



Regular City Council Meeting

Tuesday, September 1, 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.**

Topics to include, but are not limited to;

- Detached Accessory Dwelling Units Ordinance Review

2. **ROLL CALL** **6:00 P.M.**

3. **PLEDGE OF ALLEGIANCE**

4. **WELCOME**

5. **CONSENT ITEMS**

5.1 APPROVAL OF AGENDA AND AUGUST 18, 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 an 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."

7. **NEW BUSINESS**

7.1 DISCUSSION/MOTION: RATIFICATION OF CHANGE ORDER EXPENSE FOR THE ROHMER PARK PROJECT (PHASE 4)

In accordance with City Policy, any change orders over 10 percent must be brought before Council. The Change

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.

order changes the quantity of an item within the project and does not increase the financial amount within the approved budget.

7.2 DISCUSSION/MOTION: APPROVAL TO ALLOW WASHINGTON TERRACE TO CREATE AND APPLY FOR 501-3C NON-PROFIT ORGANIZATION

Approval of creation of a 5013c non-profit organization to receive certain corporate grants.

7.3 DISCUSSION/ACTION: APPROVE TO TERMINATE THE APPROVAL OF THREE FLOCK CAMERAS TO BE INSTALLED IN WASHINGTON TERRACE ON A TRIAL BASIS

Council approved the installation of three flock cameras to be installed on a trial basis within the city at the March 17, 2026, Council Meeting.

8. COUNCIL COMMUNICATION WITH STAFF

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

9. ADMINISTRATION REPORTS

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

10. UPCOMING EVENTS

September 7th: City Offices closed for observance of Labor Day

September 15th : City Council Meeting 6:00 p.m.

September 17th: Emergency Preparedness Fair 6:00 p.m. Fire Station

September 24th: Planning Commission- Tentative

September 29th: NIMS 402-Elected Officials Training- held at the Senior Center

11. ADJOURN THE MEETING

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City Council Staff Report

Author: Tyler D. Seaman/Community Development Director
Accessory Dwelling Units Amendment to conform to state law

Subject:

Date: 09/01/2026

Project	Title 17 Zoning Amendment - ADUs	File/Parcel	Citywide
Applicant	City of Washington Terrace	Address	Citywide
Request	Amend and re-enact W.T.M.C. 17.48.030 to regulate internal and detached accessory dwelling units in conformity with state law.		
Existing Zoning/GP	Applies to eligible residential zones citywide	Type of Item	Legislative text amendment/public hearing
Staff Recommendation	Recommend approval to the City Council of Ordinance 2026-04, subject to the conditions identified in this report and final legal/clerical corrections.		
Primary Issue	Bring W.T.M.C. 17.48.030 into compliance with 2026 S.B. 284 and Utah Code 10-21-304 before its October 1, 2026 effective date, while preserving lawful local standards for owner occupancy, parking, setbacks, utilities, permitting, and neighborhood compatibility.		

Staff note: The Planning Commission is conducting the required public hearing and will make a recommendation to the City Council.

A. Topic

A Public hearing was held at the August 27, 2026 , Planning Commission. The Commission will give its recommendation on proposed Ordinance 2026-04, which repeals and re-enacts Section 17.48.030, Accessory Dwelling Units, within Title 17 "Zoning."

B. Background

The proposed ordinance repeals and re-enacts Washington Terrace Municipal Code Section 17.48.030 in response to 2026 S.B. 284 and related state legislation governing internal and detached accessory dwelling units. Utah Code 10-21-304 becomes effective October 1, 2026 and requires specified municipalities to permit a detached accessory dwelling unit (DADU) on a lot or parcel of at least 11,000 square feet that contains a permitted single-family dwelling. The statute also establishes mandatory building, health, and fire-code compliance, a conversion process for legally constructed accessory structures, limits on parking requirements, and parameters for local regulation of setbacks, size, design, owner occupancy, utilities, and location.

