

HOOPER CITY
CITY COUNCIL AGENDA - AMENDED
JULY 16, 2026 7:00PM
COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Council will hold a work session at 5:30 pm and their regularly scheduled meeting at 7:00 pm on Thursday, July 16, 2026, at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Session – 5:30 pm

1. HCC Title 6; Chapter 5; Pressure Irrigation
2. CRA Presentation; Cody Deeter
3. Discussion on Agenda Items
4. City Council Reports

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
 - a. Pledge of Allegiance – Council member Ropelato
 - b. Reverence – Council Member Craig
3. Upcoming Events
4. Public Comments
5. Consent Items
 - a. Motion – Approval of Minutes dated June 18, 2026
6. Discussion Items, Reports, and/or Presentations
 - a. Nicole Blanch; CTC – Get Healthy Utah Presentation
 - b. Trail Lease Agreements
7. Public Hearings
8. Action Items
 - a. Motion: Approval of Ordinance No. 2026 – 03; An Ordinance of Hooper City, Utah, Amending Title 1, Chapter 1 of the Hooper City Code by Enacting Section 1-1-5 (Electronic Meetings); Relocating and Renumbering the Existing Rules of Ethical Conduct from Section Conduct from Section 1-1-5 to Section 1-1-6; and Providing for an Effective Date.
 - b. Possible Motion to Consider Ordinance No. 2026-04; An Ordinance creating the Hooper City Community Reinvestment Agency and Authorizing the Mayor to execute a Notice of Impending Boundary Action.
 - c. **Motion: Approval of Awarding bid to A&T Sheet Metal Inc for HVAC Upgrades; North, Lowe, and Town Station**
 - d. **Motion: Approval of partial funding of sewer force main portion included in the 5100 West project**
9. Possible Closed Meeting
 1. Motion to Open Closed Session
 2. Call to Order & Roll Call
 3. Discussion of strategy sessions to discuss pending or reasonably imminent litigation, Pursuant to UCA 52-4-205 (1)(c)
 4. Motion to Adjourn the Closed Session & Return to General Session
10. 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.gov 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 the 16th day of July 2026 at Hooper City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at <https://www.hoopercity.gov/meeting-minutes>

**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.
 - 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.

**CONFLICT OF INTEREST*

As per Utah State Code §67-16-9; Public officers and employees cannot have personal investments in a business entity that would create a substantial conflict between their private interests and public duties. This also applies to board members.

CHAPTER 5 PRESSURE IRRIGATION

6-5-1 Purpose

6-5-2 Developers Required To Install Pressure Irrigation System

6-5-3 Hook Up Required In New Subdivisions When Available

6-5-4 Developers Required To Escrow Funds

6-5-5 Required Hook Up For New Builders And New Buyers

6-5-6 Exception

6-5-7 Penalty

6-5-1 Purpose

The purpose of this ordinance is to require developers to install pressure irrigation systems in all new subdivisions and commercial sites within the City of Hooper and to ensure that all new home buyers and those who purchase existing homes in Hooper connect to the secondary pressure irrigation system, if it is available at the time of purchase or construction.

6-5-2 Developers Required To Install Pressure Irrigation System

Developers Required to Install Pressure Irrigation System: Developers of all new subdivisions within the City of Hooper are required to install all necessary improvements to ensure each lot within the subdivision is able to connect to a secondary pressure irrigation system. If a pressure irrigation system is available in the subdivision, the developer must ensure each lot is connected to the system as part of their development agreement with the city. If a pressure irrigation system is not yet available for a subdivision, the developer must install a dry system what will enable each lot to connect to a secondary pressure system as soon as it becomes available in that area.

6-5-3 Hook Up Required In New Subdivisions When Available

Home owners in all subdivisions that are approved by the City after 2000 are required to connect to a secondary pressure irrigation system within thirty (30) days after it becomes available to the subdivision unless exempted by the city administrators for a minor subdivision.

6-5-4 Developers Required To Escrow Funds

Developers Required to Escrow Funds: When a subdivision is built in an area where secondary pressure irrigation is not yet available, developers must escrow funds to cover the cost of water shares, or the actual water shares, and connection fees to a secondary system for each lot in the subdivision with the City or with the applicable water company. These funds will be held in escrow until such time as a secondary pressure system is available in the area and will then be used to pay for the connection and water shares for each lot.

6-5-5 Required Hook Up For New Builders And New Buyers

Any person who builds a new home or buys an existing home is required to connect to a pressure irrigation system upon occupancy, if a system is available to that lot.

6-5-6 Exception

HCC 6-5-5 shall not apply to owners who lawfully use water from a well or canal to irrigate their property.

6-5-7 Penalty

A violation of any part of this ordinance is a Class C Misdemeanor.

HOOPER COMMUNITY REINVESTMENT AGENCY AND AREA CREATION

CALENDAR OF EVENTS

June							July							August						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6				1	2	3	4							1
7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8
14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15
21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22
28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29
														30	31					

September							October							November						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5					1	2	3	1	2	3	4	5	6	7
6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14
13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21
20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28
27	28	29	30				25	26	27	28	29	30	31	29	30					



Hooper City Council/Agency Meeting



Holidays



Other Taxing Entity Meetings

Date	Action Item	Responsible Party	Status
7/16/2026	Hooper City Council adopts an ordinance creating the Hooper Community Reinvestment Agency (the "Agency")	City, Consultants	
7/17/2026	File Notice of Impending Boundary Action with Lt. Governor	City, Consultants	
7/28/2026	Submit Notice, certificate of creation, and ordinance approving the creation of the Agency with the Weber County Recorder	Consultants	
8/6/2026	Agency Board adopt a survey area resolution authorizing the drafting of a community reinvestment project area plan	Agency Board	
8/17/2026	Complete Draft of Project Area Plan and Project Area Budget	Consultants	
8/17/2026	Make Draft Plan available for public inspection at Agency Offices	Agency	

