



Regular City Council Meeting

Tuesday, May 19, 2026

5249 South 400 East

Washington Terrace, UT 84405

801.393.8681

www.washingtonterrace.gov

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1. WORK SESSION 5:00 P.M.

1.1 PRESENTATION/DISCUSSION: FY 2026-27 TENTATIVE BUDGET AND FY 2028-31 BUDGET PLAN

A presentation of the FY 2026-27 Tentative Budget and FY 2028-2031 Budget Plan. Topics to include but are not limited to: Water, Sewer, Stormwater, and Refuse Services: major budget priorities, revenue & expense estimates, proposed changes to utility user fees, update on refuse services contract, and update on City Alert system.

2. ROLL CALL 6:00 P.M.

3. PLEDGE OF ALLEGIANCE

4. WELCOME

5. CONSENT ITEMS

5.1 APPROVAL OF AGENDA AND MAY 5, 2026, COUNCIL MEETING MINUTES

Any point of order or issue regarding items on the agenda or the order of the agenda needs to be addressed here prior to the approval of the agenda. Minutes approved in open meeting become the official record

6. CITIZEN COMMENTS

This is an opportunity to address the Council regarding your concerns or ideas that are not on the agenda as part of a public hearing. Please limit your comments to no more than 3 minutes. "Washington Terrace City is committed to civility. We strive to act and speak with dignity, courtesy, and respect at all times. All are asked to join us, and act and speak accordingly."

7. RECURRING BUSINESS

Recurring Business are agenda items that have previously been brought to Council for discussion

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 801-395-8283.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and sent to the *Standard Examiner* at least 24 hours prior to the meeting. Amy Rodriguez, City Recorder.

7.1 MOTION/RESOLUTION 26-05: RESOLUTION ENTERING INTO A INTERLOCAL AGREEMENT WITH WEBER COUNTY FOR R.A.M.P GRANT FUNDING

The City applied for, and received, a RAMP Grant for the Rohmer Park Pickleball Plaza-Phase 4 project. The Resolution approves the Interlocal agreement accepting the \$191,800 in grant monies and terms of the grant.

7.2 MOTION/RESOLUTION 26-03: TO AMEND BUILDING PERMIT INSPECTION FEES

A service-cost analysis for building permit inspection services was conducted to evaluate the City cost associated with processing and inspecting over-the-counter permits

7.3 PRESENTATION: PROPOSED PROPERTY TAX IMPACT SCHEDULE

The Fiscal Year 2026-27 Tentative budget will be presented with a proposed tax rate increase. A Property Tax Impact Schedule will be presented and made available to the public

8. SPECIAL ORDER

Special orders will proceed as follows: Chair introduction of item, staff/applicant presentation, questions by Council, Chair opens public hearing, citizen input; Chair closes public hearing, then Council final discussion.

8.1 PUBLIC HEARING: FISCAL YEAR 2026-27 TENTATIVE BUDGET AND FISCAL YEARS 2028-31 BUDGET PLAN

To receive and consider comment on the City's proposed tentative budget for Fiscal Year 2026-27 and Fiscal Years 2028-31 Budget Plan. The Tentative Budget will be presented with a proposed tax revenue increase. A Property tax impact schedule will be presented and made available to the public.

8.2 PUBLIC HEARING: ENTERPRISE UTILITY FUND TRANSFER

To receive and consider comment on the City's practice of not charging itself for culinary water, sanitary sewer, storm water, and refuse fees that are used in the delivery of City operated services.

9. NEW BUSINESS

9.1 DISCUSSION: DISCUSSION REGARDING THE WEBER COUNTY TRANSFER STATION

Discussion to determine the future use of the Weber County Transfer Station for the city refuse tipping location.

10. COUNCIL COMMUNICATION WITH STAFF

This is a discussion item only. No final action will be taken.

11. ADMINISTRATION REPORTS

This is an opportunity for staff to address the Council pertaining to administrative items.

12. UPCOMING EVENTS

May 25th : City Offices closed in observance of Memorial Day

May 28th: Planning Commission Meeting 6:00 p.m.

June 2nd: City Council Work Session (5:00 p.m.) City Council Meeting (6:00 p.m.)

June 12-13th: Terrace Days!!!

June 16th: City Council Meeting (6:00 p.m.)

June 19th: City Offices closed in observance of National Freedom Day (Juneteenth)

June 25th Planning Commission Meeting (tentative)

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 801-395-8283.

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13. **ADJOURN THE MEETING**

14. **REDEVELOPMENT AGENCY MEETING (Immediately following the Council Meeting)**

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City of Washington Terrace

Minutes of a Regular City Council meeting

Held on May 5, 2026

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

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT

Mayor Mark C. Allen

Council Member Anna Davidson

Council Member Zunayid Z. Zishan

Council Member Cheryl Parkinson

Council Member Jeff West

Council Member Michael Thomas

Finance Director Shari' Garrett

City Recorder Amy Rodriguez

City Manager Tom Hanson

OTHERS PRESENT:

1. WORK SESSION

5:00 P.M.

1.1 PRESENTATION/DISCUSSION: FY 2026-27 TENTATIVE BUDGET AND FY 2028-31 BUDGET PLAN

A presentation of the FY 2026-27 Tentative Budget and FY 2028-2031 Budget Plan. Topics to include, but not limited to: Governmental Services (tax supported services, non-utility services); Major Budget Priorities, Revenue and Expenditure estimates and consolidated fee schedule.

Mayor and Council discussed Grand Marshal candidates for this year's Terrace Days. They decided to keep the mustang as the vehicle for the Marshal.

Garrett outlined the budget timeline.

Governmental Service (SWOT)

Strength

Garrett reviewed the strengths of governmental services

She stated that solid financial planning is one of our strongest strengths. She stated that Council agreeing to capital plans is shaping the future of the service.

Garrett stated that we have low and declining debt to governmental services. She stated that the debt incurred will be maturing this year. We will not have debt moving forward.

Garrett stated that we have a moderate tax level within Weber County.

Weakness

Garrett stated that our low growth is a weakness for the city. She stated that new and ongoing costs are weaknesses because we do not have the growth to make new costs sustainable. Garrett stated that levels of service are a weakness because of our low growth. She stated that the strain can be higher than our city can handle. She stated that is why we are looking at Truth in Taxation this year for law enforcement services.

47 Garrett stated that there are several measures of growth. She stated that growth affects property tax
48 revenue, which is our second largest revenue source to support governmental services.
49 Garrett stated that the last time the city went through Truth-in-Taxation was in 2021. She stated that it was
50 used for street capital maintenance and operations. She stated that operations demands have chipped away
51 at the tax increase revenue.

52 Garrett stated that we receive new growth amounts from property taxes without having to go through
53 Truth-in-Taxation. She stated that we have very little to work with when we talk about new things, or
54 higher levels of service. She stated that there must be an offset. She stated that we have to reduce
55 something or raise property tax.

56 Garrett stated that not all development projects are the same. She stated that some developments bring in a
57 value that may not outweigh the costs to the city and community.

