



**HOOPER CITY  
CITY COUNCIL MEETING MINUTES  
THURSDAY, JUNE 6, 2024, 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 6, 2024, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:

Sheri Bingham – Mayor  
Dale Fowers – Mayor Pro Tem  
Bryce Wilcox  
Debra Marigoni  
Lisa Northrop  
Ryan Hill

COUNCIL MEMBERS EXCUSED:

CITY STAFF & PLANNING COMMISSION PRESENT:

Reed Richards – City Attorney  
Morghan Yeoman – City Recorder  
Cami Moss- Treasurer

AUDIENCE PRESENT:

Travis Bates, Larry Ropelato, Jaydan Ropelato, Jenny Stanger, Scott Stanger, Michelle Pilarczyk, Staci Sheffield, Joel Timothy, Christy Hansen, Brent Hansen, Staci Judkins, Bryce Widdison, Judd Bennett, Sheldon Greener, Stacie Yates, Patrick Greico, Stacy Greico, David Ursem, Teanna Hancock, Tracy Wallace

**6:00PM WORK MEETING**

1. Discussion on Agenda Items

At 6:00pm the City Council held a work meeting where agenda items, Council Member reports, reviewing of council member assignments, and Weber County senior weekly lunch was 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 Fowers led in the Pledge of Allegiance.

b. Reverence

Council Member Wilcox offered reverence.

3. Upcoming Events

a. August 26, 2024 - September 2, 2024 – Tomato Days

4. Citizen Comment(s) on Agenda Items

*(Residents attending this meeting were allotted 3 minutes to express a concern or question about any issue)*

Christy Hansen located at 5294 W 3675 S requested that they do put the temporary hold on the conditional use permits pertaining to human services.

Staci Sheffield located at 5352 W 3550 S is in favor of putting a hold on the conditional use permit pertaining to human services.

Michelle Pilarczyk located at 3461 S 5500 W also in favor of putting a hold on the conditional use permit pertaining to human services.

Brent Hansen located at 5294 W 3675 S would like for city council to put the conditional use permits on a hold pertaining to human services until things are figured out.

Larry Ropelato located at 4243 S 6300 W commented on staff and the worthiness to help with his needs.

Carrie Brunelle located at stated that she was in favor of putting a hold on conditional use permits.

Joel Timothy located at 5257 W 3750 S stated a comment.

5. Consent Items

a) Motion- Approval of Minutes dated May 2, 2024

**COUNCIL MEMBER FOWERS MOTIONED TO APPROVE THE MINUTES DATED MAY 2, 2024.**

**COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:**

**COUNCIL MEMBER:**  
**WILCOX**

**VOTE:**  
**AYE**

<b>MARIGONI</b>	<b>AYE</b>
<b>FOWERS</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>

**MOTION PASSED.**

b) Motion- Approval of Minutes dated May 16, 2024

**COUNCIL MEMBER NORTHROP MOTIONED TO APPROVE THE MINUTES DATED MAY 16, 2024.**

**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>MARIGONI</b>	<b>AYE</b>
<b>FOWERS</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>

**MOTION PASSED.**

6. Discussion Items, Reports, and/or Presentations

- a. April Financial Report for FY 2024
  - i. Cami Moss, treasurer, briefly went through the financials and explained any necessary numbers.
- b. Discussion/Motion: Quail Cove land use separation fence
  - i. Morghan Yeoman, city recorder, gave a presentation. Morghan explained that Quail Cove was approved for development in 2021, with a land use separation fence required and plans show to install vinyl fence (noted in agreement). The field that was south of Quail Cove was then developed by Morning Meadows and a chain link fence was installed between the two subdivisions. The question was asked is if us as the city will need to require a vinyl fence and either that be they remove the chain link fence or place the two fences back to back. City Staff recommendation would be to accept the chain link fence.

Council Member Fowers feels that the land owner should choose the fence they would like.

**COUNCIL MEMBER HILL MOTIONED TO ACCEPT THE CHAIN LINK FENCE FOR QUAIL COVE SUBDIVISION. COUNCIL MEMBER NORTHROP SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

7. Public Hearings

- a. Amending the 2023-2024 budget, approving the 2024-2025 budget, and approving the certified tax rate.

