



HOOPER CITY
CITY COUNCIL AGENDA
AUGUST 3, 2023 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Council will hold a work meeting at 6:30pm and their regularly scheduled meeting at 7pm on Thursday, August 3, 2023, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:30pm

1. Discussion on Agenda Items – City Council

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance
 - b. Reverence
3. Public Comments on Agenda Items
4. Consent Items
 - a. Motion – Approval of Minutes dated July 20, 2023
5. Declarations of conflicts of interest or disclosures by council members
6. Discussion Items, Reports, and/or Presentations
 - a. Curb & Gutter Escrow Changes
7. Action Items
 - a. Motion – Title X Changes
 - b. Discussion/Motion - Waste Management Price Increase
 - c. Motion - HL Parker Legacy Subdivision Developer Agreement Extension Request located approximately at 5900 S 5900 W
8. Public Comments on items not on the agenda (*No action can or will be taken on any issue presented*)
9. Adjournment

Morghan Yeoman

Morghan Yeoman, City Recorder

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

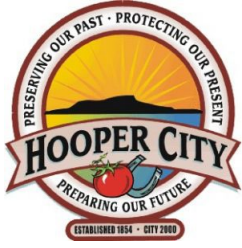
In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

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 3rd day of August, 2023 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.com/meetings>.

***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 and address.
 - 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.



**HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, JULY 20, 2023, 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315**

The Hooper City Council held a work meeting at 6:30pm and their regular meeting at 7pm on July 20, 2023, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

COUNCIL MEMBERS PRESENT:

Cindy Cox – Mayor Pro Tem
Dale Fowers – Mayor
Bryce Wilcox
Lisa Northrop
Debra Marigoni

CITY STAFF & PLANNING COMMISSION PRESENT:

Tereasa Chugg – Deputy City Recorder
Lt. Jefferies – Weber County Sheriff's Office
Briant Jacobs – City Engineer
Reed Richards – City Attorney

COUNCIL MEMBERS

EXCUSED:

Ryan Hill

AUDIENCE PRESENT:

See attached list.

6:30PM WORK MEETING

1. Discussion on Agenda Items

At 6:30pm the City Council held a work meeting where agenda items, Tomato Day assignments, Weber County Livestock Donation of \$1,000 and the AED Machine donations from Murphy Door.

7:00PM REGULAR MEETING

1. Meeting Called to Order – Mayor Dale Fowers

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

2. Opening Ceremony

a. Pledge of Allegiance

Council Member Wilcox led in the Pledge of Allegiance.

b. Reverence

Council Member Northrop offered reverence.

3. Citizen Comment(s) on Agenda Items

(Residents attending this meeting were allotted 3 minutes to express a concern or question about any issue that was ON THE AGENDA)

No public comments.

4. Consent Items

a. Motion – Approval of Minutes dated July 6, 2023

**COUNCIL MEMBER MARIGONI MOVED TO
APPROVE THE MINUTES DATED JULY 6, 2023.
COUNCIL MEMBER WILCOX SECONDED THE
MOTION. VOTING AS FOLLOWS:**

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

5. Declarations on conflicts of interest or disclosures by council members

There were no declarations of conflicts of interest or disclosures by council members.

6. Discussion Items, Reports, and/or Presentations

- a. April & May Financial Report for Fiscal Year 2023
 - i. April & May financial report was reviewed.
- b. Letter From Central Weber Sewer District
 - i. Notice of proposed Tax increase. There is a public hearing on August 14, 2023 at 6:00 pm located at 2618 W Pioneer Rd, Marriot-Slaterville, UT 84404

7. Action Items

a. Appointment and swearing in the new City Treasurer, Cami Moss

Mayor Dale Fowers appointed Cami Moss as the new City Treasurer.

**COUNCIL MEMBER WILCOX MOVED TO APPROVE
THE APPOINTMENT AND SWEARING IN THE NEW
CITY TREASURER, CAMI MOSS. COUNCIL**

**MEMBER COX SECONDED THE MOTION. VOTING
AS FOLLOWS:**

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

MOTION PASSED.

b. Motion – Subdivision Amendment for Cooke

Briant Jacobs, our city engineer, gave a presentation. The Cooke's had no comments or additional information to give to the City Council Members. Mayor Dale Fowers asked how this "L" shaped lot would ever work.