58
59 Garrett stated that there is a \$324,000 increase to governmental revenue services in the tentative budget.
60 She stated that the budget proposes that taxes will generate \$98,000 through T-n-T. She stated that the
61 matured RDA investment will be coming back into the city, generating \$100,000. She stated that there is a
62 .001 increase in growth, generating \$13,000. She noted that court fines, licenses, and permits will
63 contribute to the revenue increase. Garrett stated that without the revenue generated by the RDA
64 investment the City would most likely be doubling the T-n-T amount needed to cover ongoing costs.

65
66 Garrett stated that she completed a subjective exercise that could determine how much of our revenues are
67 ongoing, one-time monies, or a mix of both. Garrett stated that of the \$324,000 incoming revenue for
68 2027, \$131,492 increase could be considered one-time and \$193,250 are considered ongoing. Garrett
69 stated that one-time monies could have fluctuations. She stated that there is a structural imbalance when
70 we rely more heavily on one-time monies instead of ongoing revenue. Garrett stated that we must look at
71 the ongoing requirements to determine our challenges. Garrett stated that ongoing requirements concern
72 her the most.

73
74 Garrett explained that increasing levels of service equal increase in cost. She stated that it is a risk to
75 increase levels of service. Garrett stated that levels of service increase are not always in our control.
76 Garrett stated that we do not have a steady inflow of monies to fund capital investments. She stated that we
77 heavily rely on one-time monies for these projects and fund balances. She stated that using fund balances
78 is not a bad thing, as it may be by design. She stated that our Parks Capital Plan which was adopted by
79 Council and was built into the five-year plan. She noted that some are fully funded, some are funded up to
80 a match, and some are not funded at all.

81 82 **Opportunities**

83 Garrett stated that the city has been fortunate with grants revenue. She stated that we have collected more
84 in grant opportunities than property taxes over the past ten years.

85 Garrett stated that another opportunity we received is that the interest earnings were high. She stated that
86 they are coming down now, however, she sees them stabilizing.

87
88 Garrett stated that the addition of the Odgen Valley Court is an opportunity.

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90 Garrett stated that although we are not in control of technology costs, there are pros to increased
91 productivity and efficiency. She stated that technology helps with the city policy of innovation and
92 creativity. Garrett stated that technology has an ongoing financial cost.

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Threats

Garrett stated that grants can be considered a threat. She stated that if some grants are not collected the cost would go back onto the tax base. She stated that the economy is a threat, along with sales tax. Garrett stated that she went to a modest two percent increase projection in the tentative budget. She stated that sales tax is the largest revenue source in the general fund.

Garrett stated that wage inflation for contract services affects the city. She stated that there is a lack of consistency.

Garrett noted that there are many unfunded mandates that are coming through that are not clear-cut. She noted that public service has mandates that are outside of our control or the contractor’s control.

Garrett stated that the investment earnings declining is a threat.

General Fund Resources

Garrett stated that 79 percent of the general fund revenue comes from taxes.

Garrett stated that 52 percent of the general fund are for public safety (police, fire, building).

Garrett stated that the proposed property tax impact schedule is in the tentative budget. She stated that this amount is an estimate. She stated that the official numbers are not released by the auditor until June. She stated that this estimate will change before the final adoption of the interim budget.

Mayor Allen read an article concerning a Weber County city that will be raising their property taxes 55 percent to cover wage increases and other items. He stated that he appreciates all that Garrett does to keep the Council informed and keep up on small moderate increase and not kicking the can down the road.

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MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT

Mayor Mark C. Allen
Council Member Anna Davidson
Council Member Zunayid Z. Zishan
Council Member Cheryl Parkinson
Council Member Jeff West
Council Member Michael Thomas
Finance Director Shari' Garrett
City Recorder Amy Rodriguez
City Manager Tom Hanson
Weber County Sheriff Lt. Sean Endsley

OTHERS PRESENT:

2. ROLL CALL 6:00 P.M.

3. PLEDGE OF ALLEGIANCE

4. WELCOME

Mayor Allen wanted to take some time to acknowledge that Scott Monsen passed away last week. Mayor Allen stated that Scott served on the city council for over twelve years. He stated that Scott was very active with scouting. He stated that his funeral is on May 7th. Mayor Allen wanted to express condolences to his family. Mayor Allen stated that he was a good friend and will be missed.

5. CONSENT ITEMS

5.1 APPROVAL OF AGENDA AND APRIL 21, 2026, COUNCIL MEETING MINUTES

Item 7.4 has been removed from the agenda and will be brought back at a later meeting.
Item 5.1 was approved by general consent.

6. CITIZEN COMMENTS

There were no citizen comments.

7. NEW BUSINESS

7.1 PUBLIC NOTICE/STATEMENT: THE EXECUTIVE OFFICER OF WASHINGTON TERRACE CITY INTENDS TO STATE IN THE PUBLIC MEETING THAT THE TENTATIVE BUDGET PROPOSAL FOR FISCAL YEAR 2026-27 INCLUDES A PROPOSED TAX RATE INCREASE

Mayor Allen stated that City Manager Tom Hanson will state that the City intends to state that the tentative budget proposal for fiscal year 26-27 includes a proposed tax rate increase.

Hanson read the following statement for the record:

187 “In accordance with State Code 59-2-919, I am formally stating that the Tentative Budget that will be
188 presented tonight includes a proposed tax rate increase. The City is considering levying a tax rate that
189 exceeds Washington Terrace’s certified tax rate. The approximate dollar amount of this increase is
190 **\$98,100**. Based on this proposed tax rate increase, the approximate percentage increase in ad valorem tax
191 revenue is **7.3%**.
192 The Purpose of the additional ad valorem tax revenue that would be generated by the proposed tax increase
193 **is to fund contractual increases for law enforcement services entered into with Weber County**
194 **Sheriff’s Office**. It will be used for **law enforcement services**.
195 If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a
196 public hearing as required at which members of the public will have an opportunity to provide comments
197 on the proposed increase.”

199 **7.2 PRESENTATION: PROPOSED PROPERTY TAX IMPACT SCHEDULE**

200 Hanson read the Proposed Property Tax Impact Schedule, which is included at the end of the minutes of
201 the meeting. Hanson stated that the Proposed Property Tax Impact Schedule is projected onto the wall of
202 the Council Chambers. He stated that the Impact Schedule is available at the meeting, on the City Website,
203 and will be in packets and on further agendas.

204 Hanson stated that the proposed increase will be used for law enforcement services.

205

206 Council Member West stated that numbers presented are an annual number, not monthly.

207

208 **7.3 PRESENTATION/MOTION: TO ADOPT THE FISCAL YEAR 2026-27 TENTATIVE**
209 **BUDGET**

210 Hanson stated that staff has brought the tentative budget to Council for approval. He noted that staff and
211 Council have been working on the budget over the last several months. He stated that the proposed budget
212 does include a tax increase proposal, which is included as a separate document in the budget.

213 Hanson stated that the tentative budget includes the additional revenue as well as a category that describes
214 the budget that does not include the additional revenue. Hanson stated that there is a need for us to raise
215 the funds to pay for increases in the Sheriff contract.

216 Hanson stated that the tentative budget is available for review. Council Member West stated that the
217 budget is available to review and there will be a public hearing on the tentative budget on May 19, 2026.