**COUNCIL MEMBER WILCOX MOTIONED TO MOVE INTO A PUBLIC HEARING. 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>MARIGONI</b>	<b>AYE</b>
<b>FOWERS</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>
<b>MOTION PASSED.</b>	

No public comments.

**COUNCIL MEMBER FOWERS MOTIONED TO MOVE INTO A REGULAR 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>MARIGONI</b>	<b>AYE</b>
<b>FOWERS</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>
<b>MOTION PASSED.</b>	

8. Action Items.

*Mayor Bingham asked if we could move item (g) on the agenda, and if a motion could be made.*

**COUNCIL MEMBER WILCOX MOTIONED TO MOVE ITEM G TO THE FIRST OF THE ACTION ITEMS. 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>MARIGONI</b>	<b>AYE</b>
<b>FOWERS</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>

**MOTION PASSED.**

- a. Discussion/Motion- Final approval for South Four Subdivision located approximately at 4243 S 6300 W for Larry Ropelato

Morghan Yeoman, the city recorder, gave the presentation. Morghan explained where the subdivision is located. Explained how Larry would like to modify the northern two lots for owner’s use. Morghan explained that all approval letters from outside entities have been provided, the city staffs comments were address, and meets frontage and acreage requirements.

Larry Ropelato located at 4243 S 6300 W explained that he is looking to develop the fourth lot to build a home.

**COUNCIL MEMBER WILCOX MOTIONED TO APPROVAL THE FINAL REVIEW FOR THE SOUTH FOUR SUBDIVISION LOCATED APPROXIMATELY AT 4243 S 6300 W WITH THE DEFERRED IMPROVEMENT ESCROW. 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>MARIGONI</b>	<b>AYE</b>
<b>FOWERS</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>

**MOTION PASSED.**

b. Appointment and sweating in the new Planning Commission member, Jenny Stanger

Mayor Bingham explained that there were four (4) candidates total that she had interviewed and decided to go with Jenny Stanger. Mayor Bingham shares her thoughts about Jenny and why she would be a great fit for Planning Commission. Council Member Wilcox asked who the names that were interviewed for the position. Mayor Bingham stated that she interviewed Jenny Stanger, Jessica Smith, Travis Bates, and Keith Blazer. Council Member Wilcox also mentions that Jenny Stanger sent an email to the city recorder during elections of last year that was concerning. He would like to see someone that will work well with staff. Council member Marigoni would also not approve Jenny Stanger and is not in favor of her actions.

Jenny Stanger located at 3672 S 5250 W explained her reasoning for why she sent that email. She was a concerned resident and candidate and wanted to know about the financial statements for Dale Fowers.

Scott Stanger located at 3672 S 5250 W mentioned to City Council that they should be looking for someone that is willing to represent Hooper.

Mayor Bingham explained that there are a lot of 'gray' areas in our codes and will be worked on before the next election.

Council Member Marigoni commented that she has a problem with intimidation. She would like to make each other feel welcome.

Mayor Bingham asked the councilmen if there was anything that has changed their minds after receiving the email that was provided to them by Amanda Prince. Council member Marigoni stated that it has nothing to do with her personality and her drive to represent Hooper. Council member Northrop asked the councilmen on what they were afraid of and that she would only be in office for 6 months to finish out the term of Mary Simpson.

**COUNCIL MEMBER NORTHROP MOTIONED TO APPOINT JENNY STANGER AS A PLANNING COMMISSION MEMBER. COUNCIL MEMBER HILL SECONDED THE MOTION. VOTING AS FOLLOWS:**

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

**MOTION DENIED.**

- c. Motion (Roll call vote): Approval of Resolution No. R-2024-03; Amending the budget for fiscal year 2023-2024

Cami Moss, the treasurer, explained that there were a few adjustment that were made and discusses each.

**COUNCIL MEMBER HILL MOTIONED TO APPROVE THE RESOLUTION NO. R-2024-03 AMENDING THE BUDGET FOR FISCAL YEAR 2023-2024. 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>MARIGONI</b>	<b>AYE</b>
<b>FOWERS</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>

**MOTION PASSED.**

- d. Motion (Roll call vote): Approval of Resolution No. R-2024-04, Approving the 2024-2025 budget

Cami Moss, the treasurer, explained that the city council has intensions to review the budget once a quarter. Councilmember Hill asked if there was a way to put the Central Weber Sewer District on the post card. Mayor Bingham explained that the increases in the utilities is what is required, there is no additional charges.

