



**HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, APRIL 16, 2026, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315**

The Hooper City Council held a work meeting at 5:30pm and their regular meeting at 7pm on April 16, 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
Ryan Hill – City Council
Larry Ropelato – City Council
Ray Hancock – City Council
David Craig – City Council (ZOOM-closed door meeting)

COUNCIL MEMBERS EXCUSED:

David Craig – City Council

CITY STAFF & PLANNING COMMISSION PRESENT:

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

5:30PM WORK MEETING

1. Discussion on Agenda Items

At 5:30pm the City Council held a work meeting where agenda items, Terrastrada Development, Development Agreement, and Flag Lots were discussed.

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

Council Member Hill led in the Pledge of Allegiance.

b. Reverence

Council Member Fowers offered reverence.

3. Upcoming Events

4. Public Comments

Bryce Wilcox –

Bryce questioned about the monthly financials. Bryce also questioned if there is anyone that knows about any money spent over \$5,000.00 and made a comment on CRA’s and asked council to look more into that.

5. Consent Items

- a) Motion- Approval of Minutes dated March 19, 2026
No corrections.

COUNCIL MEMBER FOWERS MOTIONED TO APPROVE THE MINUTES DATED MARCH 19, 2026 WITH NO CORRECTIONS. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

6. Public Hearings

None

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

None

8. Action Items.

- a. Motion: Approval of Economic Development Policy.

Council had discussion on the Economic Development Policy. Council discussed prior feedback sent to the firm that drafted the policy, concerns about CRA’s, and what it binds to the city. Extensive discussion followed regarding the policy’s structure on what they like and dislike about the policy.

COUNCIL MEMBER ROPELATO MOTIONED TO APPROVE THE HOOPER CITY ECONOMIC DEVELOPMENT POLICY AS WRITTEN, NOTING IT

DOES NOT OBLIGATE THE CITY TO ANY SPECIFIC ACTIONS. COUNCIL MEMBER HANCOCK SECONDED THE MOTION. VOTING AS FOLLOWS:

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
HILL	NAY
FOWERS	NAY
ROPELATO	AYE
HANCOCK	AYE
BINGHAM (TIE BREAKER)	AYE

MOTION PASSED. (ROLL CALL VOTE)

- b. Motion: Approval of Commerical Buisness License; Wasatch Treats LLC; DBA: Ohana Snow Shack.

The applicant, Alan “AJ” Lewis, addressed the Council. AJ explained that his family recently purchased Ohana Snow Shack to operate as a community business and provide his children with business experience and life skills. Council asked clarifying questions about product consistency and potential additions.

COUNCIL MEMBER FOWERS MOTIONED TO APPROVE THE BUSINESS LICENSE FOR WASATCH TREATS LLC; DBA OHANA SNOW SHACK. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- 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.

COUNCIL MEMBER ROPELATO MOTIONED TO MOVE TO A CLOSED-DOOR MEETING. COUNCIL

MEMBER HANCOCK SECONDED THE MOTION.

VOTING AS FOLLOWS:

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

MOTION PASSED.

COUNCIL MEMBER HANCOCK MOTIONED TO MOVE TO REGULAR MEETING. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

- a. Possible Motion: Approval of hiring additional legal counsel.

COUNCIL MEMBER HANCOCK MOTIONED TO HIRE A WATER ATTORNEY. COUNCIL MEMBER ROPELATO SECONDED THE MOTION. VOTING AS FOLLOWS:

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

MOTION PASSED.

10. Adjournment

AT APPROXIMATELY 9:05 PM COUNCIL MEMBER ROPELATO

MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:

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

Date Approved: _____

Jamee Johnston, Deputy City Recorder

APPROVED