



**HOOPER CITY**  
**CITY COUNCIL MEETING MINUTES**  
**THURSDAY, JUNE 05, 2025 7:00PM**  
COUNCIL CHAMBERS  
5580 W. 4600 S.  
Hooper, UT 84315

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The Hooper City Council held a work meeting at 6:00pm and their regular meeting at 7pm on June 05, 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  
Ryan Hill – City Council  
Lisa Northrop – City Council

COUNCIL MEMBERS EXCUSED:

CITY STAFF & PLANNING COMMISSION PRESENT:

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

**6:00PM WORK MEETING**

1. Discussion on Agenda Items

At 6:00 PM, the City Council held a work meeting to discuss agenda items, attorney services, and an emergency preparedness trailer.

**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 Bingham led in the Pledge of Allegiance.

b. Reverence

Council Member Wilcox offered reverence.

3. Upcoming Events

- a. 100<sup>th</sup> year of Tomato Days – Newsletter going out soon
- b. June 17<sup>th</sup> City Council Meeting – Budget Meeting/Public Hearing
- c. July 3<sup>rd</sup> Meeting cancelled due to Holiday.

4. Public Comments:

Bob Dandoy – Roy Resident

Loves the open ground space. Talks about the sales tax in Roy City over the last few years. Bob asked for Council to consider accepting Smiths that it will produce good tax revenue.

Bruce Taylor – Hooper Resident

Talks about the pump station that will be built to help with the new development and states that Stuart Adams won't pay for it. Bruce thinks the council should deny the request.

Natalie Zuech- Hooper Resident

Agrees with Bruce Taylor's comment. Natalie stated that she thinks that Stuart should fund the whole thing.

Lyn Bagley – Hooper Resident

Moved from Syracuse 30 years ago, it was just like Hooper. Once they let a grocery store in, Hooper will change.

Garff Hubbard- Hooper Resident

Garff stated that his guess is within 5 years if we don't allow commercial to come in, then we will turn into incorporated Weber County.

Marsha Warwood- Hooper Resident

Marshal is not against the Smith's. With doing a CRA, Marshal is not sure where the money will come from. If the numbers don't add up, she don't think Hooper should do it.

Montay Dixon – Hooper Resident

Frustrated with the city and the council with not being transparent with the noticing. Mante states that she does not want Smith's in Hooper.

Tony Zuech- Hooper Resident

Tony does not want smiths here and does not want to pay for it.

Stan Thurgood – Hooper Resident

Stan stated he is not the “we” in other comments and he is in favor of the store. Stan states that he is not in favor of paying for Smith’s but is in favor of the Smith’s.

Mandy Medina Harris – Hooper Resident

The Smith’s will bring opportunity to have family have a local job. Mandy wants Hooper to think about the long term. Mandy would love to retain the views without the big developments like apartments would like smaller homes.

David Craig – Hooper Resident

David stated that he filed for Candidacy for District 2 and would love the opportunity to serve the community.

Tracy Woodward- Hooper Resident

Tracy wants the council to look at how long it will take us to build the development and get the revenue.

5. Consent Items

- a) Motion- Approval of Minutes dated May 15, 2025  
With no change.

**COUNCIL MEMBER HILL MOTIONED TO APPROVE THE MINUTES DATED MAY 15, 2025, WITH NO CORRECTIONS. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

- b) Motion – Approval of Minutes dated May 27, 2025  
With no change.

**COUNCIL MEMBER FOWERS MOTIONED TO**

**APPROVE THE MINUTES DATED MAY 27, 2025,  
WITH NO CORRECTIONS. COUNCIL MEMBER  
HILL SECONDED THE MOTION. VOTING AS  
FOLLOWS:**

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

6. Discussion Items, Reports, and/or Presentations

a. Ratification of Check Register:

Mayor Bingham opened up the ratification of the check register for discussion with no questions from the council. No motion was required as it was for information only.

7. Public Hearings:

None

8. Action Items.

a. Discussion/Motion – Rezone Request for Terrastrada LLC located approximately at 5500 S 4700 W.

Stuart Adams talked about the recommendation from the Planning Commission to do a PUD. Terrastrada agreed to what the Planning Commission is looking for. Stuart talked about the General plan and what it allows currently. Stuart Adams is looking for directions from the City Council and would like for a motion to be made to get a development agreement created.