8/17/2026	Provide notice of Public Hearing on the draft Project Area Plan (30 days before hearing) <i>Send notice to 1) each property owner, 2) State Tax Commission, 3) Weber County Assessor and Auditor, 4) legislative body of each taxing entity within the boundaries of the proposed project area</i>	Consultants	
9/3/2026	Publish Class A notice (63G-30-102) of Public Hearing (14 days before hearing)	Agency, Consultants	
9/16/2026	Post Agency Meeting Agenda	Agency	
9/17/2026	1. Agency holds Public Hearing on Draft Project Area Plan 2. Agency adopts resolution approves the Draft Project Area Plan 3. City Council adopts the Project Area Plan by ordinance and designates the plan as the official Project Area Plan	Agency, City, & Consultants	
9/21/2026	Publish Class A notice (63G-30-102) of Adoption of Plan (begin 30-day protest period)	Agency, Consultants	
9/24/2026	Record ordinance with Weber County Recorder's Office	Agency	
9/24/2026	Transmit land description, map, and ordinance to: <i>Utah Geospatial Resource Center, State Tax Commission, State Board of Education, Weber County Auditor, Recorder, Attorney, Surveyor, Assessor, and each taxing entity.</i>	Consultants	
9/24/2026	Send Interlocal Agreement (ILA) and Draft Project Area Budget to Taxing Entities	Consultants	
9/29/2026	Weber County Adopts ILA	County	
10/7/2026	Weber School District Adopts ILA	School District	
10/12/2026	Weber County Mosquito Abatement District Adopts ILA	WCMAD	
10/13/2026	Hooper Water Improvement District Adopts ILA	HWID	
10/13/2026	Weber Fire District Adopts ILA	WFD	
10/20/2026	Make Draft Project Area Budget available for public inspection	Agency	
10/20/2026	Provide notice of Public Hearing on the Draft Project Area Budget (30 days before hearing) <i>Send notice to 1) each property owner, 2) State Tax Commission, 3) Weber County Assessor and Auditor, 4) legislative body of each taxing entity within the boundaries of the proposed project area</i>	Consultants	
10/22/2026	Weber Basin Water Improvement District Adopts ILA	WBWD	
11/4/2026	Publish Class A notice (63G-30-102) of Public Hearing (14 days before hearing)	Agency, Consultants	
11/18/2026	Post Agency Meeting Agenda	Agency	
11/19/2026	1. Agency holds Public Hearing on Draft Project Area Budget 2. Agency adopts resolution that approves the Draft Project Area Budget 3. Agency adopts interlocal agreements with taxing entities	Agency	
11/23/2026	Publish Class A notice (63G-30-102) of Execution of Interlocal Agreements (begin 30-day protest period)	Agency, Consultants	

UTAH LT. GOVERNOR'S OFFICE
Utah State Capitol
350 N. State Street, Suite 200
P.O. Box 14220
Salt Lake City, UT 84114-2220

NOTICE OF IMPENDING BOUNDARY ACTION
CREATION OF THE HOOPER CITY COMMUNITY REINVESTMENT AGENCY

Please take notice of the creation of the *Hooper City Community Reinvestment Agency* (the “**Agency**”) as authorized by Utah Code Title 17C, the Limited Purposes Local Government Entities – Community Reinvestment Agency Act (the “**Act**”) and specifically Utah Code Ann. § 17C-1-201.5. The Agency was Created by Ordinance No. 2026-04 adopted on the 16th day of July 2026, by the Hooper City Council.

Pursuant to Utah Code Ann. § 17C-1-201.5(2)(b) and Ordinance No. 2026-04, the geographic boundaries of the Agency are, and shall always be, conterminous with the boundaries of Hooper City.

The Agency does not intend to employ any person now or in the future, and therefore the Agency need not include a letter from the Utah State Retirement Office as provided in Section § 67-1a-6.5(3)(d) of the Utah Code Ann. Instead, employees of the City will operate and manage the Agency.

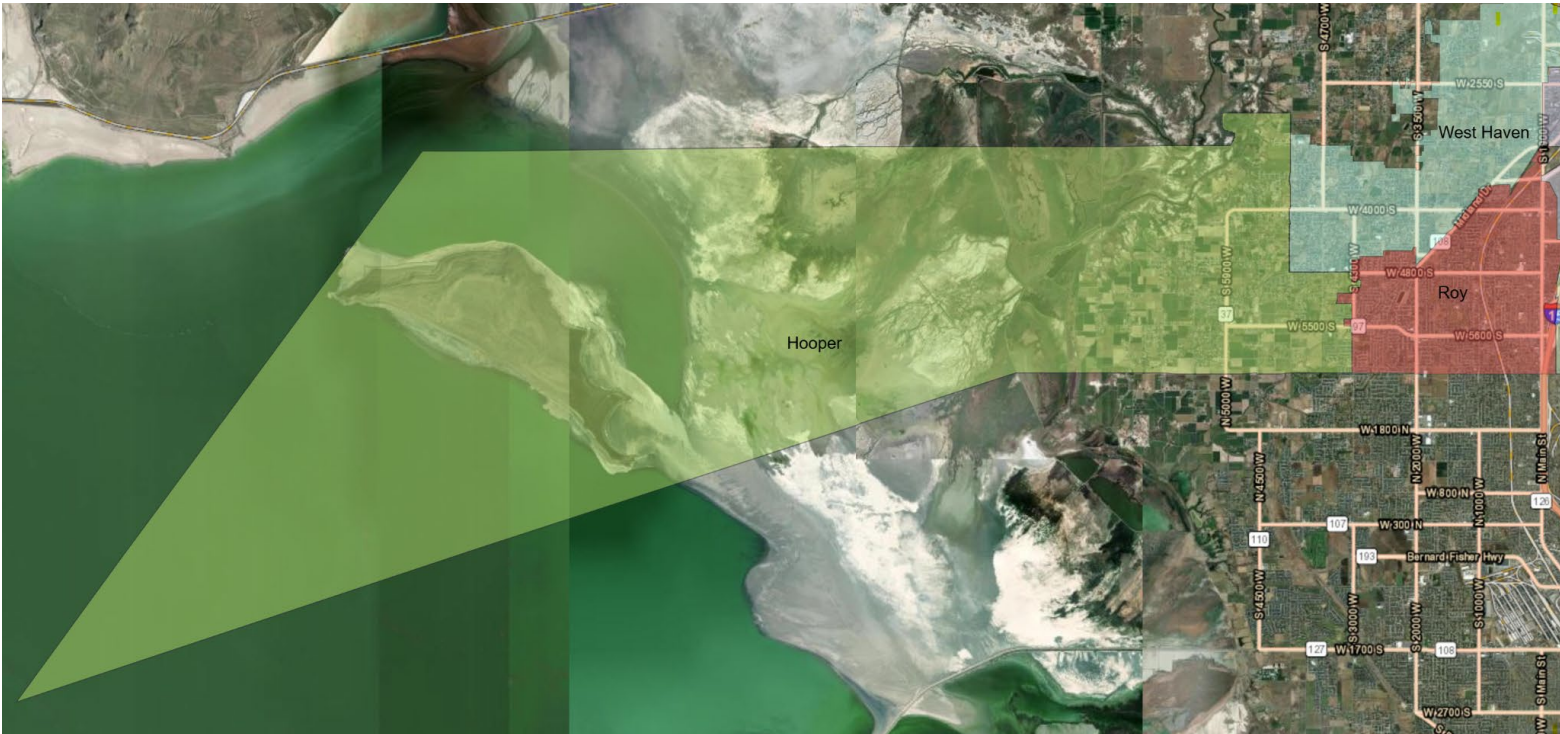
As required by Utah Code Ann. § 67-1a-6.5(3)(e)(i), we hereby certify that Hooper City has met all requirements applicable to the boundary action. Accordingly, we request that you issue a Certificate of Creation for the Agency under Utah Code Ann. § 17C-1-201.5 and § 67-1a-6.5(2).

Signed and dated this ____ day of _____, 2026

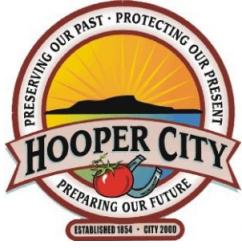
Morghan Yeoman, City Recorder

Sheri Bingham, Mayor

Hooper City Boundary



Hooper City Ordinance No.



