required to disclose the following information to initial

homeowners, renters, commercial property owners, and/or commercial tenants:

- i. Statement that a copy of the Governing Document is on file at the office of the City.
- ii. A disclosure outlining the impact of any applicable property tax, in substantially the following form

“Under the maximum property tax rate of the District, a primary residence value at \$[insert average residential property value] would have an **additional annual property tax of \$_____** for the duration of the District’s Bonds. A business property valued at \$[insert average commercial property value] would have an **additional annual property tax of \$_____** for the duration of the District’s Bonds.”

- iii. Such disclosures shall be contained on a separate-colored page of the applicable closing or lease documents and shall require a signature of such end user acknowledging the foregoing.

b. At least annually following the formation of the District, the District shall notify property owners in the District of the existence of the District and the next scheduled meeting of the Board of the District. Such meeting shall occur within 30 days following the date of the notice. Such notice shall contain names and contact information of the District and its Board of Directors.

c. The District shall provide the following information to the City Council on an annual basis, and the District shall create and maintain a file for public review of the following information:

- i. Annual District Budget
- ii. Annual financial report and audit of the District, as applicable under statute
- iii. Total debt authorized and total debt issued
- iv. Names and terms of Board members
- v. Rules and regulations of the District, including conflict of interest and contracting
- vi. List of all current agreements
- vii. List of all current contracts for services or construction
- viii. Official statements of current outstanding bonded indebtedness

ix. District Office contact information

All consultant, legal, and other reasonable fees associated with the application, evaluation, negotiation, documentation, and approval on any economic incentive request shall be the sole responsibility of the petitioner.

These costs may include, but are not limited to:

- Application and processing fees
- Legal review and documentation costs
- Fiscal impact, cost-benefit, or economic analyses
- CRA creation fees
- Consultant or third-party review fees required by the City.

Payment of such costs does not guarantee approval of any incentive request.

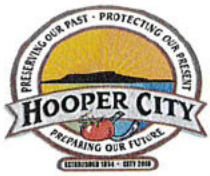
X. City Council and Agency Authority

The ultimate decision to offer any economic incentive rests solely with the Hooper City Council and the applicable Agency Board, if a community reinvestment area is involved. The City is under no obligation to approve any development proposal or provide any economic incentive. Each request will be evaluated individually based on public benefit, fiscal responsibility, infrastructure capacity, and consistency with community goals and this policy.

XI. Policy Amendments

This policy may be amended by the Hooper City Council at any time to reflect:

- Changes to infrastructure capacity
- Market conditions
- Community priorities
- State law requirements



5580 W. 4600 S. Hooper UT 84315
(801)732-1064 Fax: (801)732-0598 hoopercity@hotmail.com

License No: H02012
 New Business Renewal
Date Submitted: 2-4-20

BUSINESS LICENSE APPLICATION

Please clearly print or type. Incomplete applications will not be accepted. Application must be passed prior to opening you business. All Federal and State numbers and fees must be submitted at time of turning in application. All business licenses expire on December 31st.

SECTION I: Business Information

Business Name: The Waterin Hole

additional, dba Names: _____

Business Address: 6051 W. 5350 S.

Business Phone: [REDACTED]

Mailing Address: _____

Secondary Phone: _____

Website: _____

Email [REDACTED]

Would you like to receive information and updates by email? Yes No

Please check one of the following

<input type="checkbox"/> Auto	<input type="checkbox"/> Development/Construction	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Salon/Tanning
<input type="checkbox"/> Child Care	<input type="checkbox"/> Financial Services	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> School/Preschool
<input type="checkbox"/> Computer/Consulting	<input type="checkbox"/> Florist/Nursery	<input type="checkbox"/> Photography	<input checked="" type="checkbox"/> Other <u>Mobile Dunks</u>
<input type="checkbox"/> Contractor	<input type="checkbox"/> Gym/ Spa/ Nutrition	<input type="checkbox"/> Restaurant/Bakery	<u>Dunks</u>
<input type="checkbox"/> Counseling/Consulting	<input type="checkbox"/> Handyman	<input type="checkbox"/> Retail	

SECTION II Federal and State Requirements

Federal and State numbers can be obtained by logging onto osbr.utah.gov (One Stop Business Registration). You may also visit www.utah.gov. The nearest State Tax Commission office can be reached at (800-662-4335) or 2540 Washington Blvd, Ogden.

State Sales Tax No: _____ Business Entity No: 14668382-0160

Federal ID (EIN) No: _____ Employer Withholding No: _____

If Contractor (Handyman, Electrical, Plumbing or Mechanical) No: _____ Expires: _____

State License Type (if any): _____ No: _____ Expires: _____

Federal License Type (if any): _____ No: _____ Expires: _____

State/County Permit Type (if any): _____ No: _____ Expires: _____

****PLEASE MAKE COPIES AND INCLUDE ALL REQUIRED LICENSES/PERMITS WITH APPLICATION****

SECTION III: Owner/Manager Information

Business Owner: Rachel Larson Home Address: 6051 W. 5350 S. Hooper UT 84315

Phone: [REDACTED] Email Address: [REDACTED]

List Employees: (for home businesses you are only allowed two)

SECTION IV Business Description

- Commercial Business Describe Business In Detail (Products, Vehicles, Storage, Equipment, Employees, Deliveries, Patrons, etc.)
- Home Business Drink trailer. storage of trailer
- Daycare/Preschool at home.

APPLICANT'S AGREEMENT

This form is an application for a business license. The actual license will be issued only when the business is in compliance with all local, state, federal, fire and building codes and all inspections are completed and signed off by the various City departments. Missing or incomplete information on this application may significantly increase approval time.

The above-mentioned information is truthful and correct to the best of my knowledge. I, the undersigned, hereby agree to conduct said business strictly in agreement with all Hooper City laws, code and state requirements for said business, and that no other type of business will be conducted other than what has been listed above. It is the responsibility of the licensee to renew the license, failure to receive notice does not excuse responsibility.

Business Owner Signature:  Date: 3-4-2020

Business License Fee

~~Home Business~~ ~~\$75.00~~
 Commercial Business \$100.00

OFFICE USE ONLY

Date Approved: _____ License #: _____ City Council Date: _____

Amount Paid: _____ || Cash || Credit Card || Check# _____

- BUILDING DEPARTMENT -

Health/Fire/Safety Inspection required: YES NO If yes, date passed: _____

Meets Applicable Codes & Regulations: YES NO If yes, date passed: _____

Comments: _____