**COUNCIL MEMBER COX MOVED TO RECOMMEND
THE SUBDIVISION AMENDMENT FOR COOKE'S,
RECOMMENDING THE APPROVAL OF LAND
DIVISION, PLAT AMENDMENT, AND BOUNDARY
LINE ADJUSTMENT . COUNCIL MEMBER
MARIGONI SECONDED THE MOTION. VOTING AS
FOLLOWS:**

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

MOTION PASSED.

8. Public Comments on items not on the agenda.

No Public comments.

9. Adjournment

**AT APPROXIMATELY 7:20 PM COUNCIL MEMBER NORTHROP
MOVED TO ADJOURN THE MEETING. COUNCIL MEMBER
WILCOX SECONDED THE MOTION. VOTING AS FOLLOWS:**

<u>COUNCIL MEMBER:</u>	<u>VOTE:</u>
COX	AYE

WILCOX
MARIGONI
NORTHROP
MOTION PASSED.

AYE
AYE
AYE

Date Approved: _____

Morghen Yeoman, City Recorder

DRAFT

Request of TITLE X Changes

DWELLING, SECONDARY ATTACHED: A dwelling unit for one (1) family that shares a common wall or walls with the principal dwelling, has a separate outside entrance from the principal dwelling, and is subordinate to the principal dwelling. The secondary unit may have separately metered (utilities), and the principal dwelling must be occupied by the property owner.

DWELLING, SECONDARY ATTACHED: A dwelling unit for one (1) family that shares a common wall or walls within the principal dwelling and has a separate outside entrance from the principal dwelling. The secondary unit may have separately metered utilities. The property owner must occupy one of the units as their primary residence.

DWELLING, SECONDARY DETACHED: A dwelling unit for one (1) family that shares a lot or parcel with the principal dwelling, is a minimum of 400 square feet and a maximum of 960 square feet in size and is subordinate to the principal dwelling. The secondary unit may have separately metered (utilities), must contain kitchen and bathroom facilities and the principal dwelling must be occupied by the property owner. Secondary structure must meet the minimum setback from property lines as identified for a Dwelling, Single Family Detached.

DWELLING, SECONDARY DETACHED: A dwelling unit for one (1) family that shares a lot or parcel with the principal dwelling, is a minimum of 400 square ft and a maximum of 960 square feet of living area, exclusive garage, covered porch, or patio. The secondary unit may have separately metered utilities and must contain kitchen and bathroom facilities. The property owner must occupy one of the units as their primary residence. The secondary unit must meet the minimum setback requirements from property lines as identified in the chart for a dwelling, single family Detached, and must not have any part of the structure projecting to as an accessory dwelling unit or ADU.

Additional definition for reference:

- ❖ ACCESSORY DWELLING UNIT: See dwelling, Secondary Detached and Secondary Attached.

- ❖ 10-2B-6 Accessory Structure Requirement in a Residential Zone:
 - “H”: A structure that is used as an accessory dwelling unit for a single family and may or may not be attached to the principal dwelling unit property. It must meet all setbacks and side yard requirements. No part of the accessory dwelling unit may be located closer to the street than the principal unit. The detached accessory dwelling unit should not exceed twenty-five feet (25’) in height, must be at least 400 square

feet of living area and cannot exceed 960 square feet of living area, exclusive of garage, covered porch, or patio. The aesthetics and design of the accessory dwelling unit should be consistent and complimentary to the principal dwelling unit. The property owner must occupy one of the units as their primary residence.

Delete from TITLE X:

- ❖ DWELLING, SINGLE FAMILY ATTACHED: A structure containing 2 dwelling units attached by a common wall or walls, where each dwelling unit is located on a separate property.

Change wording in 10-2B-6 ; E(4) : (needs to match table on 10-2B-4)

Rear Yard Accessory Building: An accessory building may be located in a rear yard no closer than ten feet (10') from a dwelling or main building, and no closer than **three feet (3')** from the side or rear property line or boundary and cannot be built on a public easement.