The ordinance was prepared for a Planning Commission public hearing on August 27, 2026, in advance of the October 1, 2026 effective date of Utah Code 10-21-304. Following the hearing, the Planning Commission will forward a recommendation to the City Council.

C. Analysis

Code Section	Review Topic	Status	Staff Comment
17.48.030(1)-(3)	Purpose, definitions, general eligibility	Updated	Requires owner occupancy, permits/licensing, long-term residential use, one ADU per lot, and common ownership with the primary dwelling.
17.48.030(5)/U.C.A. 10-21-304	Detached ADU standards / SB 284 compliance	Generally Consistent	Utah Code 10-21-304 requires DADUs to be permitted on qualifying lots of 11,000 sq. ft. or larger. The draft uses that threshold, treats DADUs as permitted uses, follows the statutory parking caps, and regulates setbacks, size, location, owner occupancy, replacement parking, easements, and utility capacity within state-authorized parameters. See Exhibit A for potential DADU's

Recommended Conditions of Approval

No conditions of approval at this time recommended from Staff.

D. Fiscal Impact

No specific fiscal amount is identified in the ordinance. The ordinance characterizes the state requirement as an unfunded mandate and provides applicants to pay associated permit, licensing, utility, and other applicable fees and costs.

E. Department Review

The ordinance assigns administrative and enforcement roles to the land use authority and Building Official, including plan review, building inspection, final approval/certificate of occupancy, and enforcement. Utility approvals and affected-agency approvals will also be required for individual ADU applications.

Alternatives

A. Approve the Request	Recommend approval of Ordinance 2026-04 to the City Council, subject to the recommended conditions and after considering public comment.
B. Deny the Request	Recommend denial of the proposed ordinance and identify the reasons for the recommendation.
C. Continue the Item	Continue the item to a date certain to allow additional review, public input, or revisions.
Staff Preferred Option	Option A - Recommend approval to the City Council, subject to the recommended conditions.

Proposed Motion

Motion option: I move to approve Ordinance 2026-04, repealing and re-enacting Washington Terrace Municipal Code Section 17.48.030, Accessory Dwelling Units, to conform the City's zoning regulations to applicable state law, including Utah Code 10-21-304 effective October 1, 2026, subject to the recommended conditions in the staff report and after consideration of public input.

**CITY OF WASHINGTON TERRACE
ORDINANCE 2026-04**

STATE MANDATED ACCESSORY DWELLING UNITS

**AN ORDINANCE OF THE CITY OF WASHINGTON TERRACE, UTAH,
AMENDING THE *WASHINGTON TERRACE MUNICIPAL CODE* TO REPEAL
AND RE-ENACT SECTION 17.48.030 TO COMPLY WITH AN UNFUNDED
STATE MANDATE RELATING TO CERTAIN ACCESSORY DWELLING
UNITS; SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Washington Terrace (hereafter “City”) is a municipal corporation, duly organized and existing under the laws of the State of Utah;

WHEREAS, *Utah Code Annotated* §§ 10-8-84 and 10-8-60 allow municipalities in the State of Utah to exercise certain police powers and nuisance abatement powers, including but not limited to providing for safety and preservation of health, promotion of prosperity, improve community well-being, peace and good order for the inhabitants of the City;

WHEREAS, Title 10, Chapter 9a, of the *Utah Code Annotated*, 1953, as amended, enables municipalities to regulate land use and development;

WHEREAS, the City finds it necessary to update its land use ordinances in order to meet the challenges presented by unfunded state mandates;

WHEREAS, the City seeks to protect public health, safety, and welfare;

WHEREAS, Utah Code §10-3-702.1, the City Council has considered and finds this Ordinance has no negative impact on family health, stability, and formation;

WHEREAS, after publication of the required notice, the Planning Commission held its public hearing on August 27, 2026, to take public comment on the proposed ordinance, after which the Planning