



HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, MARCH 06, 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 March 06, 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
Lisa Northrop – City Council
Ryan Hill – City Council

COUNCIL MEMBERS EXCUSED:

CITY STAFF & PLANNING COMMISSION PRESENT:

Reed Richards – City Attorney
Morghan Yeoman – City Recorder
Malcolm Jenkins- City Planner

6:00PM WORK MEETING

1. Discussion on Agenda Items

At 6:00pm the City Council held a work meeting where agenda items were discussed. Council Member Wilcox communicated about after the last council meeting and the budget meeting Council Member Wilcox would like more understanding of what is being spent on the attorneys, engineering and accounting. Council Member Wilcox also asked about the utility tax.

Mayor Bingham discussed some city business and upcoming events. Mayor Bingham talked about doing ‘no motorized vehicles’ in the detention ponds and spoke about her meeting with Hooper Irrigation and working out a franchise agreement.

Council Member Hill questioned LRB and discussed doing the presentation and a possible public presentation at the next Planning Commission meeting. Mayor Bingham said they will be able to come in April but can check if they can come sooner in March.

7:00PM REGULAR MEETING

1. Meeting Called to Order – Mayor Bingham

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

2. Opening Ceremony

a. Pledge of Allegiance

Mayor Sheri Bingham led in the Pledge of Allegiance.

b. Reverence

Council Member Wilcox offered reverence.

3. Upcoming Events

Mayor Bingham announced upcoming events

- a. Tomato Jam – every 3rd Monday @ 7:00 pm
- b. Volunteer Committees – Every 3rd Tuesday
- c. Every 3rd Wednesday – Emergency Preparedness
- d. April 12 – Spring Clean-up 8-1PM
- e. March 27 @6:00 Budget Meeting

4. Consent Items

- a) Motion- Approval of Minutes dated February 20, 2025
Changes were made.

COUNCIL MEMBER MARAGONI MOTIONED TO APPROVE THE MINUTES DATED FEBRUARY 20, 2025, WITH CORRECTIONS. COUNCIL MEMBER FOWERS SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
MARIGONI	AYE
FOWERS	AYE
HILL	AYE
NORTHROP	AYE
MOTION PASSED.	

5. Discussion Items, Reports, and/or Presentations

None

6. Public Hearings:

a. Request to open the General Plan from Lowe Company.

COUNCIL MEMBER WILCOX MOTIONED TO MOVE TO PUBLIC HEARING FOR THE REQUEST TO OPEN THE GENERAL PLAN FROM LOWE COMPANY. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
MARIGONI	AYE
FOWERS	AYE
NORTHROP	AYE
HILL	AYE
MOTION PASSED.	

Public Comments:

Michelle Marigoni (Hooper Resident): Questioned if there was a public hearing with planning commission. Mayor Bingham explained that she had legal advice to have it at either meeting, which is what is being done now.

Dylan Robinson (Hooper): Disagrees with opening the general plan.

Blake Marigoni (Hooper): questioned what the request is to open the general plan. The zoning?

Travis Bates (Hooper): asked the council what the purpose is, and will it serve hooper? Explained that we do not gain property taxes for it. Does not think it is wise.

Clink Hancock (Hooper): talks about him growing up here in Hooper. Clint Hancock felt like the rehab center is not the correct place for Hooper and would agree to having the development. This all started because he wanted to be close to family and wanted to build his own home.

Jenise Robinson (Hooper): asked for her understanding and what it means to open the general plan? When the General Plan is open is it parcel specific or would it allow others in the general plan at that time. – Mayor Bingham and city attorney Reed confirmed it is Parcel Specific.

Dan Warwood: questioned about lot 73 and who is going to take care of it and is not open to changing the general plan.

Amanda Prince (Hooper): reads 10-5-4 Zoning Ordinance and questioned on how that would work. Reed, City attorney, clarifies. Discussion between council, Malcolm and Amanda.

Kamie Hubbard (Hooper): explains that there is a lift station that is available to accept homes if they are half acre.

COUNCIL MEMBER HILL MOTIONED TO MOVE BACK TO THE REGULAR MEETING. COUNCIL MEMBER FOWERS SECONDED THE MOTION.

VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
MARIGONI	AYE
FOWERS	AYE
NORTHROP	AYE
HILL	AYE
MOTION PASSED.	

7. Action Items.

a. Motion – Request to open the General Plan from Lowe Company.

The presentation by Matt Lowe explained that he met with the city planner Malcolm, to know what needs to be done. Explained that if the request is granted, then they can discuss the possibilities.