Rear Yard Accessory Building: An accessory building may be located in a rear yard no closer than ten feet (10') from a dwelling or main building, and no closer than **five feet (5')**, measured from the drip edge, from the side or rear property line or boundary, and cannot be built on a public easement.

Table 10-2B-4 Accessory Structure Requirements in a Residential Zone

Dimensional Standard (in feet)	R1	R.75	R2	R3	R4	ROS	HDR	PUD ¹
Accessory Structure:								
Setback (feet) from:								
1. Side property line on arterial or collector street	30	30	30	30	25	30	25	25
2. Side property line on local street	20	20	20	20	20	20	20	20
3. Interior side property line with a side public utility easement	10	10	10	10	5	10	10	10
4. Interior side property line without a side public utility easement	5	5	5	5	5	5	5	5
5. Rear property line with a rear public utility easement	10	10	10	10	10	10	10	10
6. Rear property line without a rear public utility easement	5	5	5	5	5	5	5	5
Maximum accessory building height in feet	25	25	25	18	18	18	18	18
Minimum Distance Between Buildings	10	10	10	10	10	10	10	10

ADD: (Measured at drip edge)



Waste Management of Utah
8652 South 4000 West
West Jordan, UT 84088
C: 801.716.0210

July 25, 2023

Mayor Dale Fowers
Hooper City
5680 W 4600 S
Hooper, UT 84315

Re: Contract Extension, CPI Adjustment, and Extraordinary Adjustment Request

Dear Mayor Fowers,

It has been a pleasure serving the citizens of Hooper during the past year. Waste Management (WM) sincerely values your patronage and looks forward to continuing our partnership. Per the agreement, this letter serves as notification of WM's request for contract extension and annual rate adjustments effective August 1, 2023. Rates will be adjusted as outlined below.

Summary of Adjustments

- Contract Extension – WM requests a 3-year contract extension, August 1, 2023 – July 31, 2026.
- CPI Adjustment – A rate adjustment of 4.5% will be applied to all current rates. The compensation payable to the Contractor may be adjusted upward annually beginning on the anniversary date of the contract in 2016 and annually thereafter, to reflect changes in the cost of doing business, as measured by fluctuations in the Consumer Price Index for All Urban Consumers: Water and sewer and trash collection services.
- Extraordinary Request - WM's costs continue to be high due current market inflationary conditions. The Producer Price Index (PPI) Trucking measures the average change over time in selling prices received by domestic producers of goods and services. The PPI measures inflation from the perspective of costs to industry or producers of products. Because it measures price changes before they reach consumers, the PPI can be an earlier predictor of inflation than the CPI, which is typically viewed as a lagging indicator. This index represents the blended impact of fuel, labor, supply chain, and raw materials appearing in the change of selling prices over a period, which not only supports an increase in cost, but the notion that industry has lifted prices to offset the impact. As of April 2023, the PPI Trucking reflected 10.70% (December 2022 reflected 17.16%). Due to inflationary cost pressures that have continued over the last year, WM respectfully requests a 5.5% extraordinary adjustment, for a total increase of 10% at time of contract extension.



Waste Management of Utah

8652 South 4000 West

West Jordan, UT 84088

C: 801.716.0210

Attached is the rate exhibit, WST index, and PPI Trucking, which demonstrates how we calculated the rate adjustments.

WM has remained committed to providing Hooper City best-in-class service to a community we call home. We appreciate your partnership as we continue to address market conditions. If you have any additional questions, I can be reached at (801) 716-0210.

Sincerely,

Blake Leonelli
Public Sector Solutions



Waste Management of Utah
 8652 South 4000 West
 West Jordan, UT 84088
 C: 801.716.0210

Rate Exhibit

Residential Service	Current Rates	CPI 4.5%	Total	Extraordinary Increase 5.5%	2023 Rate
First Trash Container	\$ 7.08	\$ 0.32	\$ 7.40	\$ 0.39	\$ 7.79
Additional Trash Containers	\$ 3.63	\$ 0.16	\$ 3.79	\$ 0.20	\$ 3.99
First Recycle Container	\$ 6.48	\$ 0.29	\$ 6.77	\$ 0.36	\$ 7.13
Additional Recycle Container	\$ 5.32	\$ 0.24	\$ 5.56	\$ 0.29	\$ 5.85
Activation Charge	\$ 22.89	\$ 1.03	\$ 23.92	\$ 1.26	\$ 25.18
Hooper City Cleanup	\$ 172.29	\$ 7.75	\$ 180.04	\$ 9.48	\$ 189.52