218

219 **Motion by Council Member Thomas**

220 **Seconded by Council Member West**

221 **To adopt the Fiscal year 2026-27 Tentative Budget**

222 **Approved unanimously (5-0)**

223

224

225 **7.4 DISCUSSION/MOTION: APPROVAL OF THE MASTER DEVELOPMENT**
226 **AGREEMENT TO ALLOW FOUR ATTACHED TOWNHOME UNITS, WITH THE**
227 **EXISTING RESIDENCE TO REMAIN, AT 445 WEST 5100 SOUTH**

228 This item has been removed from the agenda and will be brought back to Council at a later meeting.

229

230 **8. COUNCIL COMMUNICATION WITH STAFF**

231

232 Council Member Zishan stated that residents have come to him to let him know that starting at 4:00 p.m.

233 until the end of the workday many cars are speeding through the road around 4700 South 250 East. He
234 stated that the residents are requesting that a temporary increase in police presence around that time may
235 deter people from speeding through the area.

236
237 Mayor Allen noted that Council attended a conference at the Utah League of Cities and Towns a few
238 weeks ago and asked Council Members to share what they enjoyed about the training.

239
240 Council Member Parkinson acknowledged that the city is a member of the Utah League of Cities and
241 Towns. She stated that it provides the opportunity for Council to attend trainings and have a greater
242 understanding of things that are happening within the community and state. She stated that it is good to
243 understand what is happening with other cities outside of our own because what happens in other places
244 can impact us as well. She stated that the budget presentations were informative to learn how the
245 legislative changes made this year affect the city. She stated that she appreciates that we continue learning
246 throughout the year

247 Council Member Parkinson stated that she attended a meeting concerning the upcoming Olympics and
248 helping our youth to understand what positives can come out of the Olympic games.

249
250 Council Member West stated that it was great to have the city recognized as a Healthy Utah City. He
251 stated that it reflects on the great community that we have. He stated that he spoke with others at the
252 conference concerning our parks and opportunities that we have, stating that we are not second class to
253 anyone and we should be proud of that. Council Member West stated that it was great to learn where we
254 are in the scheme of things while meeting with representatives from across that state. He stated that spoke
255 to them about what is going on in their communities and what they are doing with what they have and
256 stated that we are fortunate to have a city staff to keep us on track.

257
258 Council Member Thomas stated that he enjoyed the Managing Public Safety and Risk class. He stated that
259 he has asked the Sheriff Office if they are keeping up on their training and he stated that they are. He
260 stated that he will check in with the Fire Department soon.

261
262 Council Member Davidson stated that the conference was very informative for her. She stated that she sat
263 in on the Truth-in-Taxation training and was very interested in the presentation with Thomas Clancy
264 concerning the three pillars coming from the Governor's office regarding homelessness.
265 She stated that she has looked into sitting on a homeless task force to represent a non-shelter city. She
266 stated that it was a very informative session.

267
268 Mayor Allen stated that the conference was awesome. He stated that we were one of two communities that
269 earned "Healthy Utah Community" status. He thanked Council Member Thomas for pushing the item
270 forward.

271 Mayor Allen stated that he enjoyed the tax classes. He stated that he sat next to Hanson during the training
272 and as they went through the checklist Hanson noted that Garrett has already completed the tasks.
273 Mayor Allen stated that the city received more RAMP funding. He stated that we received two Easy
274 Grants from RAMP for \$2,000 each which will be used for Terrace Days. He stated that the Commissioner
275 and Board Members called us the "Model RAMP Grant City". Mayor Allen stated that we are very
276 successful on the RAMP Grants and acknowledge the work of Carlos Grava.

277
278 Mayor Allen gave an update on the Transfer Station. He stated that Republic Services has purchased the

279 new Ogden Transfer Station and Robinson Waste. He stated that he has met with Republic Services and
280 some members of the County to see how this will all play out. He stated that we have a place to take our
281 garbage to be transferred to a landfill. Mayor Allen stated that we have been with Republic Services for
282 many years and have a good relationship with them.

283
284 Mayor Allen stated that there was a Ribbon Cutting for Phase three of the Rohmer Park Plaza. Hanson
285 stated that we have received word that we have received funding for Phase four.

286
287 Mayor Allen stated that residents are concerned with e-bike and e-motorcycle riders on the sidewalks. Lt.
288 Endsley spoke to Council concerning HB 381. He stated that one of the biggest changes that go into effect
289 May 6th concern helmet requirements for e-bikes and e-motorcycles/scooters. He stated that riders under
290 21 must wear helmets.

291 He stated that anything that can go over 20 without peddling is an e-motorcycle. He stated that drivers of
292 e-motorcycles have to have a drivers license and insurance. He stated that anyone under 8 years of age
293 cannot operate an e-bike on public roads, and anyone under 16 cannot operate an e-motorcycle on public
294 roads. Lt. Endsley stated that it is now clear that it is illegal for kids under 16 to operate electric
295 motorcycles on public roads.

296
297 **9. ADMINISTRATION REPORTS**

298 Hanson stated that staff will be working on Truth-in-Taxation information to educate residents.

299 Hanson stated that things are working well on 5580 S. Adams construction project.

300 Hanson stated that staff is reaching out to residents who reside in the neighborhood of the development
301 that was tabled this evening to help with education and information concerning the project.

302 Hanson stated that the storage unit property is on a holding pattern at this time, but is expected to move
303 forward.

304
305 **10. UPCOMING EVENTS**

306 May 19th : City Council Work Session (5:00 p.m.) City Council Meeting (6:00p.m.) followed by RDA

307 May 25th : City Offices closed in observance of Memorial Day

308 May 28th: Planning Commission Meeting 6:00 p.m. (Tentative)

309 June 2nd: City Council Work Session (5:00 p.m.) City Council Meeting (6:00 p.m.)

310 June 12-13th: Terrace Days!!!

311 June 16th: City Council Meeting (6:00 p.m.)

312 June 19th: City Offices closed in observance of National Freedom Day (Juneteenth)

313 June 25th Planning Commission Meeting (tentative)

314
315 **11. ADJOURN THE MEETING**

316
317 **Motion by Council Member Parkinson**
318 **Seconded by Council Member Thomas**
319 **To adjourn the meeting**
320 **Approved unanimously (5-0)**
321 **Time: 6:58 p.m.**

322
323
324 **Date approved** _____ **City Recorder** _____

WASHINGTON TERRACE CITY, UT

Proposed Property Tax Impact Schedule

WASHINGTON TERRACE CITY will consider an increase to its property tax rate from **0.001667** to **0.001799** (estimated) to generate an additional \$98,100. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

WASHINGTON TERRACE CITY'S Current Property Tax Rate	0.001667
WASHINGTON TERRACE CITY'S Current Property Tax Revenue	\$1,350,283
Proposed Revenue with Tax Change	\$1,448,383
New Property Tax Revenue to WASHINGTON TERRACE CITY	\$98,100

Estimated Increase to WASHINGTON TERRACE CITY Property Tax Rate 7.3%

Estimated Increase to a primary residence of \$409,000	\$29.61
Estimated Increase to a business valued at \$409,000	\$53.83

<u>Affected</u> <u>Department</u>	<u>Proposed</u> <u>Budget</u>	<u>Budget without Tax</u> <u>Change</u>	<u>Budget</u> <u>Change</u>
Police	\$1,300,314	\$1,202,214	\$98,100

Impact of Tax Increase - To fund contractual increases for law enforcement services entered into with the Weber County Sheriff's Office.

