

# 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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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 7<sup>th</sup>. 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.”  
198

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)**  
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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.  
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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.

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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.

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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 6<sup>th</sup> 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.

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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.

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305 **10. UPCOMING EVENTS**

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

307 May 25<sup>th</sup> : City Offices closed in observance of Memorial Day

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

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

310 June 12-13<sup>th</sup>: Terrace Days!!!

311 June 16<sup>th</sup>: City Council Meeting (6:00 p.m.)

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

313 June 25<sup>th</sup> Planning Commission Meeting (tentative)

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315 **11. ADJOURN THE MEETING**

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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.**

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324 **Date approved** \_\_\_\_\_ **City Recorder** \_\_\_\_\_

325