HOOPER CITY
CITY COUNCIL MEETING MINUTES
THURSDAY, JUNE 18, 2026, 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 June 18, 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

COUNCIL MEMBERS EXCUSED:

CITY STAFF & PLANNING COMMISSION PRESENT:

Darren Curtis – City Attorney
Morghan Yeoman – City Recorder
Malcolm Jenkins- City Planner
Weber County Sheriff

6:00PM WORK MEETING

1. Discussion on Agenda Items

At 6:00pm the City Council held a work meeting where agenda items, Zoom meeting policy, zero scaping opportunities, trail leases, and city council reports 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 Fowers led in the Pledge of Allegiance.

b. Reverence

Council Member Hancock offered reverence.

3. Upcoming Events

- a. Mayor Bingham announced the postcards mailed out to residents that go over the new utility rates that go into effect July 1st.
- b. Mayor Bingham announced that there are buckets at the city building to help with firework safety.

4. Public Comments

None

5. Consent Items

- a. Motion – Approval of Minutes dated May 21, 2026.

COUNCIL MEMBER FOWERS MOTIONED TO APPROVE THE MINUTES DATED MAY 21, 2026, WITH NO CORRECTIONS. COUNCIL MEMBER CRAIG 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.

- b. Motion – Approval of Minutes dated June 4, 2026.
Mayor Bingham explained corrections in the minutes handed out in the work meeting.

COUNCIL MEMBER CRAIG MOTIONED TO APPROVE THE MINUTES DATED JUNE 4, 2026, WITH THE CORRECTION COUNCIL MEMBER HANCOCK MOTIONED TO TABLE THE APPROVAL OF HEALTHY UTAH COMMUNITY DESIGNATION UNTIL COUNCIL CAN FIND AN INTERN TO HELP IMPLEMENT COUNCIL MEMBER HILL SECONDED THE MOTION. 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.	

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

- a. Lisa Schwartz Gosline, Weber County Emergency Management & Homeland Security Director:
Lisa Schwartz Gosline, Weber County Emergency Management & Homeland Security Director, provided information regarding emergency management planning.
- b. National Flood Insurance Program:
The National Flood Insurance Program was briefly discussed and informational material was provided.

7. Public Hearings

None

8. Action Items.

- a. Motion (roll call vote) – Approval of Resolution No. R-2026-04; Approving the Utah Pre-Disaster Mitigation Plan.
Dave Harris talked about what he has done in the last 2 years and what the city needs to do to get with FEMA.

COUNCIL MEMBER CRAIG MOTIONED TO APPROVE RESOLUTION NO. R-2026-04; APPROVING THE UTAH PRE DISASTER MITIGATION PLAN; REPLACE LOCAL GOVERNMENT WITH HOOPER CITY. 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. (ROLL CALL)	

- b. Discussion/Possible Motion: Emergency Management Employee.
Discussion between City Council and City Attorney on what they need to have an employee be hired for this position. Council will have further discussion about this in a future meeting.

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

10. Discussion/Possible Motion: Approval of selling real property:

No discussion was made.

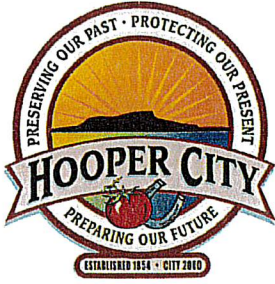
11. Adjournment

**AT APPROXIMATELY 8:29 PM COUNCIL MEMBER
CRAIG MOVED TO ADJOURN THE 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.	

Date Approved: _____

Jamee Johnston, Deputy City Recorder



HOOPER CITY INC.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064

E-mail: hoopercity@hotmail.com

Fax: (801) 732-0598

Website: hoopercity.com

Property owners interest in leasing the property between your property and the slough. The lease is for 50 years at \$1 per year paid in advance. Items that need to be submitted for the lease to start are as follows:

1. Pay the lease fee of \$50.
2. Read and sign the Trail Property Lease agreement.
3. Read and sign the rules for leasing the property.
4. Bring in a plat showing your property with the added property you want to lease with the **footage marked on the plat**. This needs to be a plat that you get off the Weber County Website and is large enough that it is readable.
5. Need to show the improvements (fences, etc.) that you plan to add to the property.

After submitting the information it will be reviewed by Public Works and the City will notify you as quickly as possible to final this request.

Hooper City

Rules for Leased Property

1. **Lease does NOT create access.** The trail nor the city property shall be used to access private lots including a leased portion of the trail property. Vehicular access including construction vehicles and equipment, is prohibited on the trail, access must be obtained through the private property lot.
2. **No Motorized vehicle, equipment, ATV's, snowmobiles, etc. are allowed on the trail or on trail property.**
3. **No Buildings or Structures of any type may be built on the leased property.**
4. **Fences:**
 - a. **May be built on the leased property.**
 - b. **May NOT exceed six feet in height from the existing grade.**
 - c. **Must be a minimum of three feet from the paved or improved trail, on the trail side of the slough, and a minimum of 35 feet from the slough bank on the non-trail side of the slough.** (This includes all improvements (i.e. retaining rocks, walls, curbs, etc. No construction is allowed in the buffer areas adjacent to the trail)
 - d. **Personnel gates are allowed** for pedestrian access and small maintenance equipment (i.e. lawnmowers, weed eaters etc.) **Large gates (6' or wider) are NOT allowed.**
5. **Any grade or elevation changes on the leased property must be approved by the city prior to construction.**
6. **No construction or activity shall be allowed in the following areas:**
 - a. 35 feet from the slough bank (on the non-trail side of the slough)
 - b. The slough stream bed (bank to bank)
 - c. The area from the slough bank to the trail (on the trail side of the slough)
 - d. The asphalt or other improved trail
 - e. The 3 foot "no build" buffer along the improved trails
 - f. Maintenance is allowed in these areas but is not mandatory and should be limited to mowing, weed eating, weed control, and general clean-up.
 - g. Community, neighborhood, church, civic, youth and similar groups may provide service in these areas with approval from the city prior to the project.
7. **Extreme Caution should be used if existing vegetation will be killed or removed to avoid erosion and possible sloughing of the banks and adjacent property.**
8. **In the event that a lessee sells their property, the lessee shall inform the new owner of the lease and instruct them to contact the city to update the lessee information.**
9. **All existing city rules and ordinances remain in place concerning this property including but not limited to: Building requirements, zoning, animal rights, environmental requirements, etc.) If you have any questions please contact the city prior to planning or beginning a project.**
10. **Leased property should not be for the keeping of animals unless approved by the City in advance.**

It is the City's intent to make the leasing option viable and enticing for adjacent property owners. We wish to make the process simple and the rules as open-minded as possible. The city reserves the right to change or add to the rules and requirements of the leased property as needed to ensure the best interest and welfare of the public. **This is a summary of some of the common rules and is not intended to be comprehensive list of all rules that apply to this property.

Lessee: _____ **Phone:** ____ - ____ - ____ **Date:** ____ / ____ / ____

Address: _____ **Email:** _____

Signature By signing this document, I understand the rules associated with the lease of city property and agree to abide by the rules, regulations and ordinances of Hooper City.

TRAIL PROPERTY LEASE

This lease agreement is entered into this ____ day of _____, 20____ by and between Hooper City, a Municipal Corporation of the State of Utah, hereafter referred to as "City," and _____, hereafter referred to as Lessee.