City Council Staff Report

Author: Carlos Grava

Subject: Rohmer Park Pickleball Plaza - Phase 4 – RAMP Grant Interlocal Approval

Approval Date: 05/19/26

Type of Item: Discussion / Motion

Summary Recommendation: Staff is requesting approval for the Interlocal Agreement with Weber County to accept the funds for the RAMP Grant for the Rohmer Park Pickleball Plaza - Phase 4 project.

- A. **Topic:** Approval of the Interlocal Agreement to accept the funds from Weber County for the Rohmer Park Pickleball Plaza Phase 4 RAMP Grant.
- B. **Background:** This Phase 4 marks the conclusion of the Pickleball Plaza project, which began with the pickleball courts, infrastructure, and parking and included the addition of a south access road followed by the addition of a modern design playground, restrooms, and a rustic playground. The overall project is designed to serve families, our elderly community, and children of all ages. With a natural outdoor environment feeling, phase 4 will offer something for everyone.
- C. **Analysis:** Council approved the RAMP application and matching funds amount on January 6, 2026. The City has been awarded the grant and the Interlocal Agreement is the final step in accepting the funds and terms of the Agreement. The RAMP Grant award is for \$191,800.

D. **Fiscal Impact:**

Current Phase 4 Proposed Budget

RAMP Grant request	\$191,800
City Matching Funds Approved	\$191,800
(Proceeds from Adams Avenue Land Sale - \$38,360)	
(Funds remaining from Phase 3 Contingency - \$140,000)	
(Parks Capital Projects Fund 53 Balance - \$90,160)	
<u>City Funds Engineering and Contingency</u>	<u>\$ 76,720</u>
TOTAL	\$460,320

Fiscal Considerations: Ongoing Annual Costs

Maintenance & Cleaning	50 Staff Hours
Utilities	\$500
Wood Fiber Surface for Dog Park	\$800
Park Security	\$200
<u>Landscaping Maintenance</u>	<u>\$2,000</u>
TOTAL	\$3,500

- E. **Department Review:** City Manager, Parks & Recreation, Public Works, Finance

City of Washington Terrace
County of Weber, State of Utah

RESOLUTION NO. 26-05

**A RESOLUTION AUTHORIZING AN INTERLOCAL COOPERATIVE AGREEMENT
BETWEEN THE CITY OF WASHINGTON TERRACE (“CITY”) AND WEBER
COUNTY RELATING TO RECREATION, ARTS, MUSEUM, AND PARKS (“RAMP”)
FUNDING**

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, of the Utah Code Annotated 1953 as amended, permits local governmental units to enter into agreements with one another for the purpose of exercising on a joint and cooperative basis powers and privileges that will benefit their citizens and make the most efficient use of their resources; and

WHEREAS, Title 11, Chapter 13, Section 5 of the Utah Code Annotated, 1953 as amended, requires that governing bodies of governmental units adopt a resolution approving interlocal agreements before such agreements may become effective; and

WHEREAS, The County has imposed a local sales and use tax, pursuant to Utah Code Ann. 59-12-701,rt.seq., and has enacted an ordinance and policies governing distribution of the revenues collected by this tax; and

WHEREAS, the City has applied for and is qualified to receive a portion of the Funds pursuant to state statute, county ordinance, and RAMP policies; and

WHEREAS, the City agrees to utilize RAMP funds granted by the County in accordance with the state statutes, county ordinances and RAMP policies;

NOW THEREFORE, the City Council of Washington Terrace hereby resolves to enter into the *attached Interlocal Cooperative Agreement* with Weber County relating to Recreation, Arts, Museum, and Parks (“RAMP”) funding for the purposes authorized therein; the Interlocal Agreement is hereby approved and incorporated by this reference. The City Council authorizes and directs the Mayor to execute in Interlocal Agreement for and on behalf of the City of Washington Terrace

PASSED AND ADOPTED by the City Council of Washington Terrace this ____ day of _____ 2026.

DATED this ____ day of _____ 2026.

CITY OF WASHINGTON TERRACE

Mark C. Allen, Mayor

ATTEST:

Amy Rodriguez , City Recorder

Roll Call Vote

Council Member Anna Davidson _____
Council Member Zunayid Zishan _____
Council Member Cheryl Parkinson _____
Council Member Jeff West _____
Council Member Michael Thomas _____

**RECREATION, ARTS, MUSEUMS AND PARKS
(RAMP) FUNDING AGREEMENT BETWEEN WEBER
COUNTY and WASHINGTON TERRACE CITY**

THIS AGREEMENT is entered into and made effective the 7th day of April, 2026, by and between WEBER COUNTY, a body corporate and politic of the State of Utah, hereinafter referred to as the "COUNTY," and WASHINGTON TERRACE CITY located 5249 S.400 E., WASHINGTON TERRACE CITY, UT 84405 hereinafter referred to as "RECIPIENT."

WHEREAS, the COUNTY has imposed a local sales and use tax, pursuant to Utah Code Ann. § 59-12-701, et seq., and has enacted an ordinance and policies governing distribution of the revenues collected by this tax, hereinafter referred to as "RAMP Tax" Title 34 Chapter 6, Weber County Ordinances; and

WHEREAS, RECIPIENT has applied for and is qualified to receive a portion of the RAMP funds (hereinafter "Funds") pursuant to state statute, county ordinance, and RAMP policies;

NOW, THEREFORE, in consideration of the mutual promises, covenants, and terms and conditions contained in this Agreement, the parties agree as follows:

**SECTION ONE
RAMP FUND REQUIREMENTS**

- 1.1 A. Funds shall be expended within Weber County for projects and programs of RECIPIENT as specified in RECIPIENT'S RAMP funding application, as further specified herein, and pursuant to Utah Code Ann. § 59-12-701, et seq., Title 34 Chapter 6 Weber County Ordinances and those policies, applications, and standards as established by Weber County and the RAMP Board to administer the distribution of the Funds.
- B. Funds may not be expended for the following non-qualifying expenditures: real property; depreciation related to real property; payments into an endowment corpus; no events or activities outside of Weber County; fund-raising expenditures related to a capital or an endowment campaign, grants, re-grants or loans; interest payments; political advocacy; expenditures not directly related to RAMP's primary purposes; non-deductible tax penalties, bad debt expense, or items not identified in the RAMP funding application.
- C. RECIPIENT agrees to submit Actual Use/Evaluation reports detailing how the Funds were expended (See Exhibit 1). The final report will be due June 30, 2027. The final report will be a comprehensive report of all expenditures of Funds. If the program/project which is the subject of this funding Agreement cannot be completed prior to June 30, 2027, RECIPIENT shall request an extension in writing to the Chair of the

County Commission with a copy to the Chair of the RAMP Advisory Committee specifying the reasons for the delay and requesting an extension to this Agreement. After consulting with the Chair of the RAMP Advisory Committee, the County Commission shall either approve an extension to this Agreement or request that the Funds be returned to the COUNTY in accordance with Section 2.2. Actual Use/Evaluation reports will be submitted every six months during any approved extension period.