CPI for All Urban Consumers (CPI-U) Original Data Value

Series Id: CUUR0000SEHG,CUUS0000SEHG
Not Seasonally Adjusted
Series Title: Water and sewer and trash collection services in
Area: U.S. city average
Item: Water and sewer and trash collection services
Base Period: DECEMBER 1997=100
Years: 2012 to 2022

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2012	183.984	185.499	186.280	187.473	187.788	188.489	189.750	191.927	191.833	192.370	192.921	193.237		
2013	194.553	195.505	195.981	196.319	196.727	196.989	198.173	198.736	198.804	199.759	200.004	200.203		
2014	201.169	202.149	202.657	203.084	203.124	203.396	205.022	206.171	206.363	207.633	208.562	209.414		
2015	210.243	211.397	211.738	212.153	212.542	212.863	213.873	215.844	216.173	216.380	217.004	217.386		
2016	218.370	219.036	219.649	220.506	221.360	221.396	221.358	222.554	223.111	223.420	224.399	224.745		
2017	226.411	227.277	227.553	228.133	228.396	228.599	229.008	229.772	230.142	230.614	231.522	231.842		
2018	232.977	233.858	234.215	235.141	235.878	236.493	237.186	238.439	238.512	238.936	241.774	242.204	234.760	239.509
2019	241.606	242.011	242.611	243.490	243.774	244.322	244.943	245.549	245.903	246.741	247.364	247.567	242.969	246.345
2020	248.846	249.751	250.359	250.673	250.921	251.435	252.401	253.974	254.266	254.781	255.650	256.456	250.331	254.588
2021	257.722	258.763	259.204	259.581	259.542	260.400	261.706	262.810	263.747	264.278	264.580	265.365	259.202	263.748
2022	268.128	269.521	269.621	270.419	270.844	271.925	273.097	274.984	276.759	276.892	277.824	278.464	270.076	276.337

Jan - 2022 through Dec - 2022 Total	3278.478
Jan- 2021 through Dec - 2021 Total	3137.698
Change in 12-Month CPI Measure	140.780
Percent Change in 12-Month CPI	4.5%

**Waste Management of Utah**

8652 South 4000 West

West Jordan, UT 84088

C: 801.716.0210

PPI Industry Data

Series Title	PPI industry data for General freight trucking, local, not seasonally adjusted
Series ID	PCU484110484110
Seasonality	Not Seasonally Adjusted
Survey Name	PPI Industry Data
Measure Data Type	General freight trucking, local
Industry	General freight trucking, local
Item	General freight trucking, local

Year	Period	Label	Observation Value	Point to Point	3 Month YoY	6 Month YoY	12 Mo Rolling Avg
2022	M05	2022 May	192.282	17.89%	20.59%	16.98%	15.01%
2022	M06	2022 Jun	193.701	18.25%	19.46%	18.08%	15.04%
2022	M07	2022 Jul	196.940	20.31%	18.82%	19.03%	15.92%
2022	M08	2022 Aug	195.523	19.43%	19.33%	19.95%	16.59%
2022	M09	2022 Sep	195.778	19.08%	19.61%	19.54%	17.18%
2022	M10	2022 Oct	196.088	15.90%	18.11%	18.46%	17.44%
2022	M11	2022 Nov	196.340	14.66%	16.51%	17.90%	17.46%
2022	M12	2022 Dec	186.272	8.79%	13.10%	16.29%	17.16%
2023	M01	2023 Jan	185.642	6.90%	10.10%	14.03%	16.46%
2023	M02	2023 Feb	184.804	5.47%	7.04%	11.71%	15.70%
2023	M03	2023 Mar	176.984	-6.24%	1.82%	7.32%	13.20%
2023	M04	2023 Apr	178.154	-6.33%	-2.57%	3.54%	10.70%