WHEREAS, Hooper City has developed a trails system through parts of the city whereby Hooper City visitors and residents can enjoy the beauty of the rivers and sloughs in the city, unobstructed by vehicular traffic; and

WHEREAS, in some situations the property set aside for use as a trail is more than is needed for the actual construction, use and maintenance of the trail system at this time; and

WHEREAS, the City would like to have this excess land not an eyesore to those using the trail and those that own adjoining properties; and

WHEREAS, by City and County ordinance it is mandatory that no buildings be constructed within 100 feet of the center of a river or slough that passes through Hooper City; and

WHEREAS, Lessee owns property adjoining the trail system and would like to lease the excess property for personal use, as long as it is not needed for use by the city.

NOW THEREFORE, the parties hereto mutually agree as follows:

1. Lessee will lease from City the property described in Exhibit A, attached hereto and made a part hereof by reference, for the period of 50 years at a lease rate of \$1 per

year, paid in advance.

2. The City retains the right, at any time with a one year notice to the lessee, to cancel this lease and take over the maintenance and use of the property. The notice to lessee must be in writing and provided to the land owner /lessee at the address adjoining the leased property.
 3. The City retains the right to terminate the lease at any time without advanced notice in the event of an emergency that requires the City to take over the use and maintenance of the property.
 4. In the event the City retakes the property for any reason, any improvements made on the property will become the sole property of Hooper City unless removed from the property prior to the termination of the lease.
 5. Lessee is responsible to maintain the leased property in conformity with city ordinances.
 6. The lessee is not allowed to build any buildings or structures of any type on the leased property. However, lessee will be allowed to build a fence upon the leased property as long as the fence is not more than 6 feet high and is located at least 3 feet from the edge of the paved trail.
 7. This document is the entire agreement between the parties. Any modification or alteration of this agreement must be in writing and signed by both of the parties.
 8. This lease will be interpreted and enforced based on the provisions of Utah law. Any challenge or contest relating the lease will be litigated in the Utah courts utilizing Utah law.
-
9. In the event there is a dispute regarding the terms of this lease, the dispute will be

referred for mediation between the parties. In the event mediation is not successful and legal action is required, the defaulting party will pay any costs and expenses, including a reasonable attorney fee, to the prevailing party.

Signed and agreed to this ____ day of _____, 20 ____.

LESSEE

SUBSCRIBED and SWORN to before me this ____ day of _____, 20 ____.

NOTARY PUBLIC

HOOPER CITY MAYOR

Attest:

Hooper City Recorder

ORDINANCE NO. 2026-03

AN ORDINANCE OF HOOPER CITY, UTAH, AMENDING TITLE 1, CHAPTER 1 OF THE HOOPER CITY CODE BY ENACTING SECTION 1-1-5 (ELECTRONIC MEETINGS); RELOCATING AND RENUMBERING THE EXISTING RULES OF ETHICAL CONDUCT FROM SECTION 1-1-5 TO SECTION 1-1-6; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Utah Open and Public Meetings Act, specifically Utah Code Section 52-4-207, requires public bodies that hold electronic meetings to adopt a formal rule governing the use of electronic meetings; and

WHEREAS, the Hooper City Council previously enacted baseline procedures for electronic meetings on April 2, 2020 to maintain compliance with state law regarding remote attendance; and

WHEREAS, the City Council now desires to permanently codify those electronic meeting rules into municipal law inside Title 1, Chapter 1 of the Hooper City Code while establishing clear, professional expectations for remote participation; and

WHEREAS, Hooper City Code currently designates Section 1-1-5 for "Rules of Ethical Conduct," which must be relocated and renumbered to Section 1-1-6 to accommodate this codification without displacing existing ethical mandates;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HOOPER CITY, UTAH:

SECTION I. Codification into Chapter 1-1 (General Provisions)

Hooper City Code Chapter 1-1 is hereby amended by repealing Section 1-1-4 in its entirety and replacing it with a new Section 1-1-4 as follows:

1-1-4 Meetings

- A. Quorum: Three members of the Council excluding the mayor shall constitute a quorum for the transaction of business and the taking of official action.
- B. Time and Schedule of Meetings
 - 1. Regular Meetings: The City Council shall schedule regular meetings at least once monthly. Regular meetings shall typically be held on the first and third Thursday of each month.
 - 2. Schedule Adjustments: The date of a regular meeting may be changed by a majority vote of the total membership of the City Council.
 - 3. Meeting cancellation: Any meeting of the City Council may be cancelled. Notice of cancellation will be made in a timely, reasonable, and practical manner.
 - 4. Work Sessions: A work session may be held as needed to discuss planning, personnel, or upcoming agendas. No official or final action shall be taken during a work session unless explicit public notice has been given.
- C. Agenda and Order of Business

1. Agenda Setting: The agenda for Council meetings shall be set by the Mayor. The Mayor shall review proposed items to ensure all municipal requirements have been met before inclusion. Items may be added at the discretion of the Mayor or two Council Members.
 2. Agenda Cap: To ensure sufficient review time, the Council shall attempt to include no more than ten action/discussion items in any combination.
 3. Order of Business: The City Council may change the order of items on the agenda during a meeting for the convenience of applicants or the public.
 4. Devotionals: At the Council's discretion, time may be allocated at the beginning of a meeting for a prayer or devotional.
- D. Local Procedures

1. Rules of Order: The City Council shall generally follow parliamentary procedure. Rules of procedure may be applied informally at the discretion of the chair when the body is in substantial agreement.
2. Adoption of Formal Rules: The City Council may, by resolution, adopt separate, formal rules of procedure and ethical conduct to govern the management of its public meetings.

SECTION II. Relocation and Renumbering of Existing Section 1-1-5

The existing provisions of Section 1-1-5: Rules of Ethical Conduct of the Hooper City Code are hereby removed from Section 1-1-5, relocated in their entirety, and renumbered as Section 1-1-6: Rules of Ethical Conduct. All substantive content, subparts, and text of the ethical conduct rules remain intact and fully binding under their new designation as Section 1-1-6.

SECTION III. Enactment of New Section 1-1-5

Hooper City Code Title 1, Chapter 1 is hereby amended by enacting a new Section 1-1-5: Electronic Meetings, to read as follows:

1-1-5: ELECTRONIC MEETINGS

A. Authorization and Procedures.

1. The Chair of the Public Body may schedule any meeting of the respective public body as an electronic meeting at their sole discretion, or upon the request of any member of the public body. Any such electronic meeting shall be conducted in accordance with this Section and applicable provisions of state law.
2. A member of the public body may request electronic participation. Such request should be submitted to the Chair at least twenty-four hours, prior to the scheduled commencement of the meeting. The Chair retains the sole authority to approve or deny a member's request to participate electronically, but should not deny such request without a reasonable basis.
3. The Chair may restrict the number of separate electronic connections permitted for council members based on available technical equipment capabilities.
4. No formal vote of the public body is required to allow council members to join or participate in a meeting via an approved electronic connection.

B. Anchor Location.

1. Unless otherwise explicitly designated in the notice of the meeting, the anchor location for any electronic meeting shall be Hooper City Hall.

2. The City shall provide a physical meeting room and necessary facilities at the anchor location for any meeting held electronically to allow interested persons to attend, the open portions of the meeting.