- D. RECIPIENT agrees to acknowledge RAMP in writing and orally and by using the official RAMP logo on written material including but not limited to all playbills, brochures, advertisements, flyers, banners and newsletters. RECIPIENT will use other acknowledgments to include posting a COUNTY approved RAMP sign at RAMP project locations.
- E. RECIPIENT shall provide COUNTY with all copies of programs or other printed material acknowledging the COUNTY and the RAMP funding of the program.
- F. RECIPIENT agrees to provide COUNTY with press releases and other public relations material designed to promote the RECIPIENT'S programs and projects and crediting the RAMP Funding program.
- G. RECIPIENT agrees that if it produces a free or reduced-admission-fee program, the terms of admission shall be extended to all citizens of the State of Utah and shall not be restricted to citizens of Weber County. RECIPIENT further agrees to inform the COUNTY'S Representative, named hereafter, of such an event and shall provide tickets to the event, without charge, in a number requested by said Representative. Utah Code Ann. § 59-12-705; Weber County Code § 34-6-9.
- H. It is understood and agreed that no Funds or proceeds from Funds will be made available to any public officer or employee in violation of the Public Officers' and Employees' Ethics Act. Utah Code Ann. § 67-16-1, et. seq.
- I. RECIPIENT agrees to comply with the applicable provisions of the Utah Open and Public Meetings Act (Utah Code Ann. § 52-4-1 et. seq.) whenever discussing RAMP funds.

**SECTION TWO
USE OF FUNDS**

- 2.1** All expenditures of Funds must be for projects or items set out in the RECIPIENT'S application form(s) attached as Exhibit 1. If the full amount requested in the application form(s) was not granted by the COUNTY, the partial expenditures for items listed on the application form(s) must comply with any RAMP Board modifications outlined in Exhibit 1. At any time that it is discovered by the COUNTY that Funds were used by the RECIPIENT for purposes other than those agreed upon within this Agreement, the COUNTY will require a return of the entire amount of Funds disbursed to RECIPIENT under this Agreement. COUNTY may also terminate this Agreement and shall be entitled to all rights, claims, and/or causes of action available to COUNTY. Further, COUNTY may disqualify the RECIPIENT from receiving any Funds from this tax revenue in the future as a result of RECIPIENT'S misuse of prior funds received.
- 2.2** If RECIPIENT determines for any reason not to use the Funds specified in its funding application and as approved in this Agreement during the contract period, RECIPIENT agrees to return such Funds to COUNTY, including any interest received thereon so that the Funds may be reallocated to other projects/events. RECIPIENT shall return such Funds (including interest) within fourteen (14) days of RECIPIENT'S determination to not move forward with the approved project/function.
- 2.3** If RECIPIENT fails to use its Fund award in compliance with this Agreement within the contract period, RECIPIENT agrees to return such Funds to COUNTY, including any interest received thereon so that the Funds may be reallocated to other projects/events. RECIPIENT shall return such Funds (including interest) within fourteen (14) days of end of the contract period unless an extension has been granted as specified herein.

**SECTION THREE
CONSIDERATION**

- 3.1** Payment of Funds to RECIPIENT and the amounts thereof have been determined, and will be paid, as set forth in Title 34 Chapter 6 of the Weber County Ordinances and according to the policies and procedures established by the RAMP Board. RECIPIENT has been approved for Funds as follows:

Rohmer Park Pickleball Plaza Phase 4.....\$191,800

**SECTION FOUR
EFFECTIVE DATE**

- 4.1 This Agreement shall be effective for a fourteen month period and shall not be extended except as specified in this Agreement. It is understood that the Funds received by RECIPIENT under this Agreement will be expended and accounted for by June 30, 2027 or within sixty (60) days of the project completion, whichever occurs earlier.

**SECTION FIVE
AUDIT**

- 5.1 COUNTY reserves the right to audit the use of the RAMP Funds and the accounting for the use of Funds received by RECIPIENT under this Agreement. If such audit is requested by the COUNTY, RECIPIENT shall cooperate fully with COUNTY and its representatives in the performance of the audit.

**SECTION SIX
MAINTENANCE AND AVAILABILITY OF RECORDS**

- 6.1 RECIPIENT agrees to maintain detailed and accurate records of the use of all Funds that it receives under this Agreement. RECIPIENT further agrees to retain said records and make them available for review by the COUNTY during regular business hours upon the COUNTY'S request. Said records shall be maintained by RECIPIENT for a period of five (5) years from the date of their creation. All records shall be maintained in a manner and form approved by the Weber County Auditor's Office. The parties hereby stipulate that ownership of all records that are the subject of this paragraph shall rest with RECIPIENT. However, to the extent that such records are deemed by competent legal authority to be records of the COUNTY, COUNTY agrees that its disclosure of said records shall be governed according to the COUNTY'S rights and responsibilities under the Utah Government Records Access and Management Act. Utah Code Ann. § 63G-2-101 et seq., 1953 as amended. If said records disclose that RECIPIENT is in violation of this Agreement, the COUNTY may make such use and disclosure of said records as it deems appropriate to protect its rights under this Agreement and to protect the public's interest in the proper expenditure of public funds.

**SECTION SEVEN
ASSIGNMENT OR TRANSFER OF FUNDS**

- 7.1 It is understood and agreed that RECIPIENT shall not assign or transfer its rights, interests or claims under this Agreement. The Funds provided under this Agreement shall be used exclusively and solely by RECIPIENT for the purposes set forth in this Agreement.

**SECTION EIGHT
INDEPENDENT AGENCY**

- 8.1** It is understood and agreed that RECIPIENT'S status in relation to COUNTY is that of an independent agent; and the RECIPIENT'S acts, made through any of RECIPIENT'S officers, agents, or employees are made without any suggestion, direction, or management whatsoever by the COUNTY, the COUNTY'S Representatives, or any other of COUNTY'S officers, agents, or employees. The parties agree that the Funds provided to RECIPIENT under this Agreement do not give COUNTY any authority whatsoever over the manner and method by which RECIPIENT carries out its purposes. However, to the extent that any actions taken by RECIPIENT violate the understanding between the parties, as expressed in RECIPIENT'S application for Funds and in this Agreement, COUNTY shall have the rights provided it under this Agreement to withdraw funding and demand reimbursement of Funds previously expended by RECIPIENT.

**SECTION NINE
INDEMNIFICATION**

- 9.1** RECIPIENT agrees to indemnify and hold harmless the COUNTY, its officers, agents and employees from and against any and all claims, damages, losses and expenses, including attorney's fees and legal costs, arising out of any and all of RECIPIENT'S, or its officers', agents', or employees' negligent or wrongful acts or failures to act which occur during the term of this Agreement, or, if not fully expended during the term of this Agreement, during the period of time in which RECIPIENT expends Funds made available under this Agreement.
- 9.2** COUNTY agrees to indemnify and hold harmless the RECIPIENT, its officers, agents and employees from and against any and all claims, damages, losses and expenses, including attorney's fees and costs, arising out of the negligent or wrongful acts or failure to act by COUNTY, its officers, agents, or employees during COUNTY'S performance under this Agreement.
- 9.3** COUNTY, as a political subdivision of the State of Utah, and as a government entity as defined in the Utah Governmental Immunity Act (Utah code Ann. § 63G-7-1 et seq.) does not, by the provisions of this paragraph, or any other part of this Agreement, waive any of its rights and responsibilities as set forth in said Utah Governmental Immunity Act and all other applicable law.