Council Member Fowers commented that they had reviewed the recommendations from planning commission. Council Member Fowers talked about the commercial corridor on 5500 S that is lined out in the General Plan. Fowers would like it to be based on what the community would like and stated that the residents don't feel like they should be paying for the lift station. Council Member Fowers agrees he is not in favor of a CRA and is also not in favor of Hooper City being in charge of funding the lift station. DF goes through Planning Commission recommendations and comments on each.

Mayor Bingham stated that Hooper City is in no situation to be paying for the lift station and that Hooper City is new to the commercial development.

Stuart Adams answered the councils' questions and states that they would never ask for a tax increase.

Council Member Hill talked on the LRB study and taxes.

The City Council and Stuart Adams discussed the LRB study, taxes, and the process of moving forward.

**COUNCIL MEMBER FOWERS MOTIONED TO APPROVE THE REZONE REQUEST FOR TERRASTRADA LLC WITH THE FOLLOWING CONDITIONS NO COMMUNITY REINVESTMENT AREA OR TAX INCREMENT FINANCING, COMMERCIAL PORTION TO BE DONE FIRST IN REFERENCE TO THE FISCAL IMPACT STUDY LRB BUILD OUT, 1/3 ACRE LOTS ON THE WEST SIDE, 1/2 ACRE LOTS ON THE NORTH SIDE, REMAINING AREAS TO BE UP FOR DISCUSSION POSSIBLE PATIO HOMES/ SINGLE FAMILY/55+ COMMUNITY, REZONE APPLICATION TO BE DONE, AND A DEVELOPERS AGREEMENT IN PLACE. COUNCIL MEMBER WILCOX SECONDED THE MOTION.**

**VOTING AS FOLLOWS:**

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

**MOTION DENIED.**

The City Council and Stuart Adams discussed the motion of guidance and the next step. There will be another work meeting to discuss further.

**b. Discussion/Motion – Approval of purchase-Emergency Preparedness Trailer.**

Member Wilcox explained the purchase of a 26-foot emergency preparedness trailer by Dave Harris for \$12,625, including travel and insurance costs, to be reimbursed from the utility energy tax set aside for emergency preparedness. The trailer includes electrical plugs, an inverter, and shelving for a command

post. Council Member Wilcox explained that the county is pushing us to be prepared for any emergency.

**COUNCIL MEMBER NORTHROP MOTIONED TO APPROVE THE PURCHASE OF THE EMERGENCY PREPAREDNESS TRAILER AND REIMBURSE DAVE HARRIS. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

- c. Motion(Roll call vote): Ordinance No. 2025-02; Amending the Existing Subdivision Fencing Ordinance of the City.

Mayor Bingham explained Ordinance No. 2025-02 change.

**COUNCIL MEMBER HILL MOTIONED TO APPROVE THE ORDINANCE NO. 2025-02; AMENDING THE EXISTING SUBDIVISION FENCING ORDINANCE OF THE CITY. COUNCIL MEMBER FOWERS SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

- d. Motion(Roll call vote): Resolution No. 2025-01; A Resolution approving an Interlocal Agreement for the Provision of Technical Forensic Services.

Mayor Bingham explained Resolution No. 2025-01; A Resolution approving an Interlocal Agreement for the Provision of Technical Forensic Services. It is included in the Weber County Sheriff contract.

**COUNCIL MEMBER NORTHROP MOTIONED TO APPROVE THE RESOLUTION NO. 2025-01; A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT FOR THE PROVISION OF TECHNICAL FORENSIC SERVICES. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

- e. Discussion: Tabled motion of Shifting of Mayoral Powers.

The Council revisited a motion tabled in February 2025 regarding the shifting of mayoral powers. The council proposed a closed-door meeting. The council agreed to schedule a closed-door meeting on June 10, 2025, at 7:15pm. No mediator was deemed necessary.

9. Adjournment

**AT APPROXIMATELY 8:25 PM COUNCIL MEMBER MARIGONI MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER WILCOX SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

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

\_\_\_\_\_  
Jamee Johnston, Deputy City Recorder