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2 City of Washington Terrace

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5 Minutes of a Regular City Council meeting 6 Held on January 6, 2026

7 City Hall, 5249 South 400 East, Washington Terrace City, Utah

8 **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT**

9 Mayor Mark C. Allen
10 Council Member Anna Davidson
11 Council Member Zunayid Z. Zishan
12 Council Member Cheryl Parkinson
13 Council Member Jeff West
14 Council Member Michael Thomas
15 Finance Director Shari' Garrett
16 City Recorder Amy Rodriguez
17 City Manager Tom Hanson

18 **OTHERS PRESENT:**

19 Gary Keddington, from the Independent Auditing Firm of Keddington & Christensen

20 **1. WORK SESSION :**

21 **5:00 P.M.**

22 **Topics to include; but are not limited to:**

23 **• ANNUAL FINANCIAL & INDEPENDENT AUDITOR'S REPORT**

24 Keddington discussed the responsibilities of the auditor's and the responsibilities of management and
25 Council. He stated that the Council is "where the buck stops". Keddington stated that the Council should be
26 tracking where the funds are being spent. He stated that we have to be transparent with citizen's money. He
27 stated that internal controls, staying in compliance with regulations, and staying within budget are the city's
28 responsibility. He stated that his responsibility is to audit the financial statements. He stated that in addition
29 to financial statements, they audit internal controls. He stated that there are opportunities to commit fraud if
30 there are not good internal controls in place. He stated that he would report weaknesses in internal controls
31 to Council if any were found.

32 Keddington stated that he checks compliance with state and federal regulations. He stated that there may be
33 a financial affect to the city for non-compliance. He stated that they check for state law compliance. The
34 auditors check for fraudulent activity.

35 Keddington reported to Council as to what was found. He stated that there were no accounting issues, internal
36 controls were properly designed and implemented, and there were no findings in state and federal
37 regulations. He stated that the audit is a "Clean Audit".

38 Keddington stated that the financial statements were presented in conformity with accounting principles. He
39 stated that they didn't find any gaps that they could see in internal controls. Keddington stated that Council
40 gives him full access to all employees and documents. He stated that the city team is very proactive in giving
41 the information in a timely manner.

42 CC Minutes 01-06-26

46 Council Member Parkinson stated that she appreciates that staff is responsive in answering the “why” and
47 “where funds are going” for Council. She stated that she appreciates that Council can clarify situations and
48 it is not taken as a threat. Keddington stated that Council should always ask if they are uncertain about
49 situations.

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51 Keddington cautioned Council not to get comfortable, stating that they always need to make sure that they
52 are doing what they are supposed to do in safeguarding the citizen’s money.
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54 Garrett stated that we are required to do the Audit Assessment every year. She stated that we do not do an
55 audit committee and noted that they can use this opportunity to have direct communication with the auditor
56 in lieu of a committee. Council Member Parkinson asked how electronic purchases are audited. Hanson
57 stated that we still use paper receipts for every transaction that are funneled into the Accounts Payable for
58 reconciliation. Hanson explained the check roster and accounts payable processes. Garrett stated that there
59 are higher level controls and scrutiny on credit card purchases than regular invoices/checks.
60 Garrett stated that we do not make electronic payments through our Accounts Payable. She stated that there
61 are limited vendors, like bond payments, that have ACH withdrawals for limited reasons.
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7. CITIZEN COMMENTS

Jill Smith stated that she is concerned about parking in the Terrace Pines HOA. She stated that HOA's cannot enforce parking on city streets. She stated that there are people parking along the street. She would like to see if the street can be redlined. She stated that the parking has created an unmarked one-way street. She stated that the vehicles are not put in their driveways, creating a one-way street. She stated that she has spoken with the Fire Department, Public Works, and Code Enforcement concerning the issue and has not heard back from anyone concerning parking enforcement. She stated that they are unable to get deliveries at times. She stated that there is no place for delivery trucks to pull over. The area of concern is 475 West between 4800 South and 4900 South. She stated that people are parking on 475 West. She stated that it is not only people on her street, but residents on the east side of the street as well who are impacting the trash and snow removal.