C. Quorum and Member Participation Standards.

1. A physical quorum of the public body is not required to be present at the anchor location.
2. Any member who properly participates in a meeting via approved electronic means shall be counted as present for all purposes, including satisfying quorum requirements, active meeting participation, and voting.
3. Mandatory Remote Environment Standards: Any member participating by electronic means should endeavor to satisfy the following environment and technical standards:
 - a) Private Location: The member should be located in a setting free from unauthorized third-party disruptions, background noise, or visual distractions.
 - b) Professional Backdrop: The member's video feed should feature a professional backdrop.
 - c) Two-Way Audio Verification: The member should be able to clearly hear the proceedings of the meeting, and those present at the anchor location must be able to clearly hear the remote member.
4. Technical Disqualification: If it is determined by the Chair that a remote member of the public body cannot be clearly heard, or that the remote member cannot clearly hear the meeting proceedings, that member shall be restricted from further participation or voting in the meeting until the technical issue is resolved.
5. Floor Management: Members participating through electronic communication shall be required to explicitly prompt the meeting moderator or Chair and receive formal recognition before making a comment, introducing a motion, or speaking on an agenda item.
6. Secure Environment Required for Closed Meetings: A Member participating via electronic means may participate in a lawfully closed meeting, provided they explicitly certify to the public body that their electronic connection is secure, private, and that no unauthorized third party can hear or view the proceedings. If a secure and strictly confidential connection cannot be established, the Chair may restrict the member from the closed session.

SECTION III. Severability

If any section, subsection, sentence, clause, or phrase of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION IV. Effective Date

This Ordinance shall take effect immediately upon its adoption, posting, and publication as required by law.

PASSED AND ADOPTED by the City Council of Hooper City, Utah, this ____ day of _____, 2026.

HOOPER CITY:

By: _____

Mayor

ATTEST:

City Recorder

HOOPER CITY ORDINANCE NO. 2026-04

WHEREAS, the Hooper City Council (the “City Council”) met in regular session on July 16, 2026, to consider, among other things, approving an ordinance creating the Hooper City Community Reinvestment Agency (the “Agency”); and

WHEREAS, Utah Code Ann. § 17C-1-201.5 authorizes the legislative body of a municipality to create a community reinvestment agency; and

WHEREAS, the City Council is a legislative body of a municipality as contemplated in Utah Code Ann. § 17C-1-201.5 and is authorized to create a community reinvestment agency; and

WHEREAS, the City Council finds that it is in the best interests of the inhabitants of Hooper City (the “City”) to create a community reinvestment agency.

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

1. Pursuant to Utah Code Ann. § 17C-1-201.5 the City Council hereby creates a community reinvestment agency.
2. The community reinvestment agency shall be created and take effect upon completion of all proceedings required by law and approval and certification by the Utah Lieutenant Governor in accordance with Utah Code Ann. § 67-1a-6.5 and shall operate on a fiscal year from July 1 to the following June 30.
3. The name of the Agency shall be the Hooper City Community Reinvestment Agency.
4. The Agency’s boundaries are, and shall always be, coterminous with the boundaries of Hooper City.
5. The Agency will be vested with all of the powers set forth in Utah Code Ann. § 17C-1-101 et seq.
6. The governing board of the Agency may adopt rules or order and procedure for the operation and governance of the Agency.
7. The Mayor is hereby authorized and directed to sign and verify a notice of impending boundary action certifying that all statutory requirements applicable to the creation of

the Agency have been satisfied. A copy of the Notice of Impending Boundary Action is attached hereto.

PASSED AND APPROVED this ____ day of _____ 2026.

HOOPER CITY

Sheri Bingham, Mayor

ATTEST:

Morghan Yeoman, City Recorder

Attachment No. 1: Notice of Impending Boundary Action

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

LETTER OF RECOMMENDATION

DATE: 7/13/2026
TO: Hooper City Council
FROM: Taylor Stauffer, City Engineer; Jared Hancock, Public Works Director
SUBJECT: Sewer System HVAC Improvement project

Dear Hooper City Council,

Attached is the bid tabulation for the bids opened on July 13, 2026, for the Sewer System HVAC Improvement Project. The low bidder and bid amount are as follows:

Low Bidder: A&T Sheet Metal Inc
540 West 600 South
Bountiful, Utah 84010

Total Bid Amount: \$534,000.00

Based upon the criteria we have established and the information received, A&T Sheet Metal Inc is the lowest qualified bidder. Three original copies of the following documents must be executed by the city and then given to the Contractor for their execution (also attached):

Notice of Award
Contract Agreement
Notice to Proceed

The contractor must obtain the following documents prior to obtaining a Notice to Proceed from the City: Payment Bond, Performance Bond, Proof of Insurance, and Proof of Workman's Compensation

Sincerely,

Taylor Stauffer, P.E.
Project Manager

Bid Tabulation

Client: Hooper City Corporation
Project: Vacuum Station HVAC
Project # RP-26-00395
Date: July 13, 2026



Schedule A: North Vacuum Station HVAC

				A&T Sheet Metal Inc		Westland Construction	
Item #	Description	Unit	Estimated Quantity	Bid Unit Price 1	Bid Total Price 1	Bid Unit Price 2	Bid Total Price 2
1	North Station HVAC Upgrades	LS	1	\$ 178,000.00	\$ 178,000.00	\$ 233,487.00	\$ 233,487.00
2	Lowe Station HVAC Upgrades	LS	1	\$ 178,000.00	\$ 178,000.00	\$ 213,278.00	\$ 213,278.00
3	Town Station HVAC Upgrades	EA	1	\$ 178,000.00	\$ 178,000.00	\$ 215,043.00	\$ 215,043.00
Total Bid Price				\$ 534,000.00		\$ 661,808.00	

Notice of Award

Date: July 13, 2026

Project: Vacuum Station HVAC Upgrades– Hooper City

Owner: Hooper City

Owner's Contract No.:

Contract: Vacuum Station HVAC Upgrades

Engineer's Project No.: RP-26-00395

Bidder: A&T Sheet Metal Inc

Bidder's Address: 540 West 600 South Bountiful, UT 84041

You are notified that your Bid dated July 13, 2026 for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for **Vacuum Station HVAC Upgrades– Hooper City**

The Contract Price of your Contract is:

3 hard copies of each of the Contract Documents and Drawings will be mailed once prepared.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner three (3) fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract Security Bonds as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.01), and Supplementary Conditions (Paragraph SC-5.01).
3. Deliver with the executed Contract Documents the Insurance Certificates as specified in the Instructions to Bidders (Article 20), General Conditions (Paragraph 5.03), and the Supplementary Conditions (Paragraph SC-5.04).