The park that is shown on the map is maintained by the HOA. But open to the public. 1 acre does not work as a developer. Thinks that ½ acre will work and quarter acre is more what they would want. Talks about affordable housing.

Matt Lowe thinks that if the General plan is opened, it gives them the opportunity to have a conversation.

Council Member Wilcox asked if they were still interested in the drug and alcohol facility. Matt Lowe explains that he feels like it was set up to fail.

Council Member Wilcox explains that he felt that it was a leverage piece to get what he wants. Council Member Wilcox wants to think about how this will benefit the city.

Council Member Wilcox explained that he would be happy with smaller density, golf courses, etc.

The city attorney Reed Richards talks about if they open the general plan, they have to take action.

Council Member Hill says that conversations can be done with a concept conference, meetings, etc. Not opening up the general plan at any time. Gave the idea of doing the 55+ older community.

Matt Lowe asked what type of application he would apply for. Discussion between Malcolm and Matt.

Reed Richards explained that he has received some good guidance.

Council Member Hill says that he needs to go into the city and request a concept plan and bring some ideas to the table.

Matt Lowe asked for some feedback from the City Council. Feedback given.

Mayor Bingham explained that we do not have a big property tax to later than afford the cost of maintaining the roads.

COUNCIL MEMBER NORTHROP MOTIONED TO TABLE THE REQUEST TO OPEN THE GENERAL PLAN FROM LOWE COMPANY UNTIL FURTHER CONCEPTS ARE PRESENTED TO THE CITY. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION TABLED.

- b. Discussion/Motion: Legal Interim Services.
Retain Brandon and Reed as legal services

COUNCIL MEMBER WILCOX MOTIONED TO I MOTION THAT WE DO NOT ENACT INTERIM LEGAL SERVICES AS THEY ARE NOT NECESSARY, BUT INSTEAD RETAIN THE LEGAL SERVICES FOR REED AND BRANDON RICHARDS AS HOOPER CITY

ATTORNEYS AS WE HAVE FOR THE PAST 25 YEARS, WITH NO INTERRUPTION TO THEIR SERVICES. AS WE DID WITH JUB, WE WILL HAVE REED AND BRANDON SIGN A CONTRACT THAT CAN BE PROVIDED TO THE UTAH STATE AUDITOR. ALL WORDING IN THE CONTRACT, INCLUDING THE SCOPE OF SERVICES AND LEGAL SUPPORT PROVIDED WILL BE REVIEWED AND ADJUSTED AS NECESSARY BY THE CITY COUNCIL AND WILL BE APPROVED BY THE CITY COUNCIL. THIS MOTION ALSO MAKES CLEAR THAT THERE WILL BE NO RFP POSTED FOR LEGAL SERVICES. dCOUNCIL MEMBER FOWERS SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
WILCOX	AYE
MARIGONI	AYE
FOWERS	AYE
NORTHROP	AYE
HILL	AYE
MOTION PASSED.	

c. Discussion/Motion: RFP for Legal Services.
Combination with (b) above.

d. Discussion/Motion – To amend HCC 1-1-4(g) Meeting agenda; public comment.
Mayor Bingham explained what is being decided on.

Council Member Marigoni would like to have a citizen comment and limit it to a time limit. Feels that it is an important aspect to our agenda.

Council Member Wilcox would like to try to put public comments to the front. Understands that there is pros and cons to it. Possibly put a time limit to public comments. Council Member Wilcox would like the citizens to be able to be heard and make comments.

Council Member Northrop explained what the agenda looked like in the year 2023.

Discussion between council members. Limit it to 30 minutes. Talked about the order of the agenda.

Trial for 90 days to move public comment to the front.

COUNCIL MEMBER HILL MOTIONED TO TRIAL FOR 90 DAYS OF HCC 1-1-4(g) AS DISCUSSED WITH A POSSIBLE ORDINANCE CREATED AFTER THE 90 DAYS. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

8. Citizen Comment

Kelly Cooke (Hooper): Thanked council for their service. Talks about the meeting last Tuesday. Mentions the contention between all council members, not just Dale Fowers and Sheri Bingham. Asked to stop the bias.

Council Member Ryan Hill: thanks Kelly Cooke for her comment. Council Member Ryan Hill talks more about the meeting on last Tuesday and apologized to both families and was not meaning to bring them up at the last meeting.

9. Adjournment

AT APPROXIMATELY 7:56 PM COUNCIL MEMBER MARIGONI MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

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

**NORTHROP
HILL
MOTION PASSED.**

**AYE
AYE**

Date Approved: _____

Jamee Johnston, Deputy City Recorder

APPROVED