8. NEW BUSINESS

8.1 PRESENTATION/DISCUSSION: INDEPENDENT AUDITOR'S REPORT

The City's independent financial auditor, Gary Keddington from Keddington & Christensen, presented the scope and outcomes of the annual financial audit for fiscal year ended June 30, 2025.

Lead Auditor Keddington stated that the audit takes a lot of time and noted that management and the team have been exceptional in providing the information requested in a timely manner. He stated that there were no findings on accounting standards, internal controls, and state and federal requirement compliance. He stated that the financial statements are in conformity with accounting principles.

Keddington stated that there were no weaknesses found. Keddington stated that it was a clean audit. The audit is available for viewing on the city website.

8.2 ANNUAL TRAINING: OPEN MEETINGS ACT, DISCRIMINATION AND SEXUAL HARASSMENT, ETHICAL BEHAVIOR TRAINING

City Attorney Bill Morris presented the annual mandatory training to the Council.

8.3 PRESENTATION/MOTION: APPROVAL OF THE RECREATION, ARTS, MUSEUM, AND PARKS (R.A.M.P) GRANT APPLICATION FOR 2026

Grava stated that the application is for the Phase 4 of Pickleball Plaza, which will closeout the project. He stated that the city is planning to match 50 percent of the project. He stated that 50 percent match will allow us the maximum points for the project. He stated that the project will include trees, shrubbery, a dog park, and a gathering area. He stated that there are some residual funds from Phase three that will be used for the match. He stated that the total project cost is estimated at \$460,320. Grava stated that the City will apply for \$191,800 from RAMP, and the City match will be \$191,800. Grava highlighted the projections for ongoing costs for the project as outlined in his staff report.

Mayor Allen stated that he appreciated the letters of support for the project from neighboring communities.

Motion by Council Member West

Seconded by Council Member Thomas

To approve the RAMP grant application for 2026

Approved unanimously (5-0)

8.4 DISCUSSION/ACTION: CONSIDERATION OF ENTERING INTERLOCAL AGREEMENT WITH OGDEN VALLEY CITY FOR COURT CONSOLIDATION

182 Hanson stated that the city is considering entering into an interlocal agreement to provide court services to
183 the new city Ogden Valley City. Hanson stated that the city currently has this agreement with Marriot-
184 Slaterville. Hanson stated that we would be working with the state to direct citations and other
185 communications to come to Washington Terrace City. Hanson stated that we may be looking at 37 cases per
186 month. He stated that we feel that this is a level of service that we can handle within our current capacity.
187 Hanson stated that an analysis will be conducted to determine revenue and costs associated with taking on
188 the third court.

189 Hanson is asking for direction from Council to pursue this option. The interlocal agreement would be brought
190 before Council at a later date. Hanson stated that he and Songer met with the Mayor of Ogden Valley City
191 to discuss our processes. Council Member Parkinson stated her concern was about the workload. She would
192 like to see what a typical workload is and how this venture could impact the workload.

Motion by Council Member Parkinson,

Seconded by Council Member West

**To Consider entering an interlocal with Ogden Valley City with
Ogden Valley Court as explained
Approved unanimously (5-0)**

8.5 DISCUSSION/MOTION: APPROVAL OF THE CONSOLIDATED PLAN-CAPITAL INVESTMENT PLAN PROJECT PRIORITIZATION

203 Rodriguez stated that the City is in the process of applying for a CDBG grant and the project chosen from
204 the Capital Investment Plan for Project Priorities is the 500 West Trenchless Sewer Rehabilitation Project.
205 Rodriguez explained that this project is considered city wide. She stated that she received notification that
206 our city-wide survey results show that we are eligible to apply for the grant. She thanked all those who
207 helped with the survey.

208 Rodriguez stated that the project has been in the City's CIP manual and has been on the CDBG Project
209 Priorities list for several years. Rodriguez explained that inspections and monitoring of the main sewer line
210 has been showing continued deterioration impeding the natural flow of sewage. Rodriguez stated that there
211 are some areas that show tree root infiltration, which designates that area as high priority. The pipe line will
212 be rehabilitated with insuit lining. Rodriguez stated that the engineer's estimates is \$350, 866. The city match
213 will be 38.5 percent of the project cost, which is \$135,091. Rodriguez stated that the city will go out to bid
214 on the project once funding is determined.