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

Owner

By: _____
Authorized Signature

Title

Copy to Engineer

Bid Tabulation

Client: Hooper City

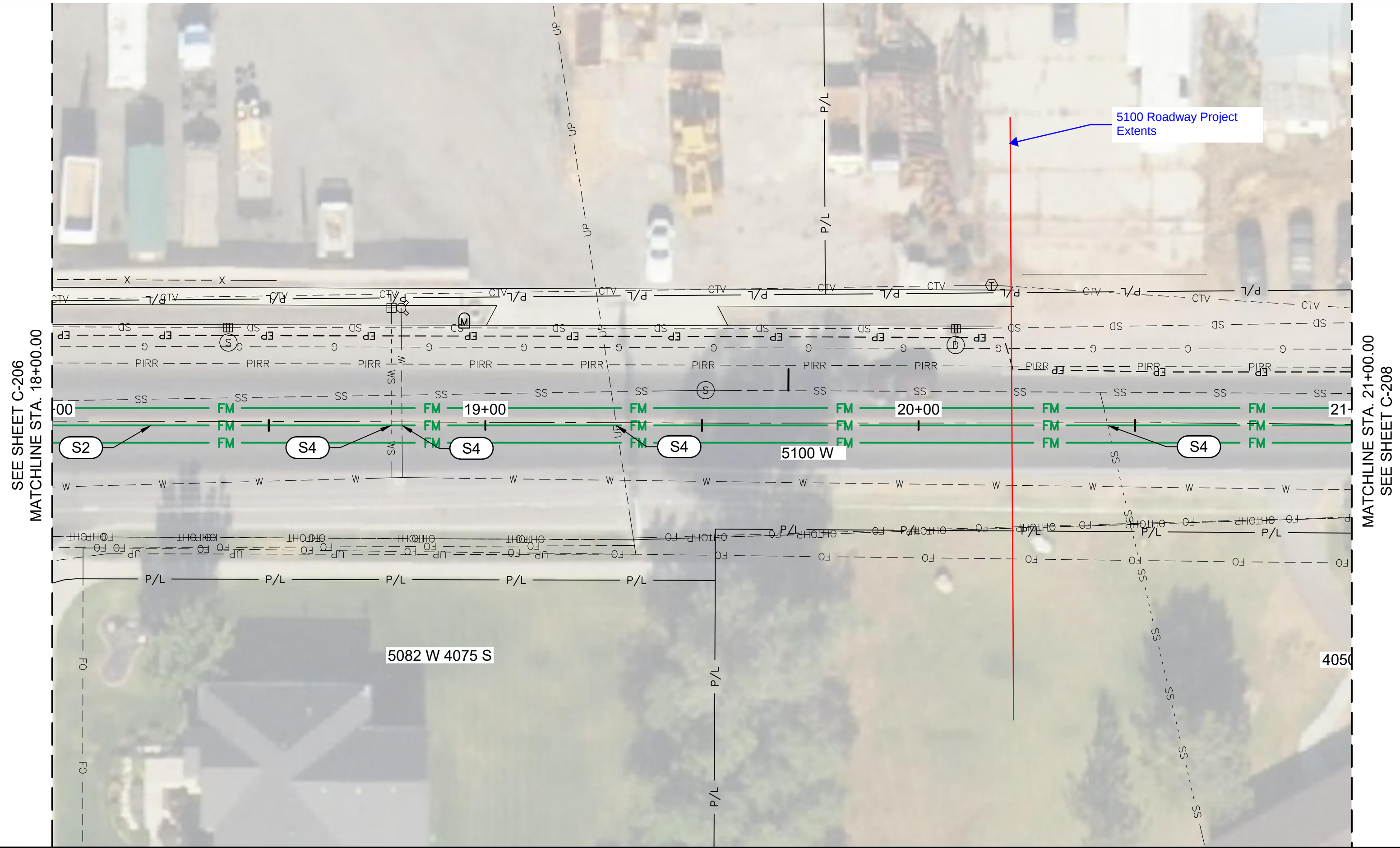
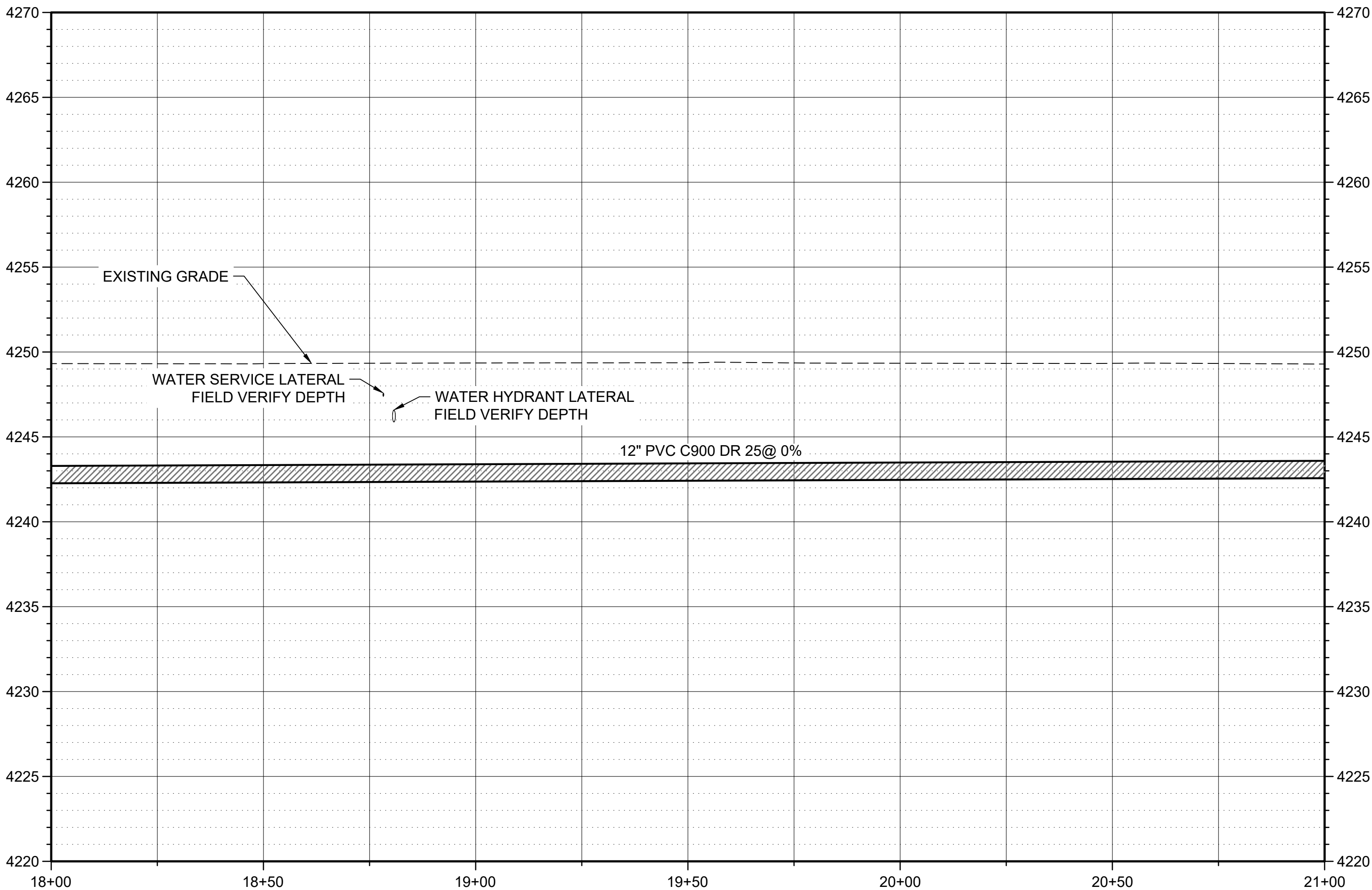
Project: 5100 W Sewer Forcemain Connection

Project # 55-25-044

Date: 7/15/2026

				Engineer's Estimate	
Item #	Description	Unit	Estimated Quantity	OPC - Unit Price	OPC - Total Price
1	Traffic Control	LS	1	\$60,000.00	\$60,000.00
2	12" IPS HDPE DR-17	LF	450	\$200.00	\$90,000.00
3	8-Ft Reinforced Concrete Manhole	EA	1	\$20,000.00	\$20,000.00
4	West Haven Sewer Lateral Crossing	EA	2	\$2,000.00	\$4,000.00
5	Hooper Water Improvement District Lateral Crossing	EA	1	\$2,000.00	\$2,000.00
6	Connect to Existing Sewer	LS	1	\$94,000.00	\$94,000.00
7	Imported Bedding Material	TON	17	\$35.00	\$604.10
8	Imported Granular Borrow	TON	504	\$25.00	\$12,600.00
9	Imported Untreated Base Course	TON	42	\$30.00	\$1,260.00
10	HMA UDOT 6" thick	TON	283	\$140.00	\$39,585.00
Subtotal					\$324,049.10
Contingency			20%		\$64,809.82
Total Bid Price				\$388,858.92	

Plot Date: 1/6/2026 9:25 AM Plotted By: Taylor Stadler
Date Created: 12/17/2025 JUB COMMERCIAL CLIENT SUTHOOPER CITY PROJECT S5-25-04 PLANNING SERVICES 2025000-SEWER PLANNING S100W SEWER MAIN DESIGN CAD SHEET S5-25-04-009 C-201X.DWG

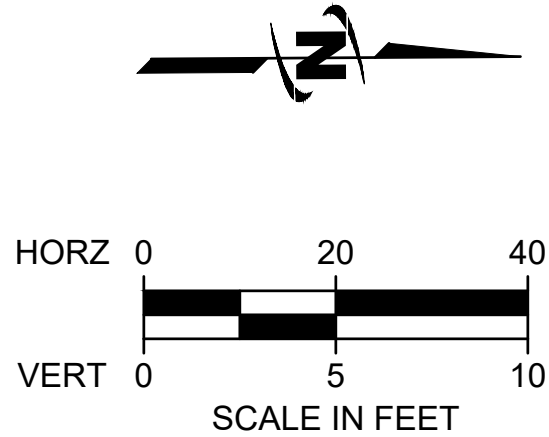


DEMOLITION NOTES

- X1** PLUG AND ABANDON EXISTING SEWER FORCEMAIN
- X2** SAWCUT AND REPAIR ASPHALT ACCORDING TO HOOPER CITY STANDARDS
- X3** REMOVE AND DISPOSE OF THE NECESSARY LENGTH OF EXISTING FORCE MAIN NEEDED TO MAKE CONNECTION WITH NEW FORCE MAIN. INCLUDED IN REMOVAL AND DISPOSAL ARE THE PIPE FITTINGS AND CONCRETE RESTRAINTS

SEWER LINE CONSTRUCTION NOTES

- S1** CONNECT TO EXISTING FORCEMAIN
- S2** INSTALL 12-INCH C900 PVC PIPE, COLORED GREEN
- S3** INSTALL 12-INCH 45° BEND
- S4** UTILITY CONFLICT FIELD VERIFY DEPTH AND COORDINATE WITH UTILITY PROVIDER
- S5** TAP MASTER LINESTOPPER AND BYPASS (C-50X-XX)
- S6** INSTALL PRECAST VAULT (C-501/B1)
- S7** INSTALL AIR VAC ASSEMBLY PER APWA STANDARDS



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.

466 North 900 West
Kaysville, UT 84037

Phone: 801.547.0393
www.jub.com

PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

REUSE OF DRAWINGS
JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND PATENT RIGHTS IN THIS DESIGN. NO PART OF THIS DESIGN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

REVISION		DESCRIPTION		BY	DATE
NO.					

5100 WEST SEWER FORCEMAIN
HOOPER CITY

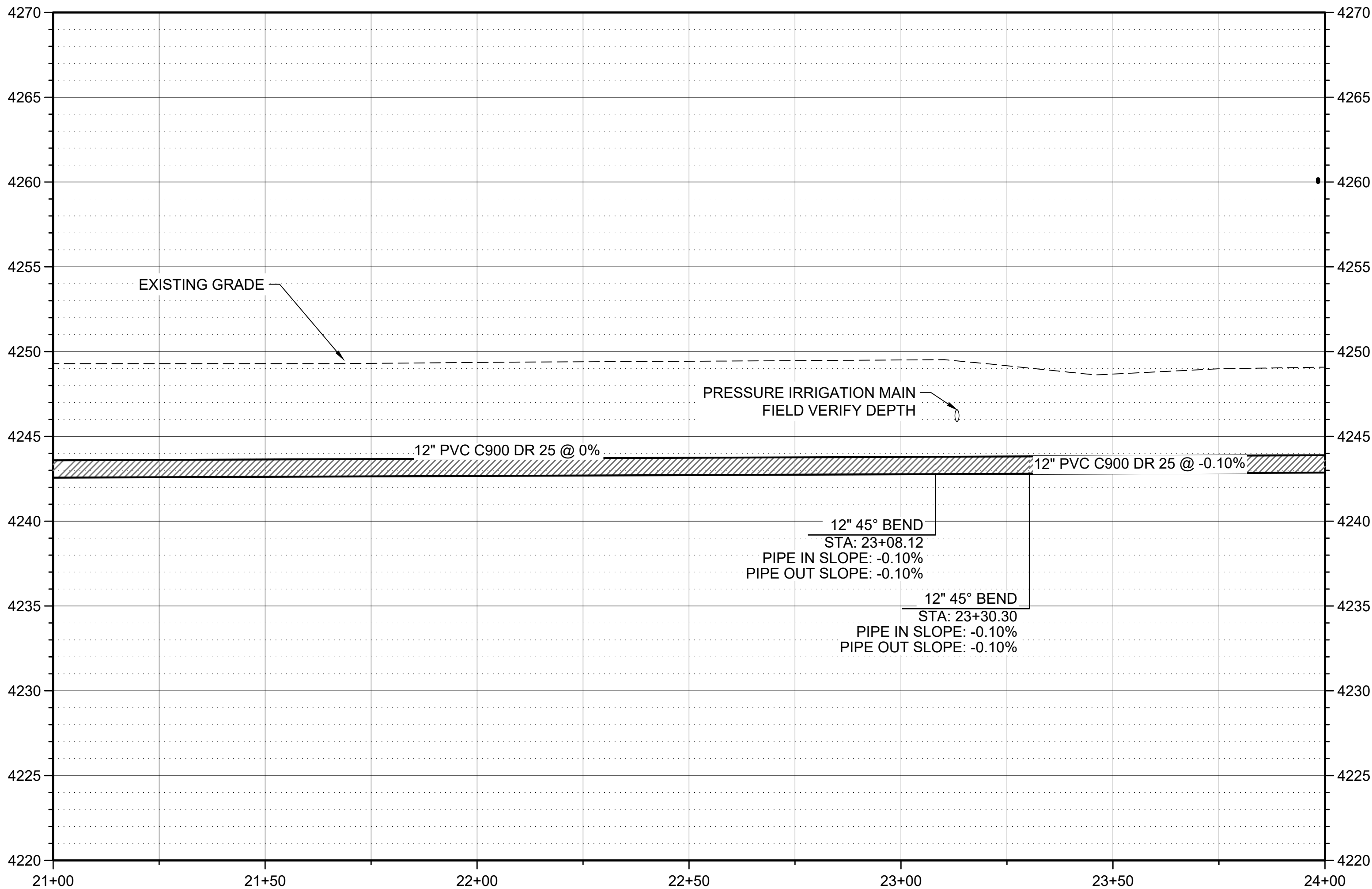
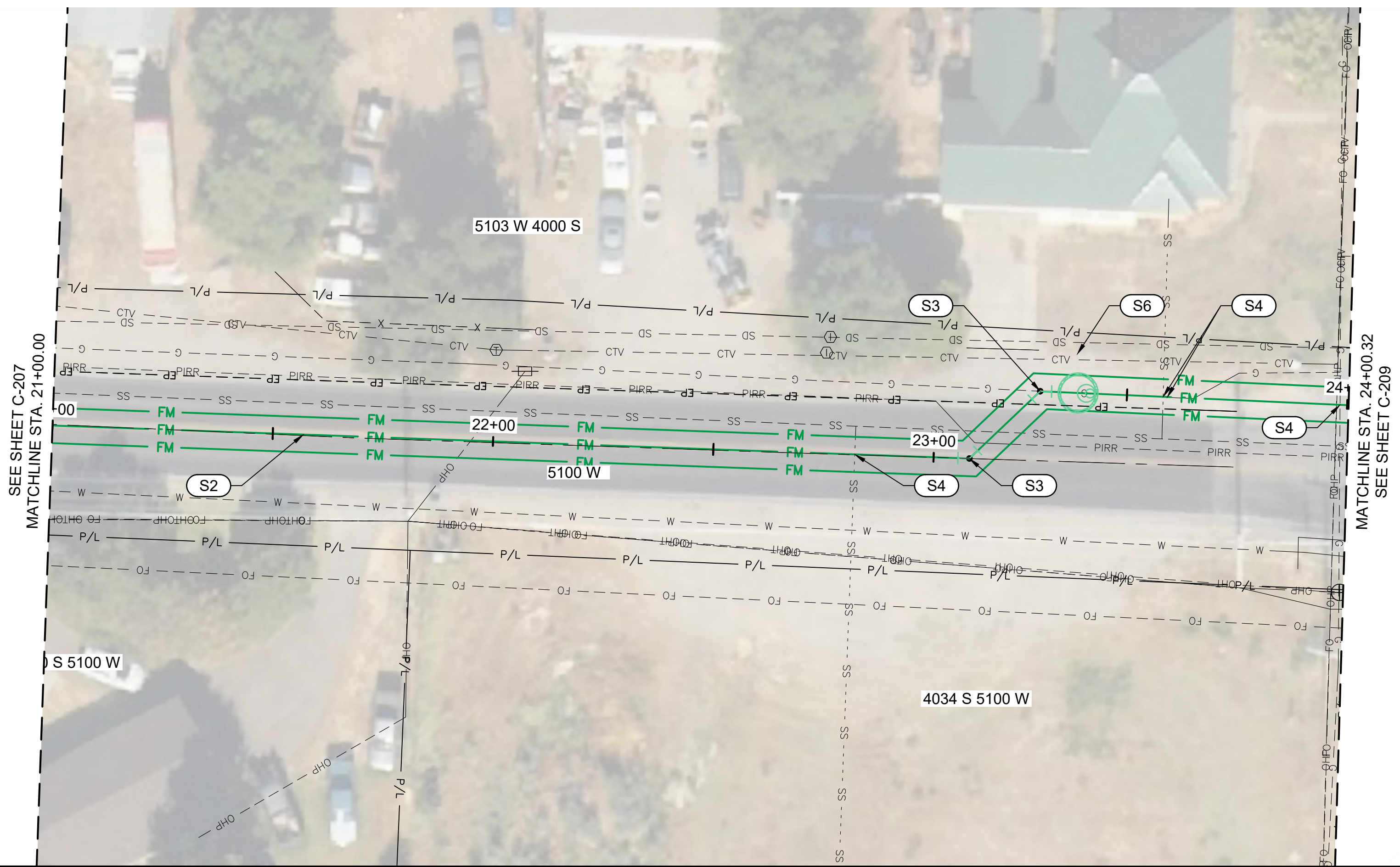
PLAN AND PROFILE

FILE: S5-25-044-009_C-201X
JUB PROJ #: S5-25-044-009
DRAWN BY: ADM
DESIGN BY: ###
CHECKED BY: ###
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 12/17/2025

SHEET NUMBER:

C-207

Plot Date: 1/6/2026 9:25 AM, Plotted By: Taylor Stadler, Date Created: 12/17/2025, JUB, CENTRAL CLIENT, SUTHOOPER CITY PROJECT, S5-25-044, PLANNING SERVICES, 2025000-SEWER PLANNING, S100W, SEWER MAIN DESIGN, CAD, SHEET, S5-25-044-009, C-201X.DWG



DEMOLITION NOTES

- X1 PLUG AND ABANDON EXISTING SEWER FORCEMAIN
- X2 SAWCUT AND REPAIR ASPHALT ACCORDING TO HOOPER CITY STANDARDS
- X3 REMOVE AND DISPOSE OF THE NECESSARY LENGTH OF EXISTING FORCE MAIN NEEDED TO MAKE CONNECTION WITH NEW FORCE MAIN. INCLUDED IN REMOVAL AND DISPOSAL ARE THE PIPE FITTINGS AND CONCRETE RESTRAINTS

SEWER LINE CONSTRUCTION NOTES

- S1 CONNECT TO EXISTING FORCEMAIN
- S2 INSTALL 12-INCH C900 PVC PIPE, COLORED GREEN
- S3 INSTALL 12-INCH 45° BEND
- S4 UTILITY CONFLICT FIELD VERIFY DEPTH AND COORDINATE WITH UTILITY PROVIDER
- S5 TAP MASTER LINESTOPPER AND BYPASS (C-50X-XX)
- S6 INSTALL PRECAST VAULT (C-501/B1)
- S7 INSTALL AIR VAC ASSEMBLY PER APWA STANDARDS



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.

466 North 900 West
Kaysville, UT 84037

Phone: 801.547.0393
www.jub.com

PRELIMINARY
PLANS

NOT FOR
CONSTRUCTION

REUSE OF DRAWINGS
JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DESIGN. NO PART OF THIS DESIGN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

REVISION		BY		DATE
NO.	DESCRIPTION			

5100 WEST SEWER FORCEMAIN
HOOPER CITY

PLAN AND PROFILE

FILE: S5-25-044-009, C-201X
JUB PROJ #: S5-25-044-009
DRAWN BY: ADM
DESIGN BY: ###
CHECKED BY: ###
AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 12/17/2025

SHEET NUMBER:

C-208