**COUNCIL MEMBER WILCOX MOTIONED TO APPROVE THE RESOLUTION NO. R-2024-04 APPROVING THE 2024-2025 BUDGET. 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>MARIGONI</b>	<b>AYE</b>
<b>FOWERS</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>

**MOTION PASSED.**

- e. Motion (Roll call vote): Approval of Resolution No. R-2024-05, approving the certified tax rate.

Cami Moss, the treasure, explained that this is the county calculations, and for the new budget year it is .000284. Councilmember Fowers explained that the tax rate goes to Hooper City.

**COUNCIL MEMBER HILL MOTIONED TO APPROVE THE RESOLUTION NO. R-2024-05 APPROVING THE CERTIFIED TAX RATE AS DETERMINED BY WEBER COUNTY. COUNCIL MEMBER NORTHROP SECONDED THE MOTION.**

**VOTING AS FOLLOWS:**

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

**MOTION PASSED.**

- 9. Motion: Ordinance No. 2024-05; An Ordinance to dissolve the Board of Adjustment, appoint a hearing officer, and additional amendments related to appeals

Reed Richards, the city attorney, explained that there were some new changes made that was just sent this day that did not give Morghan enough time to send out to the council. He would like to review the ordinance again on June 20, 2024.



**COUNCIL MEMBER NORTHROP MOTIONED TO TABLE ORDINANCE NO O-2024-05 UNTIL JUNE 20, 2024. 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>MARIGONI</b>	<b>AYE</b>
<b>FOWERS</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>

**MOTION PASSED.**

g.) Motion- Approval of Fraud Risk Assessment

Cami Moss, the treasurer, explained that it does not need to be a motion. It is just a simple explanation of how the audit went. She stated that the city scored a 355, which is low.

h.) Motion: Temporary Pause on Conditional Use Permits pertaining to human services and facilities

Councilmember Wilcox explained why he wanted this to be on the agenda. He would like to see this type of conditional use permit be put on a pause for 6 months. Reed Richards, the city attorney, explained that it will not affect any application that is progress right now.

All other councilmen agree to put on a pause and look into the code.

**COUNCIL MEMBER WILCOX MOTIONED PUT A TEMPORARY PAUSE ON CONDITIONAL USE PERMITS PERTAINING TO HUMAN SERVICES AND FACILITIES. COUNCIL MEMBER MARIGONI SECONDED THE MOTION. VOTING AS FOLLOWS:**

**COUNCIL MEMBER WILCOX AMENDED HIS MOTIONED TO PUT A TEMPORARY PAUSE ON CONDITIONAL USE PERMITS PERTAINING TO HUMAN SERVICES AND FACILITIES FOR UP TO 6 MONTHS, BUT CAN BE LIFTED SOONER IF COMPLETED. 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>MARIGONI</b>	<b>AYE</b>
<b>FOWERS</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>
<b>NORTHROP</b>	<b>AYE</b>
<b>MOTION PASSED.</b>	

10. Public Comments

Stacy Greico located at 3501 S 5100 W thanked the city council for putting the discussion on for the conditional use permits to be on a pause.

Kamie Hubbard located at 5156 S 5725 W commented that she was upset about how the meeting has gone tonight. She commented that the mayor was voted in and everything is being voted down. Also appreciated Councilmember Northrop comment.

Shay Call located at 5524 S 6800 W read the conflict of interest that is put on the agenda. Feels that Councilmember Fowers should not have had the right to vote on the appointing of Jenny Stanger since it applies to him.

Mayor Bingham asked Reed Richards, our attorney, on what would be best to move forward with the appointment of Jenny Stanger. Reed Richards would like for it to be pushed to the next meeting so he could do research on whether it is a conflict of interest for those involved.

Brent Hansen located at 5294 W 3675 S commented that he feels that Hooper residents “are not their people”. Explains that there was an incident in their neighborhood and not one of the council members showed up.

11. Adjournment

**AT APPROXIMATELY 8:30 PM COUNCIL MEMBER MARIGONI MOVED TO ADJOURN THE MEETING. 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>MARIGONI</b>	<b>AYE</b>
<b>FOWERS</b>	<b>AYE</b>
<b>HILL</b>	<b>AYE</b>

**NORTHROP  
MOTION PASSED.**

**AYE**

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

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Morghan Yeoman, City Recorder

APPROVED