215 She stated that the project priorities list helps us plan for upcoming CDBG projects.

Motion by Council Member Thomas

Seconded by Council Member Parkinson

**To approve the Capital Investment Plan Project Prioritization
Approved unanimously (5-0)**

8.6 DISCUSSION/DIRECTION: TERMINATION OF TRANSFER STATION SERVICES WITH WEBER COUNTY EFFECTIVE JUNE 30,2026

225 Hanson stated that there will be some challenges coming up with Ogden Transfer Station, which is a
226 private company, going up against Weber County Transfer Station for services.

227 Mayor Allen explained the challenges that are occurring, stating that the Ogden Transfer Station is
CC Minutes 01-06-26

228 offering a \$2.00 discount and is taking away a lot of the tonnage from Weber County Transfer Station. He
229 stated that the County will be terminating their contract with Republic Services, with some stipulations. He
230 stated that the county will break even if 80 percent of the cities continue their services with Weber County
231 Transfer Station. Mayor Allen stated that WACOG is trying to get all the cities on board. He stated that
232 the cities need to decide what to do to keep the contract with the County without taking any services away.
233 Mayor Allen stated that they cannot keep up with the Ogden Transfer Station without taking personal
234 services away. He stated that if the County goes out of service, the Ogden Transfer Station could have a
235 monopoly and charge any pricing amount next year without competition.

236 Hanson stated that an important component of this is to protect our level of service. Hanson stated that the
237 Mayors are part of the committee. He stated that we need to protect our level of service. Mayor Allen
238 stated that the Mayors and the subcommittee may meet next week and determine what services may have
239 to be taken away to help costs. He stated that the County will put some numbers together and have the
240 cities go back to their Councils to see what services they are willing to give up/raise tonnage prices.

241 Council Member Parkinson noted that our Council passed a resolution to support Weber County Transfer
242 Station.

243 244 **8.7 MOTION: NOMINATION AND ELECTION OF MAYOR PRO TEMPORE**

245 Mayor Allen stated that after each election, the Council nominates and elects Mayor Pro Tempore to serve
246 as Mayor if he is unable to perform his duties. The current Mayor Pro Tempore is Council Member West.
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248 **Motion by Council Member Parkinson**
249 **Seconded by Council Member Zishan**
250 **To nominate and elect Council Member**
251 **To serve as Mayor Pro Tempore**
252 **Approved unanimously (5-0)**

253 9. **COUNCIL COMMUNICATION WITH STAFF**

254 Council Member Zishan asked if any private equity firms are buying homes/ neighborhoods in the city.
255 Hanson stated that we have a lot of out of state landlords buying homes, but he doesn't see any significant
256 evidence of large equity firms buying property. He explained his reasoning for his question, stating that
257 large firms are buying neighborhoods and pricing people out of the market. He would like to be informed
258 if there is evidence that this is happening. Hanson stated that we haven't seen any mass purchasing.
259 Hanson stated that there are a lot of challenges with maintenance with absentee or out of town landlords.
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261 Council Member Parkinson thanked Public Works snowplow team for keeping the streets clean.
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263 10. **ADMINISTRATION REPORTS**

264 There were no reports.

265 11. **UPCOMING EVENTS**

266 January 19th- City Offices Closed for the Martin Luther King Jr. Holiday

267 January 20th: Work Session (5:00 p.m.) and Council Meeting (6:00 p.m.)

268 January 29th : Planning Commission (Tentative)

269 February 3rd : Work Session (5:00 p.m.) and Council Meeting (6:00 p.m.)

270 February 16th City Offices closed for President's Day

275 February 17th: Work Session (5:00 p.m.) and Council Meeting (6:00p.m.)
276 February 26th : Planning Commission (Tentative)
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278 **12. ADJOURN THE MEETING**

280 **Motion by Council Member Thomas**
281 **To adjourn the meeting**
282 **Mayor Allen Adjourned the meeting at 8:10 p.m.**
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286 **Date Approved**

City Recorder