SECTION TEN INSURANCE

10.1 RECIPIENT will purchase and maintain, during the life of this Agreement, insurance coverage that will satisfactorily insure RECIPIENT and COUNTY against claims and liabilities that could arise because of the execution of this Agreement. The insurance coverage required is as follows:

- A. General Liability.** Comprehensive general liability insurance (including contractual liability coverage) protecting RECIPIENT and the COUNTY against any and all liability claims that may arise against either of the parties during the parties' relationship engendered by the grant of Funds under this Agreement. Such period of time shall be the term of this Agreement, or if the Funds provided to RECIPIENT under this Agreement have not been fully expended during that time, the period of time for which comprehensive general liability insurance shall be in force to protect the parties shall be extended until such time as all said Funds have been expended. Coverage to be provided under this paragraph shall be for all claims made arising out of either party's actions during the period of time described herein regardless of whether the claim is asserted against either party during said time period. The limits of bodily injury and property damage coverage for said policy or policies of insurance shall be not less than ONE MILLION (\$1,000,000) per occurrence with a TWO MILLION (\$2,000,000) general policy aggregate. This policy shall be primary and non-contributory to any other policy(ies) or coverage available to County, whether such coverage be primary, contributing, or excess.
- B. Workers' Compensation.** Workers' compensation insurance covering RECIPIENT for any and all claims that may arise against RECIPIENT under the workers' compensation laws of the State of Utah.
- C. Waiver of Insurance.** In certain cases the COUNTY may waive the insurance requirement due to the size of the award or the nature of the RECIPIENT. If the insurance requirement is waived, the COUNTY will initial this paragraph:
- D. Certificate of Insurance.** RECIPIENT shall provide a certificate of all insurances to the COUNTY Representative.

**SECTION ELEVEN
MISCELLANEOUS**

- 11.1** **Additional Documents.** The following documents shall be submitted by RECIPIENT to the COUNTY prior to any funds being disbursed to RECIPIENT by the COUNTY, and are incorporated into this Agreement by reference, being made part hereof as exhibits:
- A. RECIPIENT'S Application Form with attachments and modifications approved by the RAMP Board (Exhibit 1);
 - B. Certificate of Insurance as specified in Section Ten unless otherwise waived.
- 11.2** **Amendments.** This Agreement may be amended in whole or in part at any time by the Parties by a written amendment approved and signed by all Parties in the manner provided by law.
- 11.3** **Authorization.** The individuals signing this Agreement on behalf of the Parties confirm that they are the duly authorized representatives of the Parties and are lawfully enabled to sign this Agreement on behalf of the Parties.
- 11.4** **Captions and Headings.** The captions and headings herein are for convenience of reference only and in no way define, limit or describe the scope or intent of any sections or provisions of this Agreement.
- 11.5** **Compliance with Laws.** During the time the RECIPIENT is expending the Funds provided by this Agreement, RECIPIENT, its officers, agents and employees agree to comply with all laws, federal, state or local, which apply to its operations; including, but not limited to: laws requiring access to persons with disabilities and non-discrimination against protected groups in admission, hiring and operation.
- 11.6** **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one of the same instrument.
- 11.7** **County Representative.** COUNTY hereby appoints Shelly Halacy, or her designee, as the COUNTY Representative to assist in the administration of this Agreement and the Funding provided by this Agreement. Said Representative shall ensure performance of this Agreement by RECIPIENT and assist RECIPIENT in obtaining information and access to COUNTY or other government offices, if necessary, for RECIPIENT'S performance of this Agreement. Additionally, said Representative shall monitor and evaluate the performance of this Agreement by RECIPIENT, but shall not assume any supervisory or management role over RECIPIENT or any of

RECIPIENT'S officers, agents or employees, or in the RECIPIENT'S expenditure of funds provided by this Agreement, other than to enforce COUNTY'S rights and responsibilities under this Agreement.

- 11.8** **Documents on File.** Executed copies of this Agreement shall be placed on file in the office of the Keeper of the Records of each of the Participants and shall remain on file for public inspection during the term of this Agreement.
- 11.9** **Entire Agreement.** This Agreement contains the entire agreement between the parties, and no statement, promise or inducement made by either party or agent for either party that are not contained in this written Agreement shall be binding or valid and this Agreement may not be enlarged, modified or altered, except in writing, signed by the parties in accordance with Section 11.2.
- 11.10** **Governing Laws.** It is understood and agreed by the parties hereto, that this Agreement shall be governed by the laws of the State of Utah and Weber County, both as to interpretation and performance.
- 11.11** **Interpretation.** The entire agreement among the parties shall consist of this Agreement and the documents set forth herein. All documents are complementary, and that which is called for by one of them shall be as binding as if called for by all. In the event of an inconsistency between any of the provisions of said documents, the inconsistency shall be resolved by giving precedence first to this Agreement. Further, this Agreement shall be interpreted to be consistent with Title 59, Chapter 12, Part 7, Utah Code Ann. 1953, as amended; and Title 34 Chapter 6, Weber County Ordinances, as amended.
- 11.12** **No Officer or Employee Interest.** It is understood and agreed that no officer or employee of the COUNTY has or shall have any pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof. No officer, employee or board member of RECIPIENT or any member of their families shall serve on a COUNTY board or committee that authorizes funding or payments to RECIPIENT unless the position held is clearly disclosed to the committee or board and the person does not participate in the deliberation and the funding decision.
- 11.13** **Termination.** The COUNTY may terminate this Agreement in whole or in part due to the failure of the RECIPIENT to fulfill its contract obligations. Unless otherwise stated in this Agreement, the COUNTY shall terminate by delivering to the RECIPIENT a Notice of Termination specifying the nature, extent and effective date of the termination. Upon receipt of the notice, the RECIPIENT shall immediately deliver to the COUNTY all unused Funds previously paid to RECIPIENT under this Agreement. The rights and

remedies of the COUNTY provided in this clause are in addition to any other rights and remedies provided by law or under this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year recited above.

BOARD OF COUNTY COMMISSIONERS
OF WEBER COUNTY

By _____
Commissioner Gage Froerer, Chair

Commissioner Harvey voted _____
Commissioner Bolos voted _____
Commissioner Froerer voted _____

ATTEST:

Ricky Hatch, CPA
Weber County Clerk/Auditor

RECIPIENT

By_
Title_

ATTEST:

City Recorder

City Council Staff Report



Author: Tom Hanson

Subject: Inspection Cost Proposal

Date: May 19, 2026

Type of Item: Discussion / Action

Summary Recommendation: In response to the Council's request, staff have completed a review of the proposed cost recovery goals associated with building permit fees. This item was previously presented, and staff are returning with refinements for Council consideration and direction.

As part of this review, staff incorporated Council's interest in implementing a phased approach to the updated fee schedule. This approach is intended to ease the transition to full cost recovery while maintaining affordability for residents and contractors undertaking permitted construction projects.

The proposed structure balances the City's objective of aligning fees more closely with actual service delivery costs while recognizing the financial impact on the community. Staff recommend Council consider the phased implementation strategy as a practical path toward long-term sustainability in the building permit program.

Description:

- A. **Topic:** Review the revised fee schedule and consider adoption with an immediate effective date to more effectively balance revenues with the costs associated with administering the building permit program.
- B. **Background:** Staff have evaluated the proposed fee schedule in alignment with Council's policy priority to move toward improved cost recovery for City services. This proposal represents an initial step in bridging the gap between current fee revenues and the actual costs associated with administering the building permit program.

