

HOOPER CITY COUNCIL MEETING
5580 W. 4600 S. Hooper, UT 84315
Thursday, December 03, 2020
7:00 PM

AGENDA

PUBLIC NOTICE is hereby given that the HOOPER CITY COUNCIL will hold a public meeting at 5580 W. 4600 S. Hooper, UT 84315, at 7:00 PM on Thursday, December 03, 2020.

Work Meeting (open to public) This meeting will begin at 6:30 PM

In accordance with the Utah Executive Order for Electronic Public Meetings, Utah Code section 52-4-207(4), City meetings, at this time, will be closed to the public and will be conducted via phone or other electronic means until further notice. Meetings will be broadcast on YouTube and live-streamed

[youtube.com/channel/UCAr2VUIDJHA1TDImLue0aDw/live](https://www.youtube.com/channel/UCAr2VUIDJHA1TDImLue0aDw/live)

Zoom Link : <https://us02web.zoom.us/j/88453696527?pwd=V2dnOXh4eEdldllURVhhMjlsTlFOZz09>

Members of the public wishing to make comments in regard to items on the agenda may do so via email.

Email: HooperCity@hotmail.com

Comments must be submitted prior to 5PM on the date of City Meeting.

In Subject Line add: Public Comment CC Meeting/Date

The Agenda Item and First & Last name must be included in the email.

The agenda for the meeting consists of the following:

CALL TO ORDER

PLEDGE OF ALLEGIANCE & REVERENCE

CONFLICTS OF INTEREST AND DISCLOSURES

APPROVAL OF THE MINUTES

- [1.](#) Council Meeting Minutes November 5th, 2020, draft

REPORTS

- [2.](#) September Financials 2020
- [3.](#) October Financials 2020

CITIZEN COMMENT *Agenda Items Only* (If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping comments to a maximum of 3 minutes.)

CITY BUSINESS

- [4.](#) Rezone - R1 to R2; Fielding - approx. 4600 S. 6300 W. 2.5 acres
- [5.](#) Final Approval - Morning Meadows Subdivision; Twenty-Nine (29) lots, 4000 South and 5350 West., (18.3 acres)
- [6.](#) Final Approval - Country View Subdivision; Phase 2, Twenty-One (21) lots, 5500 South and 5700 West (4.4 acres)

CITIZEN COMMENT (Limited to three(3) minutes per speaker.)

ADJOURNMENT

(If you need assistance in understanding or participating in the meeting, please contact Hooper City at 801-732-1064 at least 24 hours in advance, and we will try to provide assistance.)

CITY COUNCIL MEETING
5580 W. 4600 S. Hooper, UT 84315
Thursday, November 05, 2020
7:00 PM

MINUTES

PRESENT

Mayor Dale Fowers
Councilman Chris Paulsen
Councilman Brad Ostler
Councilman Ryan Hill
Councilman Cindy Cox
Councilman Lisa Northrop
City Engineer – Tracy Allen
City Attorney - Reed Richards

Note: The time stamps indicated in blue corresponds to the audio recording of this meeting, which can be found by clicking the link

<https://youtu.be/d0CL2qM6jpc>

or by requesting a copy from the office of the Hooper City Recorder.

The Work Meeting agenda and line items reviewed. 0:00:01

The agenda for the meeting consists of the following:

CALL TO ORDER

Mayor Fowers called the meeting to order at 7:00 p.m. 0:28:26

PLEDGE OF ALLEGIANCE & REVERENCE

Pledge: Councilman Paulsen

Reverence: Councilman Cox

CONFLICTS OF INTEREST AND DISCLOSURES

None

APPROVAL OF THE MINUTES

The minutes for the October 15th, 2020 Council meeting were reviewed.

MOTION 0:31:20 made by Councilman Cox to approve the October 15th, 2020 meeting minutes.

Seconded by Councilman Paulsen.

Voting Yea: Councilman Paulsen, Councilman Northrop, Councilman Ostler, Councilman Hill, Councilman Cox.

Motion carried.

CITIZEN COMMENT Agenda Items Only

Mayor Fowers opened the meeting for citizen comments on agenda items.

Matt Molleck made the following comments 0:32:13

- Spoke against allowing rezone to R2.

Beverly Parker Bailey made the following comments [0:35:03](#)

- Spoke in favor of rezone to R2.

Ben Williams made the following comments [0:38:26](#)

- Spoke against allowing rezone to R2 and safety of current infrastructure.

Martha Gunn made the following comments [0:40:11](#)

- Spoke against allowing rezone to R2.

Scott Carlson made the following comments [0:40:56](#)

- Spoke in favor of rezone to R2.

Ada Parker made the following comments [0:44:38](#)

- Spoke on the history of land rights issues.

Natalie Zuech made the following comments [0:49:01](#)

- Spoke against allowing rezone to R2.

Mayla Parker made the following comments [0:52:20](#)

- Spoke in favor of rezone to R2.

Sandy Molleck made the following comments [0:54:38](#)

- Spoke against allowing rezone to R2.

Scott Nye made the following comments [0:55:56](#)

- Spoke against allowing rezone to R2.

Mayor Fowers called for additional comments. No comments. Comment closed.

CITY BUSINESS

2. Rezone – R1-R2 – H.L. Parker Farms, approx. 6050 S. 6300 W., 18.1 acres.

Staff Overview: [0:59:03](#)

Council Discussion: [1:02:01](#)

Scott Carlson, engineer, present for discussion. [1:03:33](#)

MOTION [1:34:46](#) made by Councilman Cox to deny the request for rezone, H.L. Parker, R1-R2, 18.1 acres., 6050 S. 6300 W. Seconded by Councilman Northrop.

Voting Yea: Councilman Cox, Councilman Northrop

Voting Nay: Councilman Paulsen, Councilman Ostler, Councilman Hill

Motion failed.

MOTION [1:35:55](#) made by Councilman Paulsen to approve the request for rezone, H.L. Parker, R1-R2, 18.1 acres., 6050 S. 6300 W. Seconded by Councilman Ostler.

Voting Yea: Councilman Paulsen, Councilman Ostler, Councilman Hill

Voting Nay: Councilman Cox, Councilman Northrop
Motion carried.

3. Final Approval – Morning Meadows Subdivision; Twenty-Nine (29) lots, 4000 South and 5350 West

The purpose of this subdivision is to create a twenty-nine lot subdivision. It is a single-family residential building lot in the City's R2 zone, approx 18.3 acres

Staff Overview: [1:37:06](#)

Brad Beus, developer, present for discussion. Confirmed that neighboring property owner, Nathan Hull, does not want a land use fence installed. [1:47:42](#)

Council Discussion: [2:04:10](#)

MOTION [2:07:14](#) made by Councilman Cox to table the discussion for the Morning Meadows Subdivision, 29 lots located at 4000 S. 5350 W. until the confirmation from UDOT that the developer will be allowed to open cut in right-of-way is granted. Seconded by Councilman Hill.

Voting Yea: Councilman Cox, Councilman Ostler, Councilman Hill, Councilman Northrop.

Voting Nay: Councilman Paulson

Motion carried.

CITIZEN COMMENT

Mayor Fowers opened the meeting for public comment.

Brad Turner made the following comments [2:09:38](#)

- Spoke about concern for street parking during winter months and illegal burning.

Sheldon Greener made the following comments [2:18:33](#)

- Expressed appreciation for the decision making process.

Mayor Fowers opened the meeting for additional public comment. No comment. Comment closed.

ADJOURNMENT

8:51 p.m.

Motion made by Councilman Cox, Seconded by Councilman Northrop.

Voting Yea: Councilman Paulsen, Councilman Northrop, Councilman Ostler, Councilman Hill, Councilman Cox.

HOOPER CITY
MONTHLY FINANCIAL STATEMENTS
SEPTEMBER 30, 2020

HOOPER CITY

3 MONTHS ENDED SEPTEMBER 30, 2020

Comments and Recommendations from Child Richards CPAs & Advisors:

We are 3 months (25%) into the fiscal year.

General Fund

Overall, the revenues-to-date are over budget-to-date at a total of 35.4% and the expenditures-to-date are under budget-to-date at a total of 17.7%.

- Most revenue accounts are above budgeted revenue. Building permits (10-32-2110) had \$54,302 in revenue in September. This brings the total revenue to \$114,069, 76.1% of the annual budget of \$150,000.
- There are a couple of exceptions, including Telecommunications (10-31-4100) which is at \$9,088. This is 21% of the annual budget of \$42,600.
- Most expenditures in September were minimal and expected.
- In Community Development, since all inspections are now contracted rather than through employee wages, the expense account Contract Services (10-46-6550) is at 694% of budget. For a total of \$20,835. However, the department as a whole is only at 16.4% , since there are no wages paid out for the fiscal year. This will be reallocated during a budget amendment hearing in the future.

Tomato Days

The revenue and expense for each event runs from January to December. The sponsors begin paying starting in January. Since there will be no event for 2020, any revenue that will not be used to cover expenditures for the 2020 T-shirts and fireworks will be adjusted and used for the 2021 Tomato Days event. Those amounts have been finalized and are included in the totals below. There was \$8,427 in expenditures in August for fireworks and the T-shirts.

In the upcoming year-end financial statements, any revenue or expenditure that is deferred due to the cancellation of Tomato Days 2020 will be taken out of the financials and moved to 2021 fiscal year.

Here is a comparison of the final amounts for 2019 and the amounts-to-date for 2020, before any adjustments.

	REVENUE	EXPENSE	NET INCOME
2019 TOMATO DAYS - FINAL	111,626.79	84,874.41	26,752.38
2020 TOMATO DAYS - TOTAL-TO-DATE	17,285.00	28,158.22	(10,873.22)
CURRENT FISCAL YEAR			NET
2020 TOMATO DAYS	5,900.00	8,725.22	(2,825.22)
2021 TOMATO DAYS	10,795.00	6,369.93	4,425.07
FINANCIAL STATEMENTS	16,695.00	15,095.15	1,599.85
	10-36-0050	10-43-9100	

HOOPER CITY
3 MONTHS ENDED SEPTEMBER 30, 2020
Comments and Recommendations from Child Richards CPAs & Advisors:

Utility Fund

Overall, the revenues-to-date are slightly over the budget-to-date at a total of 29.9% and the expenditures-to-date are under budget-to-date at a total of 15.9%.

- Similar to the building permits, Impact Fees – Sewer (20-32-1000) had revenue of \$70,128 in September for a total 75.8% of the annual budget of \$200,000.
- Expenditures in this fund were all minimal and expected.

Capital Projects

Overall, the revenues-to-date are under budgeted revenues at a total of 13.3% and the expenditures-to-date are under budget at a total of 18.6%.

- 5500 South Sidewalk Grant (30-32-1700) received a large reimbursement of \$81,574.77.
- Impact Fees: Parks (30-32-1100) are also at 81.1% of budgeted revenues due to increased building in September of \$23,123.
- Parks and Trails had a large invoice for \$118,268 and is at 67% of budgeted expenditures.



To the Mayor and Council and Management of
Hooper City
Hooper City, Utah

Management is responsible for the accompanying interim balance sheets of each major fund as of and for the three months ended September 30, 2020 and the related statements of revenues with comparison to budget, and expenditures with comparison to budget for the period then ended in accordance with accounting principles generally accepted in the United States of America. We have performed compilation engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the interim financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these interim financial statements.

Management has elected to omit substantially all of the disclosures, the government-wide financial statements, and the statements of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and statements were included in the interim financial statements, they might influence the user's conclusions about the City's financial position, results of operations, and cash flows. Accordingly, the interim financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to the City.

Child Richards CPAs & Advisors

Ogden, Utah
November 19, 2020

HOOPER CITY
COMBINED CASH INVESTMENT
SEPTEMBER 30, 2020

COMBINED CASH ACCOUNTS

01-101110	CASH IN CHECKING- BANK OF UTAH	372,338.47
01-101120	XPRESS DEPOSIT ACCOUNT	(2,666.80)
01-110750	UTILITY CASH CLEARING	248.02
	TOTAL COMBINED CASH	369,919.69
01-101010	CASH ALLOCATED TO OTHER FUNDS	(369,919.69)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	352,867.78
20	ALLOCATION TO UTILITY FUND	(75,338.22)
30	ALLOCATION TO CAPITAL PROJECTS	92,390.13
	TOTAL ALLOCATIONS TO OTHER FUNDS	369,919.69
	ALLOCATION FROM COMBINED CASH FUND - 01-101010	(369,919.69)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

HOOPER CITY
BALANCE SHEET
SEPTEMBER 30, 2020

GENERAL FUND

ASSETS

10-101010	CASH IN COMBINED FUND	352,867.78	
10-101030	PTIF 3865	238,335.42	
10-101220	PTIF - 4693 CEMETERY	172.14	
10-103015	PREPAID EXPENSES	(6,369.93)	
	TOTAL ASSETS		585,005.41

LIABILITIES AND EQUITY

LIABILITIES

10-201210	SALARIES AND BENEFITS	17,349.67	
10-201215	STATE TAX PAYABLE	957.92	
10-201219	HEALTH INSURANCE PAYABLE	766.77	
10-201230	IMPROVEMENT BONDS PAYABLE	62,000.00	
10-201330	ESCROW ACCOUNTS PAYABLE	5,845.50	
10-204015	DEFERRED REVENUE	(10,795.00)	
	TOTAL LIABILITIES		76,124.86

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD	508,880.55		
BALANCE - CURRENT DATE		508,880.55	
TOTAL FUND EQUITY			508,880.55
TOTAL LIABILITIES AND EQUITY			585,005.41

HOOPER CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-1000 PROPERTY TAXES	5,768.80	15,366.90	227,250.00	211,883.10	6.8
10-31-3000 SALES AND USE TAXES	109,358.72	331,518.62	1,079,000.00	747,481.38	30.7
10-31-4000 FRANCHISE	25,596.42	25,596.42	42,800.00	17,203.58	59.8
10-31-4100 TELECOMMUNICATIONS	3,116.87	9,087.54	42,600.00	33,512.46	21.3
10-31-5000 SALES TAX .25%	10,105.45	30,953.29	104,700.00	73,746.71	29.6
TOTAL TAXES	153,946.26	412,522.77	1,496,350.00	1,083,827.23	27.6
<u>LICENSES</u>					
10-32-1000 BUSINESS LICENSES	75.00	175.00	13,000.00	12,825.00	1.4
10-32-2010 EXCAVATION	00	3,667.80	10,700.00	7,032.20	34.3
10-32-2020 CONDITIONAL USE PERMITS	775.00	975.00	2,000.00	1,025.00	48.8
10-32-2110 BUILDING PERMITS	54,301.71	114,068.77	150,000.00	35,931.23	76.1
10-32-2120 STATE FEE	1,279.80	1,230.68	225.00	(1,005.68)	547.0
10-32-2130 PLAN CHECK FEES	15,036.16	31,474.93	41,300.00	9,825.07	76.2
TOTAL LICENSES	71,467.67	151,592.18	217,225.00	65,632.82	69.8
<u>INTERGOVERNMENTAL</u>					
10-33-5600 CLASS "C" ROAD FUNDS	61,503.95	132,820.10	399,000.00	266,179.90	33.3
10-33-5700 CARES ACT	00	265,989.00	.00	(265,989.00)	.0
10-33-5800 LIQUOR FUNDS	00	.00	4,700.00	4,700.00	.0
TOTAL INTERGOVERNMENTAL	61,503.95	398,809.10	403,700.00	4,890.90	98.8
<u>CHARGES FOR SERVICES</u>					
10-34-1300 ZONING AND SUBDIVISION FEES	3,439.00	4,679.00	85,000.00	80,321.00	5.5
10-34-1400 CEMETERY LOT FEES	800.00	9,000.00	30,000.00	21,000.00	30.0
10-34-1410 CEMETERY SERVICES	3,600.00	9,800.00	35,000.00	25,200.00	28.0
10-34-7010 ARENA	00	335.00	3,000.00	2,665.00	11.2
10-34-7020 BOWERY	00	(225.00)	1,800.00	2,025.00	(12.5)
10-34-7030 CIVIC CENTER	(275.00)	(275.00)	3,000.00	3,275.00	(9.2)
TOTAL CHARGES FOR SERVICES	7,564.00	23,314.00	157,800.00	134,486.00	14.8
<u>FINES AND FORFEITURES</u>					
10-35-1000 FINES	00	1,225.84	10,000.00	8,774.16	12.3
TOTAL FINES AND FORFEITURES	00	1,225.84	10,000.00	8,774.16	12.3

HOOPER CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
	<u>MISCELLANEOUS</u>					
10-36-0050	TOMATO DAY RECEIPTS	1,950.00	16,695.00	100,000.00	83,305.00	16.7
10-36-1000	INTEREST	2,599.26	9,044.71	115,000.00	105,955.29	7.9
10-36-8000	OTHER	291.55	1,781.55	1,500.00	(281.55)	118.8
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	TOTAL MISCELLANEOUS	4,840.81	27,521.26	216,500.00	188,978.74	12.7
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	<u>OTHER SOURCES</u>					
10-38-9000	APPROPRIATION OF FUND BALANCE	00	.00	363,824.00	363,824.00	.0
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	TOTAL OTHER SOURCES	00	.00	363,824.00	363,824.00	.0
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
	 TOTAL FUND REVENUE	 299,322.69	 1,014,985.15	 2,865,399.00	 1,850,413.85	 35.4
		<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL GOVERNMENT</u>					
10-41-1100 COUNCIL	500.00	1,700.00	9,000.00	7,300.00	18.9
10-41-1200 COUNCIL TRAINING	00	.00	7,200.00	7,200.00	.0
10-41-3100 EXECUTIVE	750.00	2,250.00	9,000.00	6,750.00	25.0
10-41-4100 AUDITOR	00	.00	3,500.00	3,500.00	.0
10-41-4300 ACCOUNTING	459.37	1,293.74	10,000.00	8,706.26	12.9
10-41-4400 RECORDER	161.63	278.53	450.00	171.47	61.9
10-41-4500 ATTORNEY	1,253.75	3,570.00	10,000.00	6,430.00	35.7
10-41-4510 DONATIONS	00	.00	4,250.00	4,250.00	.0
10-41-4520 CARES ACT	1,935.68	250,139.35	.00	(250,139.35)	.0
10-41-4600 INSPECTION INFRA FEE	00	.00	5,000.00	5,000.00	.0
10-41-5000 MISCELLANEOUS	131.45	41.45	3,000.00	2,958.55	1.4
10-41-5025 MERCHANT/BANK FEES	(21.30)	177.17	2,000.00	1,822.83	8.9
10-41-5050 ENGINEERING GENERAL	00	14,249.98	75,000.00	60,750.02	19.0
10-41-5075 INFORMATION TECHNOLOGY	00	.00	16,400.00	16,400.00	.0
10-41-5085 COMPUTER REPLACEMENT	00	.00	2,000.00	2,000.00	.0
10-41-5100 MEMBERSHIPS	00	40.00	5,000.00	4,960.00	.8
10-41-6000 MAINTENANCE	00	300.00	6,000.00	5,700.00	5.0
10-41-6010 UTILITIES	625.86	1,680.56	7,200.00	5,519.44	23.3
10-41-6250 NEWSLETTER	29.14	97.88	2,500.00	2,402.12	3.9
10-41-6510 NEWSPAPER	97.20	232.70	2,500.00	2,267.30	9.3
10-41-6520 ELECTIONS	00	.00	10,000.00	10,000.00	.0
10-41-6530 TRAINING	00	88.67	5,900.00	5,811.33	1.5
10-41-6535 SPRING/FALL CLEANUP	00	.00	10,000.00	10,000.00	.0
10-41-6540 POSTAGE	550.00	550.00	3,000.00	2,450.00	18.3
10-41-6545 SCHOOL CROSSING GUARDS	00	7,175.00	28,900.00	21,725.00	24.8
10-41-6547 SIGNAGE	00	.00	1,000.00	1,000.00	.0
10-41-6550 SMALL EQUIPMENT	00	.00	4,900.00	4,900.00	.0
10-41-6560 SUPPLIES	217.03	539.07	5,000.00	4,460.93	10.8
10-41-6565 LIABILITY INSURANCE	(1,108.00)	(1,108.00)	20,000.00	21,108.00	(5.5)
10-41-6600 LIFE INSURANCE	5.48	18.30	90.00	71.70	20.3
10-41-6610 SALARIES AND WAGES	6,927.29	22,967.15	99,300.00	76,332.85	23.1
10-41-6615 FICA	644.72	2,126.22	8,750.00	6,623.78	24.3
10-41-6620 RETIREMENT	901.76	3,090.91	16,600.00	13,509.09	18.6
10-41-6625 HEALTH INSURANCE - ADMIN	113.67	341.61	1,175.00	833.39	29.1
10-41-6630 WORKERS' COMPENSATION	143.20	(1,104.20)	2,340.00	3,444.20	(47.2)
10-41-8000 PLANNING COMMISSION	250.00	875.00	6,000.00	5,125.00	14.6
10-41-8010 PLANNING COMMISSION TRAINING	00	.00	3,000.00	3,000.00	.0
10-41-8020 COMPUTER PROGRAMS	00	.00	9,100.00	9,100.00	.0
TOTAL GENERAL GOVERNMENT	14,567.93	311,611.09	415,055.00	103,443.91	75.1

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>PUBLIC SAFETY</u>					
10-42-1000	POLICE	00	.00	554,112.00	554,112.00	.0
10-42-1110	EMERGENCY MANAGEMENT	00	.00	300.00	300.00	.0
10-42-3000	CODE ENFORCEMENT	00	.00	7,000.00	7,000.00	.0
10-42-5300	ANIMAL CONTROL CONTRACT	00	7,519.00	29,706.00	22,187.00	25.3
10-42-5310	ANIMAL CONTROL BOND	00	2,312.75	9,251.00	6,938.25	25.0
10-42-5320	ANIMAL CONTROL-ANIMALS	00	4,745.50	20,200.00	15,454.50	23.5
	<u>TOTAL PUBLIC SAFETY</u>	<u>00</u>	<u>14,577.25</u>	<u>620,569.00</u>	<u>605,991.75</u>	<u>2.4</u>
	<u>RECREATION</u>					
10-43-6700	YOUTH COUNCIL EXPENDITURES	00	.00	1,000.00	1,000.00	.0
10-43-9000	EDUCATION AND COMMUNITY PROMOT	1,500.00	1,500.00	10,000.00	8,500.00	15.0
10-43-9100	TOMATO DAYS	116.58	15,095.15	100,000.00	84,904.85	15.1
	<u>TOTAL RECREATION</u>	<u>1,616.58</u>	<u>16,595.15</u>	<u>111,000.00</u>	<u>94,404.85</u>	<u>15.0</u>

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>HIGHWAYS</u>					
10-44-1010 EQUIPMENT RENTAL	00	.00	13,300.00	13,300.00	.0
10-44-1020 FUEL	455.31	1,572.76	8,100.00	6,527.24	19.4
10-44-1025 SPRAY & CHEMICAL	1,701.56	1,701.56	2,500.00	798.44	68.1
10-44-1505 HA5 - DEVELOPER REIMBURSEMENT	1,375.00	3,777.50	.00	(3,777.50)	.0
10-44-1510 CRACKSEAL - ROADS	00	.00	35,000.00	35,000.00	.0
10-44-1515 SURFACE MAINTENANCE - ROADS	00	.00	115,000.00	115,000.00	.0
10-44-1520 RECLAMATION/OVERLAY - ROADS	00	.00	187,000.00	187,000.00	.0
10-44-1525 POT HOLES/PATCHING - ROADS	00	3.50	15,000.00	14,996.50	.0
10-44-1530 STRIPING/SIGNAGE/POSTS - ROADS	284.25	284.25	18,000.00	17,715.75	1.6
10-44-1535 SNOW REMOVAL/SALT/BLADES-ROADS	00	.00	20,000.00	20,000.00	.0
10-44-1540 SWEEPING - ROADS	00	.00	2,000.00	2,000.00	.0
10-44-1545 STREET LIGHT MAINT - ROADS	1,334.53	3,582.43	40,000.00	36,417.57	9.0
10-44-5000 ENGINEERING	00	.00	10,000.00	10,000.00	.0
10-44-5550 SHOP - TOOLS/SUPPLIES/CONSUM	869.79	1,729.20	7,000.00	5,270.80	24.7
10-44-5600 TRAINING/CERT/TRAVEL	00	.00	2,000.00	2,000.00	.0
10-44-5700 STORM DRAIN MAINT/CLEAN	00	.00	7,000.00	7,000.00	.0
10-44-5800 STORM DRAIN PUMPS	24.71	77.72	700 00	622.28	11.1
10-44-5900 SCHOOL CROSSINGS	21.22	63.44	500 00	436.56	12.7
10-44-6000 GENERAL MAINTENANCE	00	1,253.23	3,000.00	1,746.77	41.8
10-44-6100 VEHICLES/EQUIP MAINTENANCE	00	1,864.06	13,000.00	11,135.94	14.3
10-44-6200 ROADSIDE MOWING	00	.00	1,500.00	1,500.00	.0
10-44-6300 ROAD DUMP FEES	00	20.00	4,500.00	4,480.00	.4
10-44-6600 LIFE INSURANCE	5.48	17.99	119.00	101.01	15.1
10-44-6610 SALARIES AND WAGES	8,554.00	29,339.32	131,900.00	102,560.68	22.2
10-44-6615 FICA	654.39	2,244.48	10,200.00	7,955.52	22.0
10-44-6620 RETIREMENT	1,358.41	4,754.43	24,200.00	19,445.57	19.7
10-44-6625 HEALTH INSURANCE - PUBLIC WORK	157.68	467.36	20,400.00	19,932.64	2.3
10-44-6630 WORKERS' COMPENSATION	1,615.00	2,422.50	6,100.00	3,677.50	39.7
10-44-9500 PUBLIC WORKS EQUIPMENT	00	.00	20,000.00	20,000.00	.0
TOTAL HIGHWAYS	18,411.33	55,175.73	718,019.00	662,843.27	7.7

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS</u>					
10-45-1010 EQUIPMENT RENTAL	00	.00	13,300.00	13,300.00	.0
10-45-1015 FERTILIZER	00	491.30	7,000.00	6,508.70	7.0
10-45-1020 FUEL	455.31	1,572.76	7,800.00	6,227.24	20.2
10-45-1025 SPRAY & CHEMICAL	00	.00	3,000.00	3,000.00	.0
10-45-1030 GENERAL MAINT/CLEANING/MOWING	00	769.70	12,000.00	11,230.30	6.4
10-45-1035 SPRINKLER PARTS & REPAIR	00	814.35	5,600.00	4,785.65	14.5
10-45-1060 UTILITIES	352.96	1,865.87	10,000.00	8,134.13	18.7
10-45-1065 UTILITIES-SECONDARY WATER	00	.00	24,700.00	24,700.00	.0
10-45-1070 CEMETERY EXP	83.20	3,247.53	10,000.00	6,752.47	32.5
10-45-5500 WEST HAVEN RECREATION FEES	00	.00	1,000.00	1,000.00	.0
10-45-5550 SHOP - TOOLS/SUPPLIES/CONSUM	1,366.41	2,005.85	7,000.00	4,994.15	28.7
10-45-5600 TRAINING/CERT/TRAVEL	65.00	65.00	750.00	685.00	8.7
10-45-6100 VEHICLES/EQUIP MAINTENANCE	12.45	631.00	13,000.00	12,369.00	4.9
10-45-6105 VETERANS MEMORIAL MAINTENCE	00	.00	700.00	700.00	.0
10-45-6110 ARENA MAINTENANCE	180.96	180.96	3,000.00	2,819.04	6.0
10-45-6120 PARK BUILDING MAINTENANCE	00	.00	5,000.00	5,000.00	.0
10-45-6125 CEMETERY BUILDING MAINT	00	.00	5,000.00	5,000.00	.0
10-45-6130 TRAIL MAINTENANCE	00	1,530.00	10,000.00	8,470.00	15.3
10-45-6300 PARK DUMP FEES	00	.00	4,500.00	4,500.00	.0
10-45-6600 LIFE INSURANCE	14.25	47.59	177.00	129.41	26.9
10-45-6610 SALARIES AND WAGES	11,489.45	39,720.52	159,900.00	120,179.48	24.8
10-45-6611 PART-TIME WAGES	4,283.73	15,505.62	54,500.00	38,994.38	28.5
10-45-6615 FICA	1,206.66	4,224.75	16,500.00	12,275.25	25.6
10-45-6620 RETIREMENT	2,103.24	7,355.79	28,600.00	21,244.21	25.7
10-45-6625 HEALTH INSURANCE - PARKS	925.23	4,233.39	21,450.00	17,216.61	19.7
10-45-6630 WORKERS' COMPENSATION	630.80	946.20	4,575.00	3,628.80	20.7
10-45-8500 UNEMPLOYMENT COSTS	00	.00	2,000.00	2,000.00	.0
10-45-9000 PARKS EQUIPMENT	00	.00	30,000.00	30,000.00	.0
TOTAL PARKS	23,169.65	85,208.18	461,052.00	375,843.82	18.5
<u>COMMUNITY DEV/INSPECTIONS</u>					
10-46-5075 HOOPER PLUS SOFTWARE	00	2,000.00	2,000.00	00	100.0
10-46-5600 TRAINING/CERT/TRAVEL	00	(349.00)	6,715.00	7,064.00	(5.2)
10-46-5660 MEMBERSHIPS	00	.00	1,070.00	1,070.00	.0
10-46-6100 VEHICLE MAINTENANCE	00	.00	6,000.00	6,000.00	.0
10-46-6540 POSTAGE	00	.00	300.00	300.00	.0
10-46-6550 CONTRACT SERVICES	8,215.00	20,835.00	3,000.00	(17,835.00)	694.5
10-46-6560 SUPPLIES	00	81.00	3,050.00	2,969.00	2.7
10-46-6600 LIFE INSURANCE	00	.00	59.00	59.00	.0
10-46-6610 SALARIES AND WAGES	00	.00	76,950.00	76,950.00	.0
10-46-6615 FICA	00	.00	5,890.00	5,890.00	.0
10-46-6620 RETIREMENT	00	.00	14,220.00	14,220.00	.0
10-46-6625 HEALTH INSURANCE	00	.00	18,650.00	18,650.00	.0
10-46-6630 WORKERS' COMPENSATION	246.80	370.20	1,800.00	1,429.80	20.6
TOTAL COMMUNITY DEV/INSPECTIONS	8,461.80	22,937.20	139,704.00	116,766.80	16.4

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 49</u>					
10-49-1000 TRANSFER OUT-GENERAL FUND	00	.00	400,000.00	400,000.00	.0
TOTAL DEPARTMENT 49	00	.00	400,000.00	400,000.00	.0
TOTAL FUND EXPENDITURES	66,227.29	506,104.60	2,865,399.00	2,359,294.40	17.7
NET REVENUE OVER EXPENDITURES	233,095.40	508,880.55	.00	(508,880.55)	.0

HOOPER CITY
BALANCE SHEET
SEPTEMBER 30, 2020

UTILITY FUND

ASSETS

20-101010	CASH IN COMBINED FUND	(	75,338.22)	
20-101530	PTIF 5024 UDWQ LOAN SERVICING		668.29	
20-101535	PTIF 5025 REPLACEMENT RESERVE		955.20	
20-103000	ACCOUNTS RECEIVABLE-SEWER		718.12	
20-103010	ACCOUNTS RECEIVABLE-GARBAGE		755.42	
20-103012	ACCOUNTS RECEIVABLE-STORM WATE	(	383.51)	
TOTAL ASSETS			(	72,624.70)

LIABILITIES AND EQUITY

LIABILITIES

20-201150	NOTES PAYABLE	(	410,000.00)	
20-201200	IMPACT FEES PAYABLE		33,836.00	
20-201215	RENTER UTILITY DEPOSITS		150.00	
TOTAL LIABILITIES			(	376,014.00)

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:
REVENUE OVER EXPENDITURES - YTD

303,389.30

BALANCE - CURRENT DATE

303,389.30

TOTAL FUND EQUITY

303,389.30

TOTAL LIABILITIES AND EQUITY

(72,624.70)

HOOPER CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>IMPACT FEES</u>					
20-32-1000	IMPACT FEES - SEWER	70,128.00	151,569.00	200,000.00	48,431.00	75.8
	TOTAL IMPACT FEES	70,128.00	151,569.00	200,000.00	48,431.00	75.8
	<u>SOURCE 33</u>					
20-33-4100	STORM WATER CHARGES	13,146.44	39,414.60	150,000.00	110,585.40	26.3
	TOTAL SOURCE 33	13,146.44	39,414.60	150,000.00	110,585.40	26.3
	<u>CHARGES FOR SEWER SERVICES</u>					
20-34-4100	SEWER CHARGES	102,317.94	306,774.93	1,207,900.00	901,125.07	25.4
20-34-4110	FINANCE CHARGES-SEWER	1,988.00	4,723.00	22,000.00	17,277.00	21.5
20-34-4200	NEW SEWER CONNECTIONS	00	.00	20,000.00	20,000.00	.0
	TOTAL CHARGES FOR SEWER SERVICES	104,305.94	311,497.93	1,249,900.00	938,402.07	24.9
	<u>CHARGES FOR GARBAGE SERVICES</u>					
20-35-4100	GARBAGE CHARGES	40,319.00	120,579.53	450,000.00	329,420.47	26.8
20-35-4300	RECYCLING CHARGES	6,455.00	19,333.17	77,200.00	57,866.83	25.0
	TOTAL CHARGES FOR GARBAGE SERVICES	46,774.00	139,912.70	527,200.00	387,287.30	26.5
	<u>OTHER REVENUES</u>					
20-36-1000	INTEREST	461.18	1,623.49	25,800.00	24,176.51	6.3
	TOTAL OTHER REVENUES	461.18	1,623.49	25,800.00	24,176.51	6.3
	TOTAL FUND REVENUE	234,815.56	644,017.72	2,152,900.00	1,508,882.28	29.9

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STORM WATER EXPENSES</u>					
20-44-1000 STORM WATER EXPENSE	72.86	7,557.60	150,000.00	142,442.40	5.0
TOTAL STORM WATER EXPENSES	72.86	7,557.60	150,000.00	142,442.40	5.0
<u>GARBAGE EXPENDITURES</u>					
20-45-1000 GARBAGE CONTRACT FEE	18,399.12	54,027.33	207,967.00	153,939.67	26.0
20-45-1300 RECYCLE CONTRACT FEE	8,325.42	23,997.22	94,790.00	70,792.78	25.3
20-45-5500 TIPPING FEE	15,831.59	50,230.28	160,570.00	110,339.72	31.3
20-45-6560 SUPPLIES/POSTAGE	396.55	1,187.38	5,700.00	4,512.62	20.8
TOTAL GARBAGE EXPENDITURES	42,952.68	129,442.21	469,027.00	339,584.79	27.6
<u>SEWER EXPENDITURES</u>					
20-46-1000 UTILITIES	7,119.79	135,122.34	490,000.00	354,877.66	27.6
20-46-1005 BAD DEBT EXPENSE	00	.00	1,500.00	1,500.00	.0
20-46-1010 EQUIPMENT RENTAL	00	.00	6,500.00	6,500.00	.0
20-46-1020 FUEL	455.32	1,572.78	9,500.00	7,927.22	16.6
20-46-1040 DEPRECIATION	00	.00	480,000.00	480,000.00	.0
20-46-3000 SEWER ADMINISTRATION	2,308.99	6,484.32	29,000.00	22,515.68	22.4
20-46-5000 ENGINEERING	00	.00	2,000.00	2,000.00	.0
20-46-5025 MERCHANT FEES	949.67	2,806.03	10,900.00	8,093.97	25.7
20-46-5075 INFORMATION TECHNOLOGY	00	.00	1,000.00	1,000.00	.0
20-46-5500 NEW SERVICE CONNECTIONS	00	.00	9,900.00	9,900.00	.0
20-46-5550 SHOP - TOOLS/SUPPLIES/CONSUM	00	145.14	3,200.00	3,054.86	4.5
20-46-5600 TRAINING/CERT/TRAVEL	00	.00	2,000.00	2,000.00	.0
20-46-5650 SOFTWARE SUPPORT	00	.00	2,500.00	2,500.00	.0
20-46-6000 SEWER GENERAL MAINTENANCE	00	353.24	1,800.00	1,446.76	19.6
20-46-6010 VACUUM SYSTEM MAINTENANCE	00	6.64	35,000.00	34,993.36	.0
20-46-6020 VACUUM STATION MAINTENANCE	00	7,426.88	70,000.00	62,573.12	10.6
20-46-6030 GRAVITY SYSTEM MAINTENANCE	00	2,580.00	10,000.00	7,420.00	25.8
20-46-6040 GRAVITY LIFT STATION MAINTENAN	00	2,606.56	25,000.00	22,393.44	10.4
20-46-6050 BLUE STAKES	88.42	306.11	2,000.00	1,693.89	15.3
20-46-6100 VEHICLES/EQUIP MAINTENANCE	00	90.00	20,000.00	19,910.00	.5
20-46-6550 SEWER EQUIPMENT	00	.00	10,000.00	10,000.00	.0
20-46-6560 SUPPLIES/POSTAGE	1,064.17	1,869.38	6,500.00	4,630.62	28.8
20-46-6565 LIABILITY INSURANCE	(1,108.00)	(1,108.00)	20,000.00	21,108.00	(5.5)
20-46-6575 GENERATOR FUEL	00	.00	2,500.00	2,500.00	.0
20-46-6600 LIFE INSURANCE	7.64	25.83	180 00	154.17	14.4
20-46-6610 SALARIES AND WAGES - SEWER	9,468.44	32,956.21	193,710.00	160,753.79	17.0
20-46-6615 FICA	724.32	2,521.16	14,820.00	12,298.84	17.0
20-46-6620 RETIREMENT	1,494.19	5,263.93	30,720.00	25,456.07	17.1
20-46-6625 HEALTH INSURANCE - SEWER	584.16	1,983.02	25,550.00	23,566.98	7.8
20-46-6630 WORKER'S COMPENSATION	411.36	617.04	7,030.00	6,412.96	8.8
TOTAL SEWER EXPENDITURES	23,568.47	203,628.61	1,522,810.00	1,319,181.39	13.4

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	66,594.01	340,628.42	2,141,837.00	1,801,208.58	15.9
NET REVENUE OVER EXPENDITURES	168,221.55	303,389.30	11,063.00	(292,326.30)	2742.4

HOOPER CITY
BALANCE SHEET
SEPTEMBER 30, 2020

CAPITAL PROJECTS

ASSETS

30-101010	CASH IN COMBINED FUND	92,390.13	
30-103000	ACCOUNTS RECEIVABLE-OTHER CPF	(175,861.75)	
TOTAL ASSETS			(83,471.62)

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		(83,471.62)	
BALANCE - CURRENT DATE		(83,471.62)	
TOTAL FUND EQUITY			(83,471.62)
TOTAL LIABILITIES AND EQUITY			(83,471.62)

HOOPER CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUE</u>					
30-32-1100	IMPACT FEE: PARKS	23,123.00	48,680.00	60,000.00	11,320.00	81.1
30-32-1400	RAMP GRANTS (YEARLY)	00	.00	20,000.00	20,000.00	.0
30-32-1600	4700 WEST TRANSPORTATION FUND	00	.00	25,000.00	25,000.00	.0
30-32-1700	5500 S SIDEWALK (GRANT)	81,574.77	164,736.50	50,000.00	(114,736.50)	329.5
	TOTAL REVENUE	104,697.77	213,416.50	155,000.00	(58,416.50)	137.7
	<u>MISCELLANEOUS</u>					
30-36-1000	INTEREST	00	.00	28,000.00	28,000.00	.0
	TOTAL MISCELLANEOUS	00	.00	28,000.00	28,000.00	.0
	<u>SOURCE 38</u>					
30-38-8000	APPROPRIATION OF FUND BALANCE	00	.00	1,016,703.00	1,016,703.00	.0
	TOTAL SOURCE 38	00	.00	1,016,703.00	1,016,703.00	.0
	<u>SOURCE 39</u>					
30-39-1010	TRANSFER IN - CAPITAL PROJECTS	00	.00	400,000.00	400,000.00	.0
	TOTAL SOURCE 39	00	.00	400,000.00	400,000.00	.0
	TOTAL FUND REVENUE	104,697.77	213,416.50	1,599,703.00	1,386,286.50	13.3

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING SEPTEMBER 30, 2020

CAPITAL PROJECTS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>CAPITAL IMPROVEMENTS</u>					
30-44-2000 PARKS AND TRAILS	118,268.46	127,015.88	189,703.00	62,687.12	67.0
30-44-2300 CEMETERY IMPROVEMENT PROJECT	00	17,672.91	175,000.00	157,327.09	10.1
30-44-2320 4700 WEST PROJECT	00	145,601.62	25,000.00	(120,601.62)	582.4
30-44-2330 INFRASTRUCTURE UPGRADE	00	.00	10,000.00	10,000.00	.0
30-44-3015 5500 S SIDEWALK (GRANT)	00	6,597.71	100,000.00	93,402.29	6.6
30-44-3030 CHURCH PROPERTY	00	.00	100,000.00	100,000.00	.0
30-44-3035 COMMUNITY REC BUILDING	00	.00	500,000.00	500,000.00	.0
30-44-3040 CITY HALL RENOVATION	00	.00	250,000.00	250,000.00	.0
30-44-3045 COMMUNITY PARK UPGRADES	00	.00	250,000.00	250,000.00	.0
TOTAL CAPITAL IMPROVEMENTS	118,268.46	296,888.12	1,599,703.00	1,302,814.88	18.6
TOTAL FUND EXPENDITURES	118,268.46	296,888.12	1,599,703.00	1,302,814.88	18.6
NET REVENUE OVER EXPENDITURES	(13,570.69)	(83,471.62)	.00	83,471.62	.0

HOOPER CITY
MONTHLY FINANCIAL STATEMENTS
OCTOBER 31, 2020

HOOPER CITY
4 MONTHS ENDED OCTOBER 31, 2020
Comments and Recommendations from Child Richards CPAs & Advisors:

We are 4 months (34%) into the fiscal year.

General Fund

Overall, the revenues-to-date are over budget-to-date at a total of 42% and the expenditures-to-date are under budget-to-date at a total of 31.7%.

- Most revenue accounts are above budgeted revenue. Sales and Use Tax (10-31-1000) received \$102,013 in October. This brings the total received to \$433,532 or 40.2% of budgeted \$1,079,000. Building permits (10-32-2110) was not as high as the last two months but still had \$11,858 in revenue in October. This brings the total revenue to \$114,069, 76.1% of the annual budget of \$150,000.
- There are a couple of exceptions, including Telecommunications (10-31-4100) which is at \$2,570. This is 27.4% of the annual budget of \$42,600.
- The second tranche of CARES Act (10-41-4520) money was sent to Weber County for \$239,390. There were also some smaller expenditures recorded. Since June, the City has received a total of \$531,978 and has expended \$497,738 (including \$4,341 in the prior fiscal year).
- There was a significant amount of Engineering Fees (10-41-5050) paid to JUB engineers in October. \$14,064 was paid out in October for a total of \$28,314, or 37.8% of the budgeted \$75,000.
- The quarterly payments to Robert Astle and Municode were paid out in October bringing the total Information Technology (10-41-5075) expenditures to \$6,450, or 39.3% of the budgeted \$16,400.
- In Community Development, since all inspections are now contracted rather than through employee wages, the expense account Contract Services (10-46-6550) is at 694% of budget. For a total of \$20,835. However, the department as a whole is only at 16.4% , since there are no wages paid out for the fiscal year. This will be reallocated during a budget amendment hearing in the future.

Tomato Days

The revenue and expense for each event runs from January to December. The sponsors begin paying starting in January. Since there will be no event for 2020, any revenue that will not be used to cover expenditures for the 2020 T-shirts and fireworks will be adjusted and used for the 2021 Tomato Days event. Those amounts have been finalized and are included in the totals below. There was \$5,926 paid to Century Industries for the purchase of a projector screen for the amphitheater. This cost will be split with West Haven.

In the upcoming year-end financial statements, we are going to be adjusting all Tomato Days Revenue and expense to the event held during the fiscal year.

HOOPER CITY
4 MONTHS ENDED OCTOBER 31, 2020
Comments and Recommendations from Child Richards CPAs & Advisors:

Here is a comparison of the final amounts for 2019 and the amounts-to-date for 2020, before any adjustments.

	REVENUE	EXPENSE	NET INCOME
2019 TOMATO DAYS - FINAL	111,626.79	84,874.41	26,752.38
2020 TOMATO DAYS - TOTAL-TO-DATE	18,875.00	34,084.22	(15,209.22)
CURRENT FISCAL YEAR			NET
2020 TOMATO DAYS	7,490.00	14,651.22	(7,161.22)
2021 TOMATO DAYS	10,795.00	6,369.93	4,425.07
FINANCIAL STATEMENTS	18,285.00	21,021.15	(2,736.15)
	10-36-0050	10-43-9100	

Utility Fund

Overall, the revenues-to-date are slightly over the budget-to-date at a total of 38.3% and the expenditures-to-date are under budget-to-date at a total of 19.8%.

- Similar to the building permits, Impact Fees – Sewer (20-32-1000) had revenue of \$15,084 in October for a total 83.3% of the annual budget of \$200,000.
- Expenditures in this fund were all minimal and expected.

Capital Projects

Overall, the revenues-to-date are under budgeted revenues at a total of 15.1% and the expenditures-to-date are under budget at a total of 20.2%.

- 5500 South Sidewalk Grant (30-32-1700) received a reimbursement of \$23,835.
- Impact Fees: Parks (30-32-1100) are also at 89.3% of budgeted revenues due to increased building in October of \$4,868.
- Parks and Trails had a large invoice to Big T for the park improvements of \$47,661 and is at 92% of budgeted expenditures.



To the Mayor and Council and Management of
Hooper City
Hooper City, Utah

Management is responsible for the accompanying interim balance sheets of each major fund as of and for the four months ended October 31, 2020 and the related statements of revenues with comparison to budget, and expenditures with comparison to budget for the period then ended in accordance with accounting principles generally accepted in the United States of America. We have performed compilation engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the interim financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these interim financial statements.

Management has elected to omit substantially all of the disclosures, the government-wide financial statements, and the statements of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and statements were included in the interim financial statements, they might influence the user's conclusions about the City's financial position, results of operations, and cash flows. Accordingly, the interim financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to the City.

Child Richards CPAs & Advisors

Ogden, Utah
November 19, 2020

HOOPER CITY
COMBINED CASH INVESTMENT
OCTOBER 31, 2020

COMBINED CASH ACCOUNTS

01-101110	CASH IN CHECKING- BANK OF UTAH	(	133,351 38)
01-101120	XPRESS DEPOSIT ACCOUNT	(	1,398 01)
01-110750	UTILITY CASH CLEARING		11.52
	TOTAL COMBINED CASH	(	134,737 87)
01-101010	CASH ALLOCATED TO OTHER FUNDS		134,737.87
	TOTAL UNALLOCATED CASH		.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	(	157,271.79)
20	ALLOCATION TO UTILITY FUND	(	71,776 04)
30	ALLOCATION TO CAPITAL PROJECTS		94,309.96
	TOTAL ALLOCATIONS TO OTHER FUNDS	(	134,737 87)
	ALLOCATION FROM COMBINED CASH FUND - 01-101010		134,737.87
	ZERO PROOF IF ALLOCATIONS BALANCE		.00

HOOPER CITY
BALANCE SHEET
OCTOBER 31, 2020

GENERAL FUND

ASSETS

10-101010	CASH IN COMBINED FUND	(	157,271.79)	
10-101030	PTIF 3865		494,721.89	
10-101220	PTIF - 4693 CEMETERY		221.64	
10-103015	PREPAID EXPENSES	(	6,369.93)	
TOTAL ASSETS				331,301.81

LIABILITIES AND EQUITY

LIABILITIES

10-201219	HEALTH INSURANCE PAYABLE		765.21	
10-201230	IMPROVEMENT BONDS PAYABLE		41,000.00	
10-201330	ESCROW ACCOUNTS PAYABLE		5,845.50	
10-204015	DEFERRED REVENUE	(	10,795.00)	
TOTAL LIABILITIES				36,815.71

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
REVENUE OVER EXPENDITURES - YTD				
			294,486.10	
BALANCE - CURRENT DATE			294,486.10	
TOTAL FUND EQUITY				294,486.10
TOTAL LIABILITIES AND EQUITY				331,301.81

HOOPER CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-1000 PROPERTY TAXES	4,105.40	19,472.30	227,250.00	207,777.70	8.6
10-31-3000 SALES AND USE TAXES	102,013.20	433,531.82	1,079,000.00	645,468.18	40.2
10-31-4000 FRANCHISE	.00	25,596.42	42,800.00	17,203.58	59.8
10-31-4100 TELECOMMUNICATIONS	2,570.19	11,657.73	42,600.00	30,942.27	27.4
10-31-5000 SALES TAX .25%	9,295.27	40,248.56	104,700.00	64,451.44	38.4
TOTAL TAXES	117,984.06	530,506.83	1,496,350.00	965,843.17	35.5
<u>LICENSES</u>					
10-32-1000 BUSINESS LICENSES	.00	175.00	13,000.00	12,825.00	1.4
10-32-2010 EXCAVATION	1,450.00	5,117.80	10,700.00	5,582.20	47.8
10-32-2020 CONDITIONAL USE PERMITS	.00	975.00	2,000.00	1,025.00	48.8
10-32-2110 BUILDING PERMITS	11,858.29	125,927.06	150,000.00	24,072.94	84.0
10-32-2120 STATE FEE	(851.01)	379.67	225.00	(154.67)	168.7
10-32-2130 PLAN CHECK FEES	3,403.26	34,878.19	41,300.00	6,421.81	84.5
TOTAL LICENSES	15,860.54	167,452.72	217,225.00	49,772.28	77.1
<u>INTERGOVERNMENTAL</u>					
10-33-5600 CLASS "C" ROAD FUNDS	.00	132,820.10	399,000.00	266,179.90	33.3
10-33-5700 CARES ACT	.00	265,989.00	.00	(265,989.00)	.0
10-33-5800 LIQUOR FUNDS	.00	.00	4,700.00	4,700.00	.0
TOTAL INTERGOVERNMENTAL	.00	398,809.10	403,700.00	4,890.90	98.8
<u>CHARGES FOR SERVICES</u>					
10-34-1300 ZONING AND SUBDIVISION FEES	37,619.99	42,298.99	85,000.00	42,701.01	49.8
10-34-1400 CEMETERY LOT FEES	5,800.00	14,800.00	30,000.00	15,200.00	49.3
10-34-1410 CEMETERY SERVICES	6,600.00	16,400.00	35,000.00	18,600.00	46.9
10-34-7010 ARENA	.00	335.00	3,000.00	2,665.00	11.2
10-34-7020 BOWERY	.00	(225.00)	1,800.00	2,025.00	(12.5)
10-34-7030 CIVIC CENTER	.00	(275.00)	3,000.00	3,275.00	(9.2)
TOTAL CHARGES FOR SERVICES	50,019.99	73,333.99	157,800.00	84,466.01	46.5
<u>FINES AND FORFEITURES</u>					
10-35-1000 FINES	.00	1,225.84	10,000.00	8,774.16	12.3
TOTAL FINES AND FORFEITURES	.00	1,225.84	10,000.00	8,774.16	12.3

HOOPER CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2020

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>MISCELLANEOUS</u>					
10-36-0050	TOMATO DAY RECEIPTS	1,590.00	18,285.00	100,000.00	81,715.00	18.3
10-36-1000	INTEREST	2,716.49	11,969.36	115,000.00	103,030.64	10.4
10-36-8000	OTHER	.75	1,782.30	1,500.00	(282.30)	118.8
	TOTAL MISCELLANEOUS	4,307.24	32,036.66	216,500.00	184,463.34	14.8
	<u>OTHER SOURCES</u>					
10-38-9000	APPROPRIATION OF FUND BALANCE	.00	.00	363,824.00	363,824.00	.0
	TOTAL OTHER SOURCES	.00	.00	363,824.00	363,824.00	.0
	TOTAL FUND REVENUE	188,171.83	1,203,365.14	2,865,399.00	1,662,033.86	42.0

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GENERAL GOVERNMENT</u>					
10-41-1100 COUNCIL	400.00	2,100.00	9,000.00	6,900.00	23.3
10-41-1200 COUNCIL TRAINING	.00	.00	7,200.00	7,200.00	.0
10-41-3100 EXECUTIVE	750.00	3,000.00	9,000.00	6,000.00	33.3
10-41-4100 AUDITOR	.00	.00	3,500.00	3,500.00	.0
10-41-4300 ACCOUNTING	702.99	1,996.73	10,000.00	8,003.27	20.0
10-41-4400 RECORDER (	123.05)	155.48	450.00	294.52	34.6
10-41-4500 ATTORNEY	765.00	4,335.00	10,000.00	5,665.00	43.4
10-41-4510 DONATIONS	.00	.00	4,250.00	4,250.00	.0
10-41-4520 CARES ACT	243,258.11	493,397.46	.00 (	493,397.46)	.0
10-41-4600 INSPECTION INFRA FEE	.00	.00	5,000.00	5,000.00	.0
10-41-5000 MISCELLANEOUS	.00	41.45	3,000.00	2,958.55	1.4
10-41-5025 MERCHANT/BANK FEES	79.38	464.71	2,000.00	1,535.29	23.2
10-41-5050 ENGINEERING GENERAL	14,064.13	28,314.11	75,000.00	46,685.89	37.8
10-41-5075 INFORMATION TECHNOLOGY	6,450.00	6,450.00	16,400.00	9,950.00	39.3
10-41-5085 COMPUTER REPLACEMENT	.00	.00	2,000.00	2,000.00	.0
10-41-5100 MEMBERSHIPS	.00	40.00	5,000.00	4,960.00	.8
10-41-6000 MAINTENANCE	120.00	420.00	6,000.00	5,580.00	7.0
10-41-6010 UTILITIES	820.41	2,500.97	7,200.00	4,699.03	34.7
10-41-6250 NEWSLETTER	.00	97.88	2,500.00	2,402.12	3.9
10-41-6510 NEWSPAPER	180.00	412.70	2,500.00	2,087.30	16.5
10-41-6520 ELECTIONS	.00	.00	10,000.00	10,000.00	.0
10-41-6530 TRAINING	.00	88.67	5,900.00	5,811.33	1.5
10-41-6535 SPRING/FALL CLEANUP	.00	.00	10,000.00	10,000.00	.0
10-41-6540 POSTAGE	116.95	666.95	3,000.00	2,333.05	22.2
10-41-6545 SCHOOL CROSSING GUARDS	.00	7,175.00	28,900.00	21,725.00	24.8
10-41-6547 SIGNAGE	.00	.00	1,000.00	1,000.00	.0
10-41-6550 SMALL EQUIPMENT	.00	.00	4,900.00	4,900.00	.0
10-41-6560 SUPPLIES	65.84	604.91	5,000.00	4,395.09	12.1
10-41-6565 LIABILITY INSURANCE	.00 (	1,108.00)	20,000.00	21,108.00 (	5.5)
10-41-6600 LIFE INSURANCE	5.76	24.06	90.00	65.94	26.7
10-41-6610 SALARIES AND WAGES	7,365.28	30,332.43	99,300.00	68,967.57	30.6
10-41-6615 FICA	742.11	2,868.33	8,750.00	5,881.67	32.8
10-41-6620 RETIREMENT	1,114.24	4,205.15	16,600.00	12,394.85	25.3
10-41-6625 HEALTH INSURANCE - ADMIN	119.43	461.04	1,175.00	713.96	39.2
10-41-6630 WORKERS' COMPENSATION	.00 (	1,104.20)	2,340.00	3,444.20 (	47.2)
10-41-8000 PLANNING COMMISSION	250.00	1,125.00	6,000.00	4,875.00	18.8
10-41-8010 PLANNING COMMISSION TRAINING	.00	.00	3,000.00	3,000.00	.0
10-41-8020 COMPUTER PROGRAMS	.00	.00	9,100.00	9,100.00	.0
TOTAL GENERAL GOVERNMENT	277,246.58	589,065.83	415,055.00	(174,010.83)	141.9

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC SAFETY</u>					
10-42-1000 POLICE	.00	.00	554,112.00	554,112.00	.0
10-42-1110 EMERGENCY MANAGEMENT	.00	.00	300.00	300.00	.0
10-42-3000 CODE ENFORCEMENT	850.00	850.00	7,000.00	6,150.00	12.1
10-42-5300 ANIMAL CONTROL CONTRACT	.00	7,519.00	29,706.00	22,187.00	25.3
10-42-5310 ANIMAL CONTROL BOND	.00	2,312.75	9,251.00	6,938.25	25.0
10-42-5320 ANIMAL CONTROL-ANIMALS	.00	4,745.50	20,200.00	15,454.50	23.5
TOTAL PUBLIC SAFETY	850.00	15,427.25	620,569.00	605,141.75	2.5
<u>RECREATION</u>					
10-43-6700 YOUTH COUNCIL EXPENDITURES	.00	.00	1,000.00	1,000.00	.0
10-43-9000 EDUCATION AND COMMUNITY PROMOT	.00	1,500.00	10,000.00	8,500.00	15.0
10-43-9100 TOMATO DAYS	5,926.00	21,021.15	100,000.00	78,978.85	21.0
TOTAL RECREATION	5,926.00	22,521.15	111,000.00	88,478.85	20.3

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>HIGHWAYS</u>					
10-44-1010 EQUIPMENT RENTAL	3,166.00	3,166.00	13,300.00	10,134.00	23.8
10-44-1020 FUEL	403.70	1,976.46	8,100.00	6,123.54	24.4
10-44-1025 SPRAY & CHEMICAL	.00	1,701.56	2,500.00	798.44	68.1
10-44-1505 HA5 - DEVELOPER REIMBURSEMENT	.00	3,777.50	.00	(3,777.50)	.0
10-44-1510 CRACKSEAL - ROADS	.00	.00	35,000.00	35,000.00	.0
10-44-1515 SURFACE MAINTENANCE - ROADS	59,650.08	59,650.08	115,000.00	55,349.92	51.9
10-44-1520 RECLAMATION/OVERLAY - ROADS	.00	.00	187,000.00	187,000.00	.0
10-44-1525 POT HOLES/PATCHING - ROADS	1,000.00	1,003.50	15,000.00	13,996.50	6.7
10-44-1530 STRIPING/SIGNAGE/POSTS - ROADS	1,063.25	1,347.50	18,000.00	16,652.50	7.5
10-44-1535 SNOW REMOVAL/SALT/BLADES-ROADS	.00	.00	20,000.00	20,000.00	.0
10-44-1540 SWEEPING - ROADS	.00	.00	2,000.00	2,000.00	.0
10-44-1545 STREET LIGHT MAINT - ROADS	1,978.41	5,560.84	40,000.00	34,439.16	13.9
10-44-5000 ENGINEERING	.00	.00	10,000.00	10,000.00	.0
10-44-5550 SHOP - TOOLS/SUPPLIES/CONSUM	71.90	1,801.10	7,000.00	5,198.90	25.7
10-44-5600 TRAINING/CERT/TRAVEL	.00	.00	2,000.00	2,000.00	.0
10-44-5700 STORM DRAIN MAINT/CLEAN	.00	.00	7,000.00	7,000.00	.0
10-44-5800 STORM DRAIN PUMPS	22.32	100.04	700.00	599.96	14.3
10-44-5900 SCHOOL CROSSINGS	.00	63.44	500.00	436.56	12.7
10-44-6000 GENERAL MAINTENANCE	.00	1,253.23	3,000.00	1,746.77	41.8
10-44-6100 VEHICLES/EQUIP MAINTENANCE	52.63	1,916.69	13,000.00	11,083.31	14.7
10-44-6200 ROADSIDE MOWING	.00	.00	1,500.00	1,500.00	.0
10-44-6300 ROAD DUMP FEES	1,472.00	1,492.00	4,500.00	3,008.00	33.2
10-44-6600 LIFE INSURANCE	5.48	23.47	119.00	95.53	19.7
10-44-6610 SALARIES AND WAGES	8,658.58	37,997.90	131,900.00	93,902.10	28.8
10-44-6615 FICA	662.38	2,906.86	10,200.00	7,293.14	28.5
10-44-6620 RETIREMENT	1,377.72	6,132.15	24,200.00	18,067.85	25.3
10-44-6625 HEALTH INSURANCE - PUBLIC WORK	157.68	625.04	20,400.00	19,774.96	3.1
10-44-6630 WORKERS' COMPENSATION	.00	2,422.50	6,100.00	3,677.50	39.7
10-44-9500 PUBLIC WORKS EQUIPMENT	.00	.00	20,000.00	20,000.00	.0
TOTAL HIGHWAYS	79,742.13	134,917.86	718,019.00	583,101.14	18.8

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS</u>					
10-45-1010 EQUIPMENT RENTAL	3,167.00	3,167.00	13,300.00	10,133.00	23.8
10-45-1015 FERTILIZER	.00	491.30	7,000.00	6,508.70	7.0
10-45-1020 FUEL	403.70	1,976.46	7,800.00	5,823.54	25.3
10-45-1025 SPRAY & CHEMICAL	.00	.00	3,000.00	3,000.00	.0
10-45-1030 GENERAL MAINT/CLEANING/MOWING	180.33	950.03	12,000.00	11,049.97	7.9
10-45-1035 SPRINKLER PARTS & REPAIR	86.42	900.77	5,600.00	4,699.23	16.1
10-45-1060 UTILITIES	1,443.88	3,309.75	10,000.00	6,690.25	33.1
10-45-1065 UTILITIES-SECONDARY WATER	1,538.00	1,538.00	24,700.00	23,162.00	6.2
10-45-1070 CEMETERY EXP	867.11	4,114.64	10,000.00	5,885.36	41.2
10-45-5500 WEST HAVEN RECREATION FEES	.00	.00	1,000.00	1,000.00	.0
10-45-5550 SHOP - TOOLS/SUPPLIES/CONSUM	202.32	2,208.17	7,000.00	4,791.83	31.6
10-45-5600 TRAINING/CERT/TRAVEL	.00	65.00	750.00	685.00	8.7
10-45-6100 VEHICLES/EQUIP MAINTENANCE	(18.00)	613.00	13,000.00	12,387.00	4.7
10-45-6105 VETERANS MEMORIAL MAINTENANCE	.00	.00	700.00	700.00	.0
10-45-6110 ARENA MAINTENANCE	.00	180.96	3,000.00	2,819.04	6.0
10-45-6120 PARK BUILDING MAINTENANCE	24.48	24.48	5,000.00	4,975.52	.5
10-45-6125 CEMETERY BUILDING MAINT	.00	.00	5,000.00	5,000.00	.0
10-45-6130 TRAIL MAINTENANCE	.00	1,530.00	10,000.00	8,470.00	15.3
10-45-6300 PARK DUMP FEES	1,649.76	1,649.76	4,500.00	2,850.24	36.7
10-45-6600 LIFE INSURANCE	14.03	61.62	177.00	115.38	34.8
10-45-6610 SALARIES AND WAGES	11,602.33	51,322.85	159,900.00	108,577.15	32.1
10-45-6611 PART-TIME WAGES	4,574.33	20,079.95	54,500.00	34,420.05	36.8
10-45-6615 FICA	1,237.48	5,462.23	16,500.00	11,037.77	33.1
10-45-6620 RETIREMENT	2,156.90	9,512.69	28,600.00	19,087.31	33.3
10-45-6625 HEALTH INSURANCE - PARKS	1,111.20	5,344.59	21,450.00	16,105.41	24.9
10-45-6630 WORKERS' COMPENSATION	.00	946.20	4,575.00	3,628.80	20.7
10-45-8500 UNEMPLOYMENT COSTS	.00	.00	2,000.00	2,000.00	.0
10-45-9000 PARKS EQUIPMENT	.00	.00	30,000.00	30,000.00	.0
TOTAL PARKS	30,241.27	115,449.45	461,052.00	345,602.55	25.0
<u>COMMUNITY DEV/INSPECTIONS</u>					
10-46-5075 HOOPER PLUS SOFTWARE	.00	2,000.00	2,000.00	.00	100.0
10-46-5600 TRAINING/CERT/TRAVEL	.00 (	349.00)	6,715.00	7,064.00 (	5.2)
10-46-5660 MEMBERSHIPS	.00	.00	1,070.00	1,070.00	.0
10-46-6100 VEHICLE MAINTENANCE	.00	.00	6,000.00	6,000.00	.0
10-46-6540 POSTAGE	.00	.00	300.00	300.00	.0
10-46-6550 CONTRACT SERVICES	8,310.00	29,145.00	3,000.00 (	26,145.00)	971.5
10-46-6560 SUPPLIES	250.30	331.30	3,050.00	2,718.70	10.9
10-46-6600 LIFE INSURANCE	.00	.00	59.00	59.00	.0
10-46-6610 SALARIES AND WAGES	.00	.00	76,950.00	76,950.00	.0
10-46-6615 FICA	.00	.00	5,890.00	5,890.00	.0
10-46-6620 RETIREMENT	.00	.00	14,220.00	14,220.00	.0
10-46-6625 HEALTH INSURANCE	.00	.00	18,650.00	18,650.00	.0
10-46-6630 WORKERS' COMPENSATION	.00	370.20	1,800.00	1,429.80	20.6
TOTAL COMMUNITY DEV/INSPECTIONS	8,560.30	31,497.50	139,704.00	108,206.50	22.6

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2020

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 49</u>					
10-49-1000 TRANSFER OUT-GENERAL FUND	.00	.00	400,000.00	400,000.00	.0
TOTAL DEPARTMENT 49	.00	.00	400,000.00	400,000.00	.0
TOTAL FUND EXPENDITURES	402,566.28	908,879.04	2,865,399.00	1,956,519.96	31.7
NET REVENUE OVER EXPENDITURES	(214,394.45)	294,486.10	.00	(294,486.10)	.0

HOOPER CITY
BALANCE SHEET
OCTOBER 31, 2020

UTILITY FUND

ASSETS

20-101010	CASH IN COMBINED FUND	(	71,776.04)	
20-101530	PTIF 5024 UDWQ LOAN SERVICING		860.46	
20-101535	PTIF 5025 REPLACEMENT RESERVE		1,229.87	
20-103000	ACCOUNTS RECEIVABLE-SEWER		4,236.83	
20-103010	ACCOUNTS RECEIVABLE-GARBAGE		1,931.80	
20-103012	ACCOUNTS RECEIVABLE-STORM WATE	(	281.98)	
20-103014	ALLOWANCE FOR BAD DEBT-STORMWA	(	.02)	
20-103015	ALLOWANCE FOR BAD DEBT-GARBAGE	(	.04)	
TOTAL ASSETS			(	63,799.12)

LIABILITIES AND EQUITY

LIABILITIES

20-201150	NOTES PAYABLE	(	410,000.00)	
20-201200	IMPACT FEES PAYABLE	(	53,595.00)	
20-201215	RENTER UTILITY DEPOSITS		300.00	
TOTAL LIABILITIES			(	463,295.00)

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
REVENUE OVER EXPENDITURES - YTD		399,495.88		
BALANCE - CURRENT DATE		399,495.88		
TOTAL FUND EQUITY				399,495.88
TOTAL LIABILITIES AND EQUITY			(	63,799.12)

HOOPER CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2020

UTILITY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>IMPACT FEES</u>					
20-32-1000	IMPACT FEES - SEWER	15,084.00	166,653.00	200,000.00	33,347.00	83.3
	TOTAL IMPACT FEES	15,084.00	166,653.00	200,000.00	33,347.00	83.3
	<u>SOURCE 33</u>					
20-33-4100	STORM WATER CHARGES	13,209.87	52,624.47	150,000.00	97,375.53	35.1
	TOTAL SOURCE 33	13,209.87	52,624.47	150,000.00	97,375.53	35.1
	<u>CHARGES FOR SEWER SERVICES</u>					
20-34-4100	SEWER CHARGES	102,848.12	409,623.05	1,207,900.00	798,276.95	33.9
20-34-4110	FINANCE CHARGES-SEWER	1,342.03	6,065.03	22,000.00	15,934.97	27.6
20-34-4200	NEW SEWER CONNECTIONS	.00	.00	20,000.00	20,000.00	.0
	TOTAL CHARGES FOR SEWER SERVICES	104,190.15	415,688.08	1,249,900.00	834,211.92	33.3
	<u>CHARGES FOR GARBAGE SERVICES</u>					
20-35-4100	GARBAGE CHARGES	40,560.25	161,139.78	450,000.00	288,860.22	35.8
20-35-4300	RECYCLING CHARGES	6,424.83	25,758.00	77,200.00	51,442.00	33.4
	TOTAL CHARGES FOR GARBAGE SERVICE	46,985.08	186,897.78	527,200.00	340,302.22	35.5
	<u>OTHER REVENUES</u>					
20-36-1000	INTEREST	192.17	1,815.66	25,800.00	23,984.34	7.0
	TOTAL OTHER REVENUES	192.17	1,815.66	25,800.00	23,984.34	7.0
	TOTAL FUND REVENUE	179,661.27	823,678.99	2,152,900.00	1,329,221.01	38.3

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2020

UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STORM WATER EXPENSES</u>					
20-44-1000 STORM WATER EXPENSE	5,039.01	12,596.61	150,000.00	137,403.39	8.4
TOTAL STORM WATER EXPENSES	5,039.01	12,596.61	150,000.00	137,403.39	8.4
<u>GARBAGE EXPENDITURES</u>					
20-45-1000 GARBAGE CONTRACT FEE	18,491.53	72,518.86	207,967.00	135,448.14	34.9
20-45-1300 RECYCLE CONTRACT FEE	8,338.50	32,335.72	94,790.00	62,454.28	34.1
20-45-5500 TIPPING FEE	15,257.43	65,487.71	160,570.00	95,082.29	40.8
20-45-6560 SUPPLIES/POSTAGE	397.43	1,584.81	5,700.00	4,115.19	27.8
TOTAL GARBAGE EXPENDITURES	42,484.89	171,927.10	469,027.00	297,099.90	36.7
<u>SEWER EXPENDITURES</u>					
20-46-1000 UTILITIES	14,622.55	149,744.89	490,000.00	340,255.11	30.6
20-46-1005 BAD DEBT EXPENSE	.00	.00	1,500.00	1,500.00	.0
20-46-1010 EQUIPMENT RENTAL	3,167.00	3,167.00	6,500.00	3,333.00	48.7
20-46-1020 FUEL	403.71	1,976.49	9,500.00	7,523.51	20.8
20-46-1040 DEPRECIATION	.00	.00	480,000.00	480,000.00	.0
20-46-3000 SEWER ADMINISTRATION	2,288.67	8,772.99	29,000.00	20,227.01	30.3
20-46-5000 ENGINEERING	.00	.00	2,000.00	2,000.00	.0
20-46-5025 MERCHANT FEES	1,004.70	3,810.73	10,900.00	7,089.27	35.0
20-46-5075 INFORMATION TECHNOLOGY	.00	.00	1,000.00	1,000.00	.0
20-46-5500 NEW SERVICE CONNECTIONS	.00	.00	9,900.00	9,900.00	.0
20-46-5550 SHOP - TOOLS/SUPPLIES/CONSUM	76.71	221.85	3,200.00	2,978.15	6.9
20-46-5600 TRAINING/CERT/TRAVEL	.00	.00	2,000.00	2,000.00	.0
20-46-5650 SOFTWARE SUPPORT	.00	.00	2,500.00	2,500.00	.0
20-46-6000 SEWER GENERAL MAINTENANCE	.00	353.24	1,800.00	1,446.76	19.6
20-46-6010 VACUUM SYSTEM MAINTENANCE	51.20	57.84	35,000.00	34,942.16	.2
20-46-6020 VACUUM STATION MAINTENANCE	1,115.17	8,542.05	70,000.00	61,457.95	12.2
20-46-6030 GRAVITY SYSTEM MAINTENANCE	.00	2,580.00	10,000.00	7,420.00	25.8
20-46-6040 GRAVITY LIFT STATION MAINTENAN	28.68	2,635.24	25,000.00	22,364.76	10.5
20-46-6050 BLUE STAKES	95.43	401.54	2,000.00	1,598.46	20.1
20-46-6100 VEHICLES/EQUIP MAINTENANCE	.00	90.00	20,000.00	19,910.00	.5
20-46-6550 SEWER EQUIPMENT	.00	.00	10,000.00	10,000.00	.0
20-46-6560 SUPPLIES/POSTAGE	509.29	2,378.67	6,500.00	4,121.33	36.6
20-46-6565 LIABILITY INSURANCE	.00	(1,108.00)	20,000.00	21,108.00	(5.5)
20-46-6575 GENERATOR FUEL	.00	.00	2,500.00	2,500.00	.0
20-46-6600 LIFE INSURANCE	7.58	33.41	180.00	146.59	18.6
20-46-6610 SALARIES AND WAGES - SEWER	9,714.66	42,670.87	193,710.00	151,039.13	22.0
20-46-6615 FICA	743.18	3,264.34	14,820.00	11,555.66	22.0
20-46-6620 RETIREMENT	1,535.91	6,799.84	30,720.00	23,920.16	22.1
20-46-6625 HEALTH INSURANCE - SEWER	666.35	2,649.37	25,550.00	22,900.63	10.4
20-46-6630 WORKER'S COMPENSATION	.00	617.04	7,030.00	6,412.96	8.8
TOTAL SEWER EXPENDITURES	36,030.79	239,659.40	1,522,810.00	1,283,150.60	15.7

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2020

UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	83,554.69	424,183.11	2,141,837.00	1,717,653.89	19.8
NET REVENUE OVER EXPENDITURES	96,106.58	399,495.88	11,063.00	(388,432.88)	3611.1

HOOPER CITY
BALANCE SHEET
OCTOBER 31, 2020

CAPITAL PROJECTS

ASSETS

30-101010	CASH IN COMBINED FUND	94,309.96	
30-103000	ACCOUNTS RECEIVABLE-OTHER CPF	(175,861.75)	
TOTAL ASSETS			(81,551.79)

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		(81,551.79)	
BALANCE - CURRENT DATE		(81,551.79)	
TOTAL FUND EQUITY			(81,551.79)
TOTAL LIABILITIES AND EQUITY			(81,551.79)

HOOPER CITY
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2020

CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUE</u>					
30-32-1100	IMPACT FEE: PARKS	4,868.00	53,548.00	60,000.00	6,452.00	89.3
30-32-1400	RAMP GRANTS (YEARLY)	.00	.00	20,000.00	20,000.00	.0
30-32-1600	4700 WEST TRANSPORTATION FUND	.00	.00	25,000.00	25,000.00	.0
30-32-1700	5500 S SIDEWALK (GRANT)	23,835.02	188,571.52	50,000.00	(138,571.52)	377.1
	TOTAL REVENUE	28,703.02	242,119.52	155,000.00	(87,119.52)	156.2
	<u>MISCELLANEOUS</u>					
30-36-1000	INTEREST	.00	.00	28,000.00	28,000.00	.0
	TOTAL MISCELLANEOUS	.00	.00	28,000.00	28,000.00	.0
	<u>SOURCE 38</u>					
30-38-8000	APPROPRIATION OF FUND BALANCE	.00	.00	1,016,703.00	1,016,703.00	.0
	TOTAL SOURCE 38	.00	.00	1,016,703.00	1,016,703.00	.0
	<u>SOURCE 39</u>					
30-39-1010	TRANSFER IN - CAPITAL PROJECTS	.00	.00	400,000.00	400,000.00	.0
	TOTAL SOURCE 39	.00	.00	400,000.00	400,000.00	.0
	TOTAL FUND REVENUE	28,703.02	242,119.52	1,599,703.00	1,357,583.48	15.1

HOOPER CITY
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2020

CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>CAPITAL IMPROVEMENTS</u>					
30-44-2000	PARKS AND TRAILS	47,661.31	174,677.19	189,703.00	15,025.81	92.1
30-44-2300	CEMETERY IMPROVEMENT PROJECT	9.28	17,682.19	175,000.00	157,317.81	10.1
30-44-2320	4700 WEST PROJECT	(42,800.48)	102,801.14	25,000.00	(77,801.14)	411.2
30-44-2330	INFRASTRUCTURE UPGRADE	17,591.00	17,591.00	10,000.00	(7,591.00)	175.9
30-44-3015	5500 S SIDEWALK (GRANT)	4,322.08	10,919.79	100,000.00	89,080.21	10.9
30-44-3030	CHURCH PROPERTY	.00	.00	100,000.00	100,000.00	.0
30-44-3035	COMMUNITY REC BUILDING	.00	.00	500,000.00	500,000.00	.0
30-44-3040	CITY HALL RENOVATION	.00	.00	250,000.00	250,000.00	.0
30-44-3045	COMMUNITY PARK UPGRADES	.00	.00	250,000.00	250,000.00	.0
	TOTAL CAPITAL IMPROVEMENTS	26,783.19	323,671.31	1,599,703.00	1,276,031.69	20.2
	TOTAL FUND EXPENDITURES	26,783.19	323,671.31	1,599,703.00	1,276,031.69	20.2
	NET REVENUE OVER EXPENDITURES	1,919.83	(81,551.79)	.00	81,551.79	.0

HOOPER CITY INC.

5580 W. 4600 S.
Hooper City, UT 84315

APPLICATION TO AMEND THE HOOPER CITY

Date Submitted 7/29/20

ZONING MAP

Petition No. _____ Parcel No. 10-011-0027

Date Submitted 7/29/20

Address of Site

4600 S. 6300 W Hooper UT 84315

Applicant's Name

Robb Miles Construction / Miles & Homes

Phone Number

801- [REDACTED]

Fax No. _____

Address

335 W 2000 S Perry UT 84302

Email

[REDACTED]@gmail.com

FEE SCHEDULE

\$250.00 plus \$5 per acre the cost for publishing the notice in the Standard Examiner. The publishing cost will be determined and the applicant will be billed. The bill must be paid before it will be heard by the Planning Commission and Council.

NOTE: The Applicant must submit a **plat map** from the County Recorder's Office which accurately delineates the property being considered and a **legal description** (see requirements-listed on the back).

Present Zoning of Property: 1 Acre Present Use of Property: Agricultural

Proposed Zoning of Property: 1/2 Acre Proposed use of Property if Property is Re-zoned (explain in detail) _____

Residential Building lots

Acreage of Property: 2.5

Reason why Re-zoning is Requested: To build

Residential homes to sell

Will the proposed Re-zoning conform to the City Master Plan? X Yes _____ No (Explain and attach)

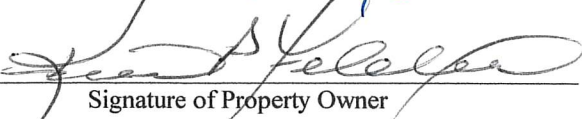
Signature of Applicant

Tom Miles Brandt Miles

Signature of Property Owner

[Signature]

I authorize Robb Miles/Brandt Miles to act as my representative in all matters relating to this applications.


Signature of Property Owner

Please answer the following questions with specifics and attach a separate sheet. This information will be forwarded to the city Planning Commission members for review.

- a. Why should the present zoning be changed to allow this proposal?
- b. How is the proposed change in harmony with the City Master Plan for this area?
- c. If it is not, what conditions and circumstances have taken place in the general area since the Master Plan was adopted to warrant such a change?
- d. How is the change in the public interest as well as the applicant's desire?

- I. **APPLICATION REQUIREMENTS FOR ZONING MAP CHANGE** The property owner shall submit to the City Recorder of the Planning Committee the following:
 - A. ✓ An **application** formally requesting a zoning change and stating the reasons for the request.
 - B. ✓ A **property plat** of the area of the requested zone change. Plats are available at the Weber County Recorder's Office.
 - C. ✓ A **legal description** of the subject property.
 - D. ✓ A **re-zoning fee** as indicated on the zoning applications.
 - E. ✓ **Mailing addresses of all the neighboring property owners within 600 feet of the area to be re-zoned front, sides, and back of property lines of proposed property.**
 - F. ✓ **ADDRESSES NEED TO BE TYPED ON ADDRESS LABELS AND NOT HAND WRITTEN. The City will supply envelopes.**
 - G. ✓ **Postage stamps for each address.** The City will send out the letters to the property owners using the addresses and stamps provided by the applicant. You must show proof that all addresses were obtained. You may get on to the Weber County Website and go to Geo Gizmo. You must have mailing addresses not property addresses. You are responsible to make sure any returned letters are delivered to the property owners before the meeting.
- II. The Planning Committee requires any zoning application to be submitted (1) one month prior to any City Planning Commission meeting. The zoning ordinance change request is then scheduled to be heard at the first Planning Commission meeting following the one month period. It is recommended the property owner/applicant be present at the meeting.
- III. The Planning Commission will make a recommendation at their meeting to the City Council on the proposed change. The City Council may schedule a public hearing to discuss the proposed change. This hearing will be held 15 to 21 days following the recommendations from the Planning Commission to the Council.
- IV. The City Council, following the public hearing, will pass a motion either approving or denying the requested zone change. Their decision is final. If the request is approved, an official zoning map/ordinance will be signed and filed.
- V. The Re-zoning becomes effective 15 days after publication of the ordinance.

Planning District scheduled to hear this application for zone map change on:

Date: _____ Decision of Commission: _____

City Council sets public hearing:

Date: _____ Decision of Council: _____

Forms: Zoning Map: 01202016W

Hooper City

Kevin Fielding Property Rezone

City Form - Questions/Answers

- A. It should be changed to fit the master plan approved lot sizes of ½ acre lots so it can accommodate residents in Hooper better for a building lot and more affordable for residents being ½ acre vs the 2.5 acres it is currently.
- B. This change is in harmony with the city Master plan since it will be divided into more usable acreage from 2.5 Acres to .5 acre lots which will be a good size for a building lot and to manage for purchasing residents. It maintains large ½ acre lots to allow the area to stay open and spread out preserving the great appeal and feel Hooper has to offer. It also makes the ground affordable for residents to purchase in Hooper without it being so large and not usable.
- C. This is in agreeance wit Master City Plan
- D. This change is in both the public interest and ours as the applicant/Developer and builder. It makes ground more affordable being divided into ½ acre lots for residents to purchase a home on and it benefits us to be able to build a home to sell for our business as we are a home builder and build and sell custom homes. The homes will be custom homes not track homes and will be the latest in design and architecture and will be appealing to the residents and also improve home values for those around the area having these nice homes around them. We see it as a win/win for all parties involved and affected by this development. It extends what was recently developed on the piece of land that is to the east of it and will finish off the corner nicely and look presentable and finished to the residents around.

We appreciate your help and consideration in getting this project approved.

Sincerely,

Robb Miles Construction

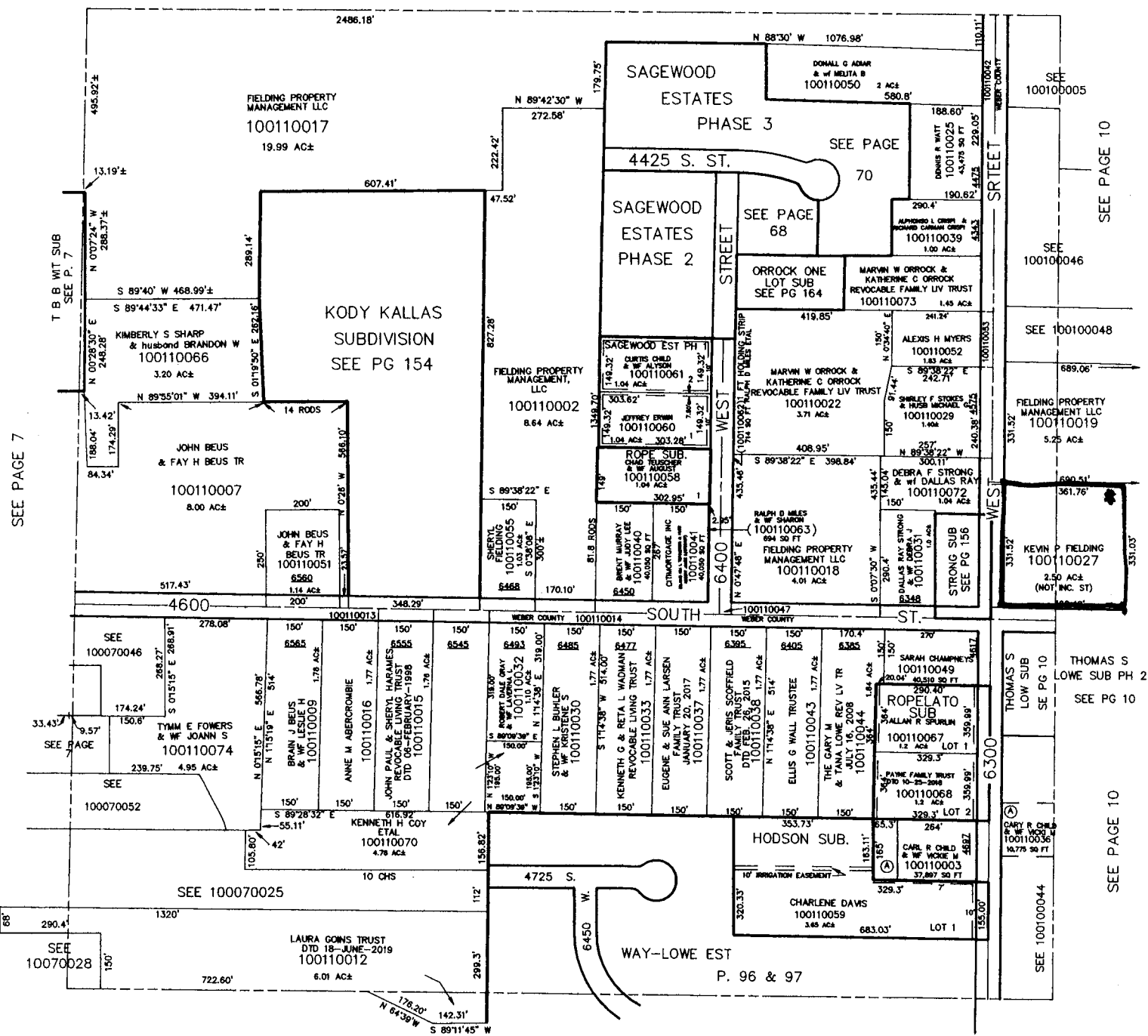
Miles & Homes LLC

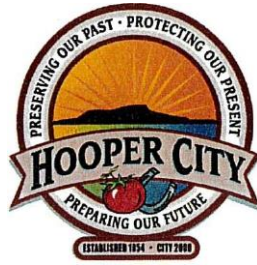
IN HOOPER CITY

SCALE 1" = 200'

SEE PAGE 9

TAXING UNIT: 376





**HOOPER CITY STAFF
SUBDIVISION PLAN REVIEW**

**MORNING MEADOWS
SUBDIVISION**

Owner: Bradley R. Beus
Developer: Bradley R. Beus
Location: 4000 S 5350 W

Date: 9/24/2020
Lots: 29
Zone: R-2

FINAL PLAT REVIEW COMMENTS:

Based on the plans received on 9/14/2020

(Items in bold must be re-submitted for review)

- 1- Proposed lots meet or exceed all minimum dimensions as outlined in Title 10 Table 10-2B-3.
- 2- Will serve letters were received from Rocky Mountain Power and Dominion Energy during the preliminary approval process.
- 3- Final approval letters have been received from Taylor West Weber Water Improvement District, Weber Fire District and Hooper Irrigation Company.
- 4- All items from the Public Works and Engineering Memo dated 9/22/2020 are now shown as completed.



J-U-B ENGINEERS, INC.
Engineers • Surveyors • Planners
466 North 900 West
Kaysville, Utah 84037
801/547-0393
Fax: 801/547-0397

Memo

To: Hooper City Community Development Coordinator
From: Public Works and Engineering
CC: Brad Beus, Mayor Fowers, Jared Hancock
Date: September 22, 2020
Re: Morning Meadows Subdivision - J-U-B Project No. 5518007-020

Public Works and Engineering have completed the fourth Final Plat review of the Morning Meadows Subdivision which will create 29 lots on 18.3 acres in the City's R2 zone. This review is based upon a revised improvement plans identified as Revision 10 which were delivered to the City office on September 14, 2020. The subdivision is located at approximately 4000 South and 5350 West. Comments from the previous reviews are shown below. Comments from this third review are shown in **green text**.

Final Plat

1. Lots 11 and 12 do not close to within acceptable tolerances. **OK**
2. Addresses will be provided in a subsequent memo. **Addresses were provided. The address for Lot 23 is incorrect on the plat. OK**
3. The Owners Dedication must also say "Hooper City" in connection with the dedication of streets. **OK**
4. The 15' Irrigation Easement should not be dedicated to the Taylor West Weber Water Improvement District. It should be dedicated to the Hooper Irrigation Company. **OK**
5. **New Comment: As shown in the improvement plans, 5350 West Street will change north of the intersection of 3825 South to be come 5250 West Street to connect into the subdivisions north of this location. Please add the street label to the plat. OK**
6. **New Comment: Lot 1 must be labelled as Lot 1-R with a note restricting access onto 4000 South. OK**

7. New Comment: It is our understanding that there is still a concern over the boundaries shown on the plat in the northeast corner of the subdivision. The City does not resolve boundary disputes, but expects that the developer will work with adjacent property owners for a resolution. **The developer has indicated that a boundary line agreement has been drafted and will be recorded before the final plat. This must be done before the Planning Commission can recommend final plat approval to the City Council. This executed agreement has been provided to the City. OK**

Improvement Plans

Sheet 3

1. The slope of the vacuum sewer main must be shown in the profile view. The slope of the vacuum sewer main has now been shown in profile. However, it is still not clear to Public Works or the future contractor who will build this pipeline exactly what the final design will look like because the point of connection in 4000 South is shown as “field verify.” The vacuum sewer hydraulics regarding number of lifts and slope are too critical to be left to the contractor to determine. If the elevation of the connection point can’t be verified through potholing ahead of time, be aware that the construction of the vacuum main will be delayed until a new plan can be reviewed after the connection elevation is determined. **The slope of the vacuum sewer has been noted on the plans. The developer has indicated that he is planning to identify the location of the existing vacuum sewer in the field by potholing in the highway at a later date to field verify. We are still strongly recommending potholing in order to prevent delays in the construction of the project. OK**
2. A city-standard street light is required at the intersection. OK
3. What is the anticipated elevation difference between the end of the sidewalk along the north side of the 5350 West near the intersection and the adjacent property to the north? Careful consideration must be given to how this is to be handled. This comment incorrectly identified the location of the concern as “along the north side of 5350 West.” The concern is actually with the fill and grade difference along the back of the sidewalk along the west side of 5350 West. The plan currently calls for a 3:1 slope to existing grade. How is that possible with only one foot between the back of sidewalk and to subdivision boundary. Will there be a permanent slope easement with the adjacent property owner? If so, a copy of that must be provided to the City. Please clarify. **The response provided is that the developer is in the process of purchasing the adjacent property to the west. The drawings have not been changed and Public Works cannot recommend final approval until there is a current method proposed to deal with the grade differences at this location. This comment is no longer applicable since the developer has purchased the adjacent property. I question. OK**
4. The following note was included for informational purposes in the Preliminary Plat Phase and will still apply:

Recent experience with UDOT regarding new connections to the vacuum main in 4000 South have been difficult. UDOT has required boring in of new utilities rather than open trench installation. The vacuum sewer can only be shut down for limited periods of time. A construction execution plan accommodating both UDOT and Public Works requirements will

take detailed planning and coordination with both entities in order to accomplish connection to the vacuum sewer main. Public Works will not approve an alternative method of construction that jeopardizes the sewer system as a result of UDOT's right-of-way requirements.

This note also applies to any of the utility connections in the state highway. It was recently overlaid and the City does not have any say in UDOT road cut requirements. The developer's response to this comment is that the UDOT permit will be provided. The permit requirements must match Public Works requirements. **The developer has indicated that a permit will be supplied. This comment from Public Works is intended to reinforce the need to ensure that the encroachment permit that will be obtained from UDOT to work in the highway will provide for an appropriate method for making the connection to the vacuum sewer and other utilities. OK**

5. **New Comment: The secondary waterline will not be permitted under the curb and gutter as currently shown on this sheet. OK**
6. **New Comment: Public Works does not maintain turf in the park strip in locations where it is not associated with lot frontage. This applies to the portion of the park strip south of Lot 29. The developer will need to provide low maintenance alternative in the park strip in this area, preferably concrete. The latest plans show concrete in this area. OK**

Sheet 4

1. The vacuum sewer is too shallow at the north end of this profile view. The slope has not been shown, but it is clear that it can be laid flatter (minimum slope of 0.2%). Please refer to Note 1 of Sheet 5. **OK**
2. The secondary water service and the storm drain comb box between Lots 28 and 29 are too close together to provide for proper future maintenance. A similar condition exists on the opposite side of the road. Please revise. **OK**
3. A street light will be required along 5350 West (600-foot maximum spacing). The preferred location is in the vicinity of the buffer tank shown on Sheet 5. **OK**
4. **New Comment: The secondary waterline will not be permitted under the curb and gutter as currently shown on this sheet. OK**

Sheet 5

1. The vacuum sewer is shown incorrectly in the profile view on this sheet. It is shown connected to a manhole. It is shown correctly in the plan view except that there are no 90-degree bends in the vacuum sewer. Two 45-degree bends are required. **OK**
2. Regarding the vacuum sewer profile, the maximum lift in the buffer tank is 8 feet, but less lift is preferred. The vacuum main itself typically has 4 to 5 feet of cover. It can be laid at a slope as low as 0.2%. Please consider this design criteria and adjust the vacuum sewer profile accordingly. **A profile view between SSMH#6 and the buffer tank is required in order to ensure that the buffer tank is installed correctly. Please clarify. This view has been provided. OK**

3. A street light will be required along 5350 West (600-foot maximum spacing). The preferred location is in the vicinity of the buffer tank shown on this sheet. **OK**
4. Public Works does not want to have the storm drain pipe between the combo box and the catch basin installed at an angle as shown on this sheet. Please revise. **OK**
5. Similar to Note 2 for Sheet 4 above, there are utility services and storm drain structures planned too close to each other that will not be acceptable to Public Works as shown. **OK**

Sheet 6

1. **New Comment: Public Works has notified Hooper Irrigation that the secondary water sump drain will not be permitted in the park strip. If it is still needed, it will have to be relocated well behind the sidewalk within the irrigation easement. Please modify. The sump has been removed and a drain valve has been provided elsewhere. OK**

Sheet 7

1. Please label the contours in the detention basin. **OK**
2. How will the improved temporary turn-around (pavement) interact with the detention basin embankment and landscaping? Please clarify. **The developer has indicated that the temporary turn-around will not encroach on the detention basin as shown in the Landscape Plans. There still appears to be a need for some additional grading between the sidewalk and the detention basin for the temporary turn-around. OK**
3. Provide warning signs at the end of the street. **OK**
7. The grading at the end of the roadway is shown transitioning back to adjacent grade on private property. Has that permission been granted? **The developer has indicated that the plan is to obtain permission from the adjacent landowner. The City will need to have a copy of a slope easement associated with this permission. The response provided is that the developer is in the process of purchasing the adjacent property to the west. The drawings have not been changed and Public Works cannot recommend final approval until there is a current method proposed to deal with the grade differences at this location. This comment is no longer applicable since the developer has purchased the adjacent property I question. OK**
- 8.
4. An electrical service will be required at the detention basin to run the irrigation system for the basin. **OK**
5. **New Comment: The detention basin is 4 feet deep which is typically right at the point where standing groundwater becomes a concern. Public Works is willing to sacrifice some depth in the basin in order to ensure that the turf in the basin is not always wet and can be mowed. This will be determined in the field during construction. OK**

Sheet 8

1. A street light is required at the intersection. **OK**
2. The secondary water drain sump is not acceptable in the park strip as shown due to utility space concerns associated with a 4-foot manhole and the proximity of the gravel sump to roadway improvements. It will also not be permitted in the roadway. We have notified Hooper Irrigation of this matter and asked them to respond in their review of the improvement plans. **The plan has been revised. OK**

Sheet 9

1. Hooper City does not want to receive runoff from UDOT's highway into its storm drain and detention basins. A plan to handle the highway drainage as it has historically been handled is required. **The plan has been updated. However, the plan shows the west end of the storm drain emptying into an irrigation ditch. The drain ditch is on the south side of 4000 South. Please clarify. Regarding the storm drain itself, the City will rely on UDOT for approval of the drainage plan in the state highway. The developer is planning to empty the storm drain into the existing ditch on the north side of the highway. This is acceptable to the City as long as UDOT has no objections. OK**

Sheet 10

1. We are unable to correlate the storm drain outfall line and the elevations shown for EXSDMH and the elevations shown for the corresponding storm drain manhole in the Silver Saddle Subdivision. Please clarify. **The response to this comment from the developer is to "see Sheet 11 on Silver Saddle Subdivision." Sheet 11 in the set of plans that the City has is part of the SWPPP. Sheets 7 and 9 show the storm drain piping through an easement in Lot 19 of Silver Saddle. We are still unable to correlate this with what is shown in Morning Meadows. It will be necessary to show a portion of Silver Saddle Subdivision in these plans so that the storm drain correlation between the two developments can clearly be seen. A new drawing was provided to show the relationship between the storm drain outfall from Morning Meadows and Silver Saddle Subdivisions. There is still a problem between the two sets of plans. The storm drain manhole at the property boundary on the Silver Saddle plans show a rim elevation of 4235.00 and an invert elevation of 4229.74. These elevations do not match the elevations shown on Sheet 10.1. Please clarify. This has been corrected. OK**
9. Has there been an agreement between the developers of the Silver Saddle Subdivision and the Morning Meadows Subdivision regarding the construction of the outfall piping mentioned in Note 1 above? **The response to this comment indicates that the developer is working on this agreement. It will be required for Final Plat approval. The developer has again indicated that the agreement is in progress. Without this agreement in place, this subdivision does have a storm drain outfall and Public Works cannot recommend Final Plat approval. This comment is not longer applicable since the developer has purchased the adjacent property I question. OK**
2. The control box detail does not match city standards. This has been a comment of other recent improvement plans. Revised details have been provided to the City that would apply here as well. **Per the City standards, there must be a slight elevation difference between the invert elevation of the pipe into the control box and inlet into the detention basin so that nuisance water (sprinkler runoff, etc.) will pass and not**

needlessly enter the detention basin. In addition, the slide gate must be galvanized.

OK

10. Regarding the raised roadway and the grading referenced in the Note 4 for Sheet 8, what additional improvements are being proposed to address the grade difference anywhere along the west side of the subdivision, in particular along the detention basin and Lot 20? The developer has indicated that the plan is to obtain permission from the adjacent landowner. The City will need to have a copy of a slope easement associated with this permission. The response provided is that the developer is in the process of purchasing the adjacent property to the west. The drawings have not been changed and Public Works cannot recommend final approval until there is a current method proposed to deal with the grade differences at this location This comment is not longer applicable since the developer has purchased the adjacent property I question.
OK
3. We know that Hooper Irrigation Company has provided comments regarding the irrigation pipeline that is proposed along the north and west sides of this subdivision. We do not see anything to indicate how the irrigators are supposed to gain access to their turnout boxes that are shown on private lots and will likely be on the opposite side of the fence from the irrigated field. This does not seem like a plan that will be acceptable to those who still run the piped irrigation ditches. The City has stated throughout the Preliminary Plat Phase that we expect to see written documentation stating that the proposed improvements are acceptable to the ditch users. This is still required. The response to this comment indicates that the developer is working on this issue with Hooper Irrigation and landowners. This will be required for Final Plat approval. The developer has indicated that this is in progress. Having written documentation from ditch users that the plans for handling irrigation ditches is still required for the Planning Commission to recommend Final Plat approval to the City Council. The City has received signed documentation from water users indicating that they have reviewed the plans and agree with the irrigation plans as shown. OK
4. New Comment: Based upon a meeting with the City, the developer, irrigators and others on May 14th, the control of irrigation water along the north side of the subdivision needs to be changed. IRRBOX#4 is still required, but will not house any of the control headgates. The west control headgate will be in IRRBOX#5 and the north control headgate will be located 10 feet into the Thompson property north of IRRBOX#4. This will allow for headgate access that does not require access through a subdivision lot. Any questions regarding this issue can be addressed by the developer or the irrigators. The plans have been updated. IRRBOX#5 is intended to be on the City's side of the fence so that access isn't needed through private property. Please modify. The written documentation noted in Comment 5 above applies to these changes as well. The location of IRRBOX#5 has been changed so that it is accessible through public property at the detention basin. OK
5. New Comment: IRRBOX#1 and IRRBOX#2 are actually drain boxes and should be labelled accordingly. OK
6. The box labelled "New Irrigation Box per Quail Cove" is shown on Sheet 19 with a note to "connect to existing" piping. The box needs to be replaced along with the piping around it. Please clarify. OK

7. **New Comment (for information only): The Morning Meadows Subdivision appears to be advancing in the approval process ahead of the Quail Cove Subdivision noted above. This may represent a delay in the construction of certain items and in the acceptance by Public Works of all subdivision improvements required for building permits. Both subdivisions are progressing. Quail Cove is ahead of Morning Meadows. Timing may still be an issue to be dealt with should it arise. OK**

Other Comments:

1. We do not see any land use separation fencing shown on the current plans. It is likely that the fencing requirements were provided by the City Council during the Preliminary Plat approval process. Contact Mike Fisher if there are any questions. **The developer has indicated that the fence has been added to the plans. We have been unable to identify the fencing on the plans. Please clarify. 6-foot vinyl fencing has been shown on all sides of the subdivision except the east side. Final fence requirements are to be recommended by the Planning Commission at the final approval stage. OK**
2. The following note was included in the Preliminary Plat review memos. We do not recall ever receiving a response:

*The City has received documentation indicating that the developer has applied to UDOT for approval for the new access onto SR_37 (4000 South) at 5350 West. A traffic study has also been submitted to UDOT with a copy to the City. Documentation indicating UDOT approval of the access and street frontage improvements is required for Final Plat approval. The developer has indicated that UDOT has given final approval. Written documentation is still required. **The developer has indicated the UDOT document was included in this submittal to the City. It is possible that the City staff did not receive this document. Apparently, it is available and will be provided to the City This comment will be addressed in the next review. This documentation from UDOT has been provided. OK***
3. Landscaping plans for the detention basin are being reviewed. Comments will be provided in a subsequent memo. Landscape plans are acceptable as submitted. OK
4. **New Comment: Please be aware that the City is now requiring that frontage along arterials such as the state highways be improved by developers to include vinyl fencing and rock mulch on weed fabric (or concrete) in the park strip. This will apply to this development as well. OK**

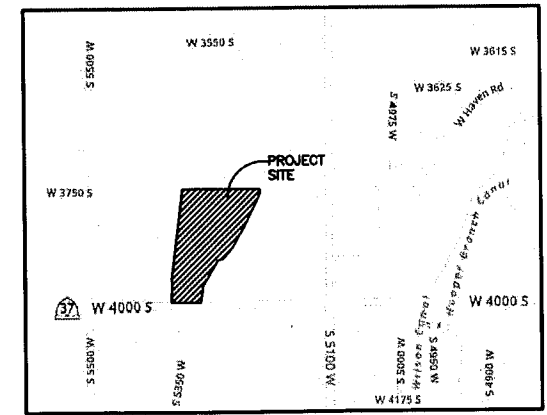
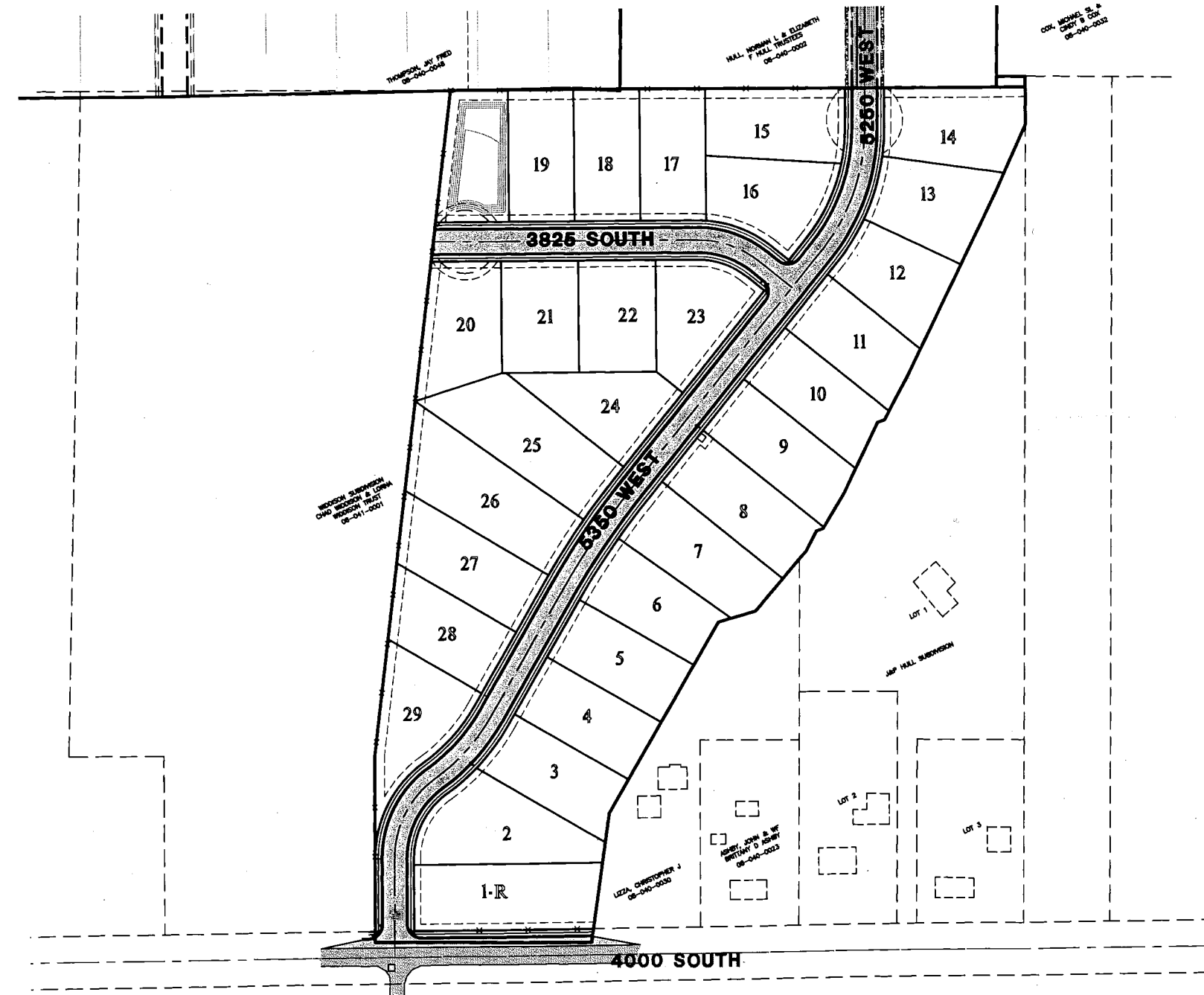
Public Works and Engineering recommend this subdivision for Final Plat approval.

Project Narrative/Notes/Revisions

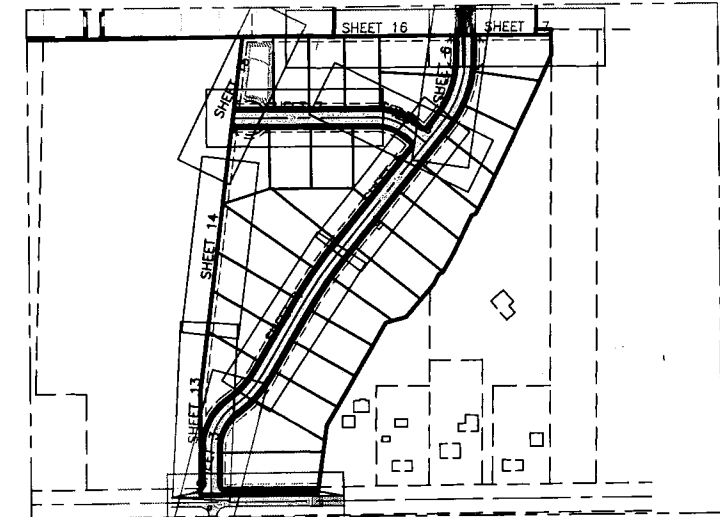
- 11/04/19 KE - COMPLETED DESIGN FOR CLIENT & CITY REVIEW
- 12/19/19 KE - UDOT COMMENTS
- 01/06/20 KE - COMMENTS FROM TAYLOR WEST WEBER WATER
- 02/05/20 KE - FIRE HYDRANT UPDATE
- 02/05/20 NF - REVISED IRRIGATION PER COMMENTS.
- 03/03/20 NF - REVISED DRAINAGE ALONG 4000 S. PER UDOT COMMENTS.
- 03/13/20 NF - RELOCATED IRRIGATION TO NEIGHBORING PROPERTY.
- 03/24/20 KE - CITY COMMENTS DATED 3/19/20.
- 05/26/20 KE - CITY COMMENTS DATED 5/15/20.
- 07/29/20 NF - REVISED WATER CONNECTION TO EXISTING.

Morning Meadows Subdivision Improvement Plans

HOOPER CITY, WEBER COUNTY, UTAH
JANUARY 2020



Vicinity Map
NOT TO SCALE



Sheet Index Key Map
NOT TO SCALE

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - 5350 West 0+00.00 - 4+50.00
- Sheet 4 - 5350 West 4+50.00 - 9+30.00
- Sheet 5 - 5350 West 9+30.00 - 14+10.00
- Sheet 6 - 5350 West 14+10.00 - 16+45.10
- Sheet 7 - 3825 South 17+00.00 - 21+50.00
- Sheet 8 - 3825 South 21+50.00 - 23+20.00
- Sheet 9 - 4000 South 24+00.00 - 28+50.00
- Sheet 10 - Grading & Drainage Plan
- Sheet 10.1 - Storm Drain Outfall
- Sheet 11 - Utility Plan
- Sheet 12 - Details
- Sheet 12.1 - Details
- Sheet 13 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 14 - Storm Water Pollution Prevention Plan Details
- Sheet 15 - Irrigation 4+75.00 - 9+50.00
- Sheet 16 - Irrigation 9+50.00 - 14+30.00
- Sheet 17 - Irrigation 14+30.00 - 19+00.00
- Sheet 18 - Irrigation 19+00.00 - 23+50.00
- Sheet 19 - Irrigation 23+50.00 - 27+18.00
- Sheet L1 - Detention Basin Design
- Sheet L2 - Irrigation Details
- Sheet L3 - Irrigation Details



Engineer's Notice To Contractors

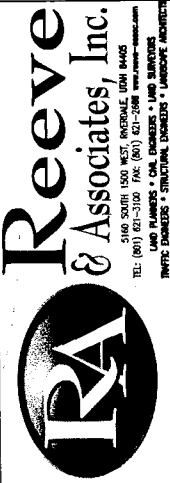
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Brad Beus
5666 West 4000 South
Hooper City, UT, 84315
PH: (801) 668-2723

Project Contact:

Project Manager: Nate Reeve
Project Engineer: Jeremy Draper



REVISIONS
DATE DESCRIPTION

Morning Meadows Subdivision
PART OF THE SE 1/4 OF SECTION 6, T.5N., R.2W., S.1B. & M., U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH

Cover/Index Sheet

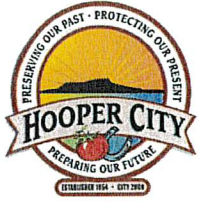


Project Info.

Engineer: J. DRAPER
Drafter: K. EAVES
Begin Date: 10/14/2019
Name: MORNING MEADOWS SUBDIVISION
Number: 5497-03

Sheet 19
1

Sept. 14th 2020



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: hoopercity@hotmail.com Website: hoopercity.com

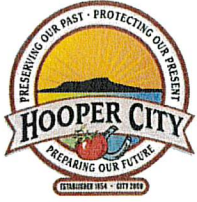
Memo

To: Jay Stocking, Sierra Homes
From: Hooper City Staff
CC: Mayor Fowers, Jared Hancock, Tracy Allen
Date: October 29, 2020
Re: Country View Estates Phase 2 – Final Plat Review

The City Staff has completed its third review of the Country View Estates Subdivision, Phase 2. The purpose of this subdivision is to create twenty-one (21) patio homes in the second phase of this development on approximately 4.4 acres. The proposed Phase 2 conforms with the phasing plan approved during the Preliminary Plat approval process completed in 2016. This property is zoned High Density Residential – Patio Zone. Comments from the previous reviews are included below. Comments from this review are shown in **red text**.

Plat

1. The plat boundary closes and matches the written boundary description. **OK**
2. There is no line data tabulated for Lines L43 to L83. **Updated - OK**
3. We would prefer not to use the term "P.R.U.D." in the subdivision name. While this is the nature of this development, the High Density Residential – Patio Zone and the High Density PUD Zone in Hooper are distinct and have separate zoning requirements. The name on the plat as currently shown may cause confusion regarding the zoning requirements for this patio home neighborhood. (The Surveyor's Certificate and the Owners Dedication refer the plat as simply "Country View Estates Phase 2." **Updated - OK**
4. The Owners Dedication must indicate that dedication is "to Hooper City" for public spaces. **Updated - OK**



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: hoopercity@hotmail.com Website: hoopercity.com

5. The Owners Dedication refers to Parcels A & B to be dedicated to the Home Owners Association. We don't see those parcels identified on the plat and assume that all property that is not a "building pad" or public street is owned and maintained by the HOA.

Updated - OK

6. Signature blocks for Hooper Water Improvement District and Hooper Irrigation Company are required on the plat. The signature block for the Hooper City Council is not required.

OK

7. Street names are required on the plat as follows: **OK**

East-West street – 5600 South

Western small cul-de-sac – 5675 West

8. Please update the date on the plat. **OK**

9. Addresses for Lots 29 to 32 need to change from "W" to "S." **OK**

10. Address for Lot 27 should be 5662 S. Address for Lot 28 should be 5674 S. **The address for Lot 27 says "5562" instead of "5662". Updated - OK**

Improvement Plans

Sheet 6

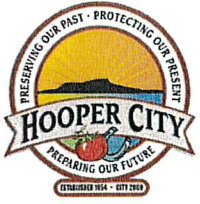
1. Update the drawing title with the street name. **OK**

2. Move the streetlight to the opposite side of the cul-de-sac to reduce congestion where it is currently shown. **OK**

3. There must be 10 feet of separation between sewer and water services for Lot 31. **OK**

4. Show the proposed service lateral locations all the way to Lots 27 and 28. **This comment was intended to refer to Lots 29 and 30. There still appears to be on too few sewer laterals shown. Please clarify. Updated - OK**

5. The sewer lateral for Lot 33 is shown connected to the waterline. **OK**



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: hoopercity@hotmail.com Website: hoopercity.com

6. In the profile view, show the road profile all the way to the end of the cul-de-sac.

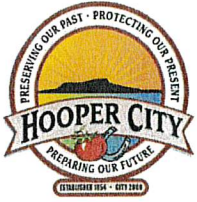
OK

Sheet 7

1. Update the drawing title with the street name. OK
2. There are three locations on this sheet in Phase 2 where the culinary and secondary water lines are shown passing each other in the same location. Regardless of what those water entities have required in their reviews, Public Works will not permit this. OK

Sheet 9

1. What is intended for grading in the southwest corner of the subdivision in the area identified as "common area" where the retaining walls abruptly? This area has been included in the Development Agreement as a location for a tot lot and must function as such. The response from the developer states that **"the grading shown in the southwest corner of the subdivision is the existing grade of the site. The tot lot will be installed in a manner that will make it functional and this area will be leveled for that installation."** In order for Public Works to see how that transition to this lower area is planned from Lot 33 (where the Finish Floor Elevation is 7 feet higher than the existing grade and the Top of Concrete at the end of the driveway is 5 feet higher than existing grade) and from Lot 32 (where the Finish Floor Elevation is 5 feet higher than the existing grade), more grading detail is required. How are the adjacent properties on the south and west being considered beyond the end of the retaining walls as the transition to the existing grade in this area is made? **Additional retaining wall has been added - OK**
2. The irrigation piping along the north side of Lots 27, 28 and 29 (currently identified as SD) was installed as a 24" RCP and not 18" RCP as shown. The 24" RCP will connect to an existing 18" pipe in the northwest corner near Lot 29. A transition box will be required. The elevation of the top of the box must be at least as high as the upstream manhole installed near Lot 20. **The pipeline has been updated and the transition box has been added.. The elevation of the upstream manhole has not been shown and will be the developer's responsibility to verify before the transition box is installed. OK**
3. The 24" irrigation pipeline is privately maintained, but no easement is shown on the plat. Please clarify. **A private irrigation easement has been added to the plat. OK**



Hooper City Inc.

5580 West 4600 South

Hooper, UT 84315

Phone: (801) 732-1064 Fax: (801) 732-0598

Email: hoopercity@hotmail.com Website: hoopercity.com

Outside Entity Reviews

Hooper City has received copies of utility company and other agency review letters as follows:

Hooper Water Improvement District

A final approval letter has been provided from Hooper Water Improvement District. OK

Weber Fire District

Final approval has been provided by the Fire Marshal. OK

Hooper Irrigation Company

A Final Will Serve letter has been provided by Hooper Irrigation Company. OK

Rocky Mountain Power

A "will serve" letter has been provided. OK

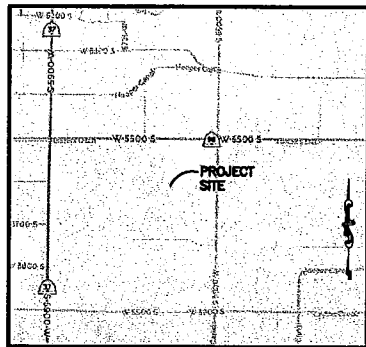
Dominion Energy

A "will serve" letter has been provided. OK

The City Staff is now able to recommend Final Plat approval of this subdivision.

COUNTRY VIEW ESTATES PHASE 2

PART OF THE SW 1/4 OF SECTION 18, T.5N., R.2W., S.L.B. & M., U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH
OCTOBER, 2020



Vicinity Map

SCALE: NONE

Developer:
Sierra Homes
Jay Stacking
470 N 2450 W
Tremonton, UT, 84337

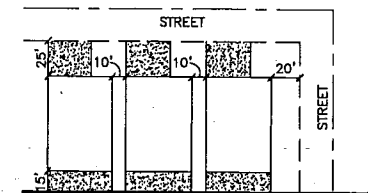
DESIGN SPECS.
TOTAL AREA- 4.42 ACRES
R.O.W.- 0.66 ACRES
BUILDING PADS- 1.45 ACRES
COMMON AREA- 2.28- 53.3%

BOUNDARY DESCRIPTION

PART OF THE SOUTH QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF PHASE 1 COUNTRY VIEW ESTATES, SAID POINT BEING N00°11'07"E 842.76 FEET, TO THE CENTER LINE OF 5500 SOUTH STREET N89°24'43"W 901.17 FEET ALONG THE CENTER LINE AND S00°35'17"W 305.36 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE ALONG THE WESTERLY LINE OF PHASE 1 COUNTRY VIEW ESTATES THE FOLLOWING FIVE (5) COURSES; (1) S00°00'06"W 141.67 FEET; (2) S89°55'08"E 309.95 FEET; (3) S00°04'52"W 97.00 FEET; (4) S01°45'34"E 60.03 FEET; (5) S00°04'52"W 107.00 FEET; THENCE N89°55'08"E 682.95 FEET; THENCE N00°04'52"E 66.00 FEET; THENCE S89°55'08"E 116.72 FEET; THENCE N00°48'57"E 339.35 FEET; THENCE S89°59'54"E 249.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 192179 SQUARE FEET OR 4.412 ACRES



TYPICAL BUILDING SETBACKS

25' FRONT ON ARTERIAL, COLLECTOR, LOCAL AND PRIVATE STREET
15' FRONT (ALLEY ACCESS/SIDE LOAD GARAGE)
20' SIDE ON LOCAL STREET
15' REAR

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER REFERENCE MONUMENT OF SECTION 18, AND THE CENTER QUARTER CORNER REFERENCE MONUMENT OF SECTION 18, SHOWN HEREON AS N00°41'07"E

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C2	50.00'	79.18'	71.16'	50.65'	S44°33'06"E	90°44'05"
C3	20.00'	48.50'	37.46'	53.39'	S20°27'12"E	138°55'52"
C4	50.00'	219.05'	100.41'	122.96'	S65°09'10"E	228°11'48"
C5	5.00'	7.90'	7.10'	5.05'	S44°27'14"E	90°32'22"
C6	5.00'	7.81'	7.04'	4.95'	S45°32'48"W	89°27'58"
C7	5.00'	7.90'	7.10'	5.05'	S44°27'14"E	90°32'22"
C8	5.00'	7.81'	7.04'	4.95'	N45°32'48"E	89°27'58"
C9	55.00'	4.17'	4.17'	2.08'	N02°59'08"E	4°20'24"
C10	55.00'	49.46'	47.81'	26.55'	N30°44'37"E	51°31'45"
C11	55.00'	28.13'	27.83'	14.38'	N71°09'45"E	29°18'31"
C12	55.00'	33.34'	32.84'	17.20'	S78°48'54"E	34°44'09"
C13	55.00'	8.65'	8.61'	4.33'	S45°56'56"E	9°00'27"
C14	55.00'	28.22'	25.97'	13.36'	S36°46'53"E	27°18'58"
C15	55.00'	69.25'	64.76'	40.06'	S12°56'40"W	72°08'08"
C16	80.00'	11.89'	11.88'	5.96'	S03°28'30"E	8°30'54"
C17	80.00'	20.86'	20.80'	10.49'	S16°10'13"E	14°56'33"
C18	80.00'	30.31'	30.12'	15.34'	S33°29'38"E	21°42'16"
C19	80.00'	28.22'	28.08'	14.28'	S54°27'07"E	20°12'44"
C20	80.00'	18.45'	18.31'	9.52'	S71°20'46"E	13°34'33"
C21	80.00'	18.45'	18.43'	8.26'	S84°01'35"E	11°47'06"
C22	80.00'	7.85'	7.07'	5.00'	N45°04'52"E	90°
C23	5.00'	7.85'	7.07'	5.00'	S44°55'08"E	90°
C24	10.00'	6.65'	6.53'	3.45'	S19°16'52"W	38°06'11"
C25	10.00'	6.65'	6.53'	3.45'	S19°16'52"W	38°06'11"
C26	10.00'	6.65'	6.53'	3.45'	S19°16'52"W	38°06'11"

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION WITH THE DESCRIBED PROPERTY. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". BOUNDARY WAS DETERMINED BY RETRACING A RECORD OF SURVEY, FILE # 4399 IN THE OFFICE OF THE WEBER COUNTY SURVEYOR.

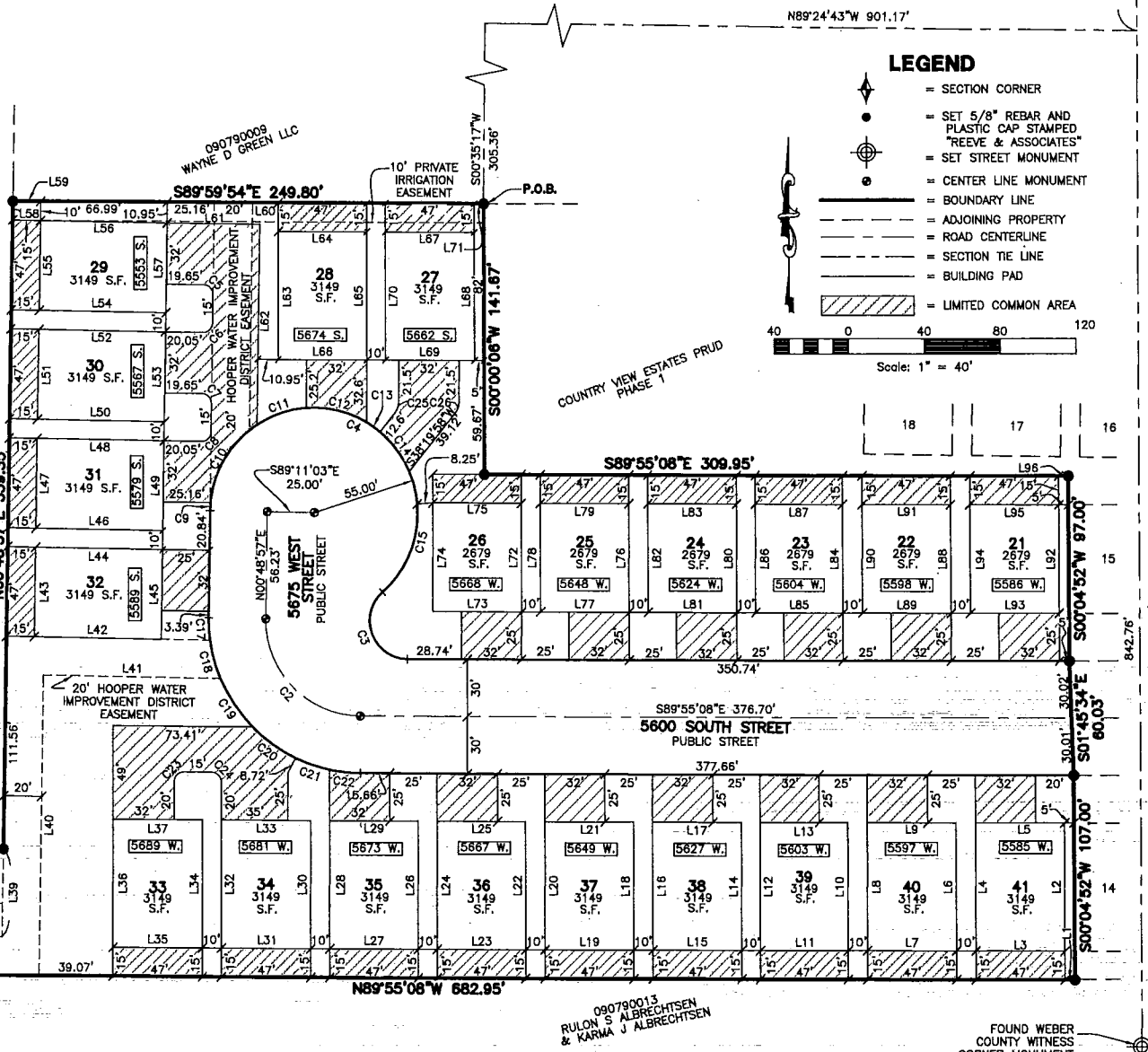
NOTES

- MANY AREAS IN HOOPER HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY HOOPER CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS OR THAT SOILS ARE SUITABLE FOR CONSTRUCTION. SOLUTION OF WATER OR SOIL PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- ALL BUILDING PADS ARE PERPENDICULAR TO BOUNDARY LINES, UNLESS OTHERWISE NOTED.

LEGEND

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- SET STREET MONUMENT
- CENTER LINE MONUMENT
- BOUNDARY LINE
- ADJOINING PROPERTY
- ROAD CENTERLINE
- SECTION TIE LINE
- BUILDING PAD
- LIMITED COMMON AREA

Scale: 1" = 40'



SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF COUNTRY VIEW ESTATES PHASE 2 IN HOOPER CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF HOOPER CITY, WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____ 20__

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO PRIVATE UNITS AND PUBLIC STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT COUNTRY VIEW ESTATES PHASE 2, AND DO HEREBY DEDICATE TO HOOPER CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREIN AS PUBLIC UTILITY, STORM WATER DETENTION POND, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALL AREAS NOT DEFINED AS PUBLIC ROAD AND BUILDING PADS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

SIGNED THIS _____ DAY OF _____ 20__

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ }
ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DO ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ }
ON THE _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME _____ THAT THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

HOOPER IRRIGATION COMPANY

APPROVED THIS _____ DAY OF _____, 20__, BY THE HOOPER IRRIGATION COMPANY.

HOOPER IRRIGATION COMPANY

HOOPER WATER IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 20__, BY THE HOOPER WATER IMPROVEMENT DISTRICT.

HOOPER WATER IMPROVEMENT DISTRICT

HOOPER CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

DATE

HOOPER CITY ENGINEER

HOOPER CITY MAYOR

PRESENTED TO THE HOOPER CITY MAYOR THIS _____ DAY OF _____, 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

HOOPER CITY MAYOR

HOOPER CITY RECORDER

HOOPER CITY ATTORNEY

APPROVE AS TO FORM BY THE HOOPER CITY ATTORNEY THIS _____ DAY OF _____, 20__

Webb County Recorder

Entry No. _____ Fee Paid _____

And Recorded, _____

At _____ In Book _____

Of The Official Records, Page _____

Recorded For: _____

Webb County Recorder

Deputy.