The approach is intended to incrementally move toward full cost recovery while remaining mindful of the financial impact on residents and contractors. Future adjustments may be necessary as part of a broader, multi-year strategy to achieve Council's cost recovery objectives.

Staff request Council directions on the implementation of the revised fee schedule, including the timing and structure of adoption, as well as guidance on this proposal and future cost recovery goals.

- C. **Analysis:** Please see attached fee schedule.
- D. **Fiscal Impact:** See attached fee schedule for reference to current fee and proposed fees.
- E. **Department Review:** Staff have reviewed the fee schedule and feel that this is a good first step in funding the costs associated with the services required for building permits.

Category	HVAC	Plumbing (Inside)	Plumbing (Outside)	Electrical	Gas Line	Roofing	Siding	Window & Door
Setup	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00
Pre-Inspection	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00
Permitting (process and Review)	\$ 43.00	\$ 34.00	\$ 75.00	\$ 43.00	\$ 57.00	\$ 38.00	\$ 34.00	\$ 38.00
50% total reinspection process	\$ 38.50	\$ 34.00	\$ 54.50	\$ 38.50	\$ 45.50	\$ 36.00	\$ 34.00	\$ 36.00
Initial Inspection	\$ 73.00	\$ 73.00	\$ 64.00	\$ 82.00	\$ 82.00	\$ 64.00	\$ 64.00	\$ 64.00
Post Inspection Process	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00
Building Permit Fee Base	\$ 116.50	\$ 112.00	\$ 123.50	\$ 125.50	\$ 132.50	\$ 105.00	\$ 103.00	\$ 105.00
Two Inspections Required	N/A	N/A	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	N/A
Total Cost Base with second inspection	\$ 116.50	\$ 112.00	\$ 173.50	\$ 175.50	\$ 182.50	\$ 155.00	\$ 153.00	\$ 105.00
Re-Inspection (as needed billable actual cost)	As Required (billable)	As Required (billable)	As Required (billable)	As Required (billable)	As Required (billable)	As Required (billable)	As Required (billable)	As Required (billable)
Total Cost								
Current Fee	\$ 47.00	\$ 47.00	\$ 47.00	\$ 47.00	\$ 47.00	\$ 47.00	\$ 47.00	\$ 47.00
Delta	\$ 69.50	\$ 65.00	\$ 126.50	\$ 128.50	\$ 135.50	\$ 108.00	\$ 106.00	\$ 58.00

City of Washington Terrace
County of Weber, State of Utah

RESOLUTION NO. 26-03

A RESOLUTION
AMENDING THE FISCAL YEAR 2026 FEE SCHEDULE

WHEREAS, it is the desire of the City Council of the City of Washington Terrace to continue to function in an efficient and cost-efficient manner in providing the citizens with a safe and healthy environment; and

WHEREAS, the governing body by council priority maintained that stewardship in fiscal responsibility includes analyzing data driven initial and long-term impacts of policies, programs and projects; and

WHEREAS, the City staff has conducted a service cost analysis for the building permit inspections program evaluating the direct costs associated with processing and inspecting over-the-counter permits; and

WHEREAS, state law allows municipalities to set a reasonable fee to cover the cost of providing voluntary services for which the fee is imposed and for services that benefit the payer directly including processing and inspecting building permits;

WHEREAS, the governing body has reviewed and considered the amended fee schedule; and

WHEREAS, the Washington Terrace Council deems it necessary to amend the Fiscal Year 2026 fee schedule for building permits;

NOW, THEREFORE, BE IT RESOLVED by the City Council, to approve the attached amendments to the fiscal year 2026 amended fee schedule for building permits as attached hereto.

EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ___ day of _____ 2026.

CITY OF WASHINGTON TERRACE

Mayor Mark C. Allen

Attest:

City Recorder

Roll Call Vote

Council Member Davidson _____

Council Member Parkinson _____

Council Member Thomas _____

Council Member West _____

Council Member Zishan _____

Category	HVAC	Plumbing (Inside)	Plumbing (Outside)	Electrical	Gas Line	Roofing	Siding	Window & Door
Setup	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00	\$ 8.00
Pre-Inspection	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00	\$ 9.00
Permitting (process and Review)	\$ 43.00	\$ 34.00	\$ 75.00	\$ 43.00	\$ 57.00	\$ 38.00	\$ 34.00	\$ 38.00
50% total reinspection process	\$ 38.50	\$ 34.00	\$ 54.50	\$ 38.50	\$ 45.50	\$ 36.00	\$ 34.00	\$ 36.00
Initial Inspection	\$ 73.00	\$ 73.00	\$ 64.00	\$ 82.00	\$ 82.00	\$ 64.00	\$ 64.00	\$ 64.00
Post Inspection Process	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00
Building Permit Fee Base	\$ 116.50	\$ 112.00	\$ 123.50	\$ 125.50	\$ 132.50	\$ 105.00	\$ 103.00	\$ 105.00
Two Inspections Required	N/A	N/A	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	N/A
Total Cost Base with second inspection	\$ 116.50	\$ 112.00	\$ 173.50	\$ 175.50	\$ 182.50	\$ 155.00	\$ 153.00	\$ 105.00
Re-Inspection (as needed billable actual cost)	As Required (billable)	As Required (billable)	As Required (billable)	As Required (billable)	As Required (billable)	As Required (billable)	As Required (billable)	As Required (billable)
Total Cost								
Current Fee	\$ 47.00	\$ 47.00	\$ 47.00	\$ 47.00	\$ 47.00	\$ 47.00	\$ 47.00	\$ 47.00
Delta	\$ 69.50	\$ 65.00	\$ 126.50	\$ 128.50	\$ 135.50	\$ 108.00	\$ 106.00	\$ 58.00

**City Council
Staff Report**



Author: Amy Rodriguez

Subject: Proposed Tax Rate Increase Impact Statement

Date: 05/19/26

Type of Item: Statement

Summary Recommendation: Statement to be read aloud at the Council Meeting by City Executive Officer (City Manager, Tom Hanson)

Description:

- A. **Topic:** Per state code regarding Truth-In-Taxation new processes, an entity must have a separate item on it's agenda whenever a public hearing is held in which the city discusses the city's proposed general fund budget, that the city considering a tax rate that exceeds the certified tax rate and read the Proposed Impact Statement. The city should state that if the city proceeds with the proposed tax rate increase, the city will hold a public hearing for public comment on the proposed increase.

- B. **Background:** The Code was updated during the 2026 Legislative Session to include this requirement.

AGENDA ITEM STATEMENT: The Tentative Budget includes a proposed tax rate increase. The City is considering levying a tax rate that exceeds Washington Terrace's certified tax rate. The City has prepared a Proposed Property Tax Impact Schedule that is available to the public. The Property Tax Impact Schedule is presented as follows:

(PRESENT PROPERTY TAX IMPACT SCHEDULE)

If the City proceeds with the proposed tax rate increase, the City will provide notice of, and conduct a public hearing, as required at which members of the public will have an opportunity to provide comments on the proposed increase."

WASHINGTON TERRACE CITY, UT

Proposed Property Tax Impact Schedule

WASHINGTON TERRACE CITY will consider an increase to its property tax rate from **0.001667** to **0.001799** (estimated) to generate an additional \$98,100. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

WASHINGTON TERRACE CITY'S Current Property Tax Rate	0.001667
WASHINGTON TERRACE CITY'S Current Property Tax Revenue	\$1,350,283
Proposed Revenue with Tax Change	\$1,448,383
New Property Tax Revenue to WASHINGTON TERRACE CITY	\$98,100

Estimated Increase to WASHINGTON TERRACE CITY Property Tax Rate 7.3%

Estimated Increase to a primary residence of \$409,000	\$29.61
Estimated Increase to a business valued at \$409,000	\$53.83

<u>Affected</u> <u>Department</u>	<u>Proposed</u> <u>Budget</u>	<u>Budget without Tax</u> <u>Change</u>	<u>Budget</u> <u>Change</u>
Police	\$1,300,314	\$1,202,214	\$98,100

Impact of Tax Increase - To fund contractual increases for law enforcement services entered into with the Weber County Sheriff's Office.

City Council Staff Report



Author: Sharí Garrett
Department: Budget & Finance
Subject: Interfund Budget Transfer
Date: May 19, 2026
Type of Item: Public Hearing

Summary Recommendations: The City Council receive and consider public comment on the City's practice of not charging itself for City operated utility services (water, sewer, storm water, and garbage) used for the normal operations of delivering City services.

Description:

A. Topic: Enterprise Fund Budget Transfers

B. Background:

Utah state law requires the governing body to notice its users and hold a public hearing to hear public comments on transferring up to all fees for services provided by the utility funds to City owned and operated facilities.

The City Council adopted Resolution 14-05 on May 20, 2014, that authorizes waiving up to all fees imposed by or otherwise related to any utility fund so that such fees remain in the General Fund.

The Fiscal Year 2025 (July 1, 2026 – June 30, 2027) tentative budget includes the City's continued practice of not charging itself for utility services used in the normal operations of delivering City services. *The primary use of these utility services include: use of culinary water, sanitary sewer, storm water, and refuse services at City owned public buildings & facilities and for irrigation purposes at certain parks and open spaces throughout the City where secondary water connections are not available.*

The value of the utility services consumed has been estimated and calculated at the same rates as other similar customers and connections in the system.

Any resources (cash, goods, services, etc.) that are transferred out of a utility enterprise fund without equivalent resources being given in return (cash or overhead allocations), requires the City to publish notice and hold a public hearing on said transfer.

The public hearing for said transfer is scheduled for May 19, 2026, at 6 pm. Said notice was sent to all utility customers on the 5/1/2026 utility bill statement.

C. Analysis:

A reasonable calculation or estimation is used to determine the amount of these services provided. The following is an *estimated* dollar amount of the non-charged services and the percentage of total fund expenses for which they represent.

From the Refuse/Garbage Fund to the General Fund	\$12,065 or 1.5%
From the Culinary Water Fund to the General Fund	\$101,186 or 4.5%
From the Sanitary Sewer Fund to the General Fund	\$7,590 or 0.4%
From the Storm Water Fund to the General Fund	\$28,975 or 4%

D. Department Review By: Finance



City of Washington Terrace
Redevelopment Agency Meeting
Tuesday, May 19, 2026
following the Regular City Council Meeting
City Hall Council Chambers
5249 South 400 East, Washington Terrace City

As a public service, Council and Redevelopment Meetings are streamed on the City of Washington Terrace YouTube channel: www.youtube.com@WashingtonTerraceCity

INTELLECTUAL PROPERTY PERMISSION NOTICE

By attending this meeting/event, you consent to the use of your photograph, voice, likeness, and image in broadcasts of this meeting/event, and in subsequent productions drawn from video or audio recordings of this meeting/event, in the sole and absolute discretion of the City of Washington Terrace. The city retains copyright for all video and audio recordings. Video and audio recordings may not be modified, manipulated, or distributed in any way without the express written consent of the City Manager.

1. **ROLL CALL**

2. **INTRODUCTION OF GUESTS**

3. **CONSENT ITEMS**

Any point of order or issue regarding items on the Agenda or the order of the agenda need to be addressed here prior to the approval of the agenda.

3.1 **APPROVAL OF AGENDA**

3.2 **APPROVAL OF MEETING MINUTES FROM MAY 5, 2026**

4. **SPECIAL ORDER**

Special orders will proceed as follows: Chair introduction of item, staff presentations, Questions by Board, Chair opens public hearing, citizen input; Chair closes public hearing, then Board final discussion

4.1 **PUBLIC HEARING: FISCAL YEAR 2026-2027 TENTATIVE BUDGET**

To receive and consider comment on the City's proposed tentative budget for Fiscal Year 2026-27.

5. **ADJOURNMENT OF MEETING: CHAIR ALLEN**

CERTIFICATE OF POSTING

I, Amy Rodriguez, The undersigned duly appointed City Recorder of the City of Washington Terrace do hereby certify that the above agenda was posted in three public places within the City limits and sent to the *Standard Examiner* at least 24 hours prior to the meeting.

For Packet Information, please visit our website at www.washingtonterracecity.org

1 **City of Washington Terrace**
2 **Minutes of a Redevelopment Meeting**
3 **Held on Tuesday, May 5, 2026**
4 **Following the Regular City Council Meeting**
5 **City Hall, 5249 South 400 East, Washington Terrace City, Utah**
6

7 **BOARD MEMBERS AND STAFF MEMBERS PRESENT**

8 Chair Mark C. Allen
9 Board Member Anna Davidson
10 Board Member Zunayid Z. Zishan
11 Board Member Cheryl Parkinson
12 Vice Chair West
13 Board Member Michael Thomas
14 City Recorder Amy Rodriguez
15 City Manager Tom Hanson
16 Lt Sean Endsley, Weber County Sheriff
17

18 **Others Present**

19
20 1. **ROLL CALL**

21
22 2. **INTRODUCTION OF GUESTS**

23
24 3. **CONSENT ITEMS**

25
26 **3.1 APPROVAL OF AGENDA**

27 **3.2 APPROVAL OF MEETING MINUTES FROM OCTOBER 7, 2025**

28 Items 3.1 and 3.2 were approved by general consent.
29
30

31 4. **NEW BUSINESS**

32 **4.1 MOTION: APPROVE THE TENTATIVE BUDGET FOR FISCAL YEAR**
33 **2026-2027**

34 Hanson stated that the tentative budget outlines the operational requirements for the central
35 business district for the RDA.

36 Hanson stated that the budget is comprised of the operational expenses for the RDA.

37 Hanson stated that The South East Project area has expired. Hanson stated that he will be
38 working for some opportunities for projects that can be reviewed as part of the RDA.

39 Hanson stated that there will be a work session on the RDA in the future.
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41 **Motion by Board Member West**

42 **Seconded by Board Member Parkinson**

43 **To approve the tentative budget for Fiscal Year 2026-2027**

44 **Approved unanimously (5-0)**
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47 5. **ADJOURNMENT OF MEETING: CHAIR ALLEN**

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**Motion by Board Member Parkinson
Seconded by Board Member Thomas
To adjourn the meeting
Approved unanimously (5-0)
Time: 7:01 p.m.**

Date Approved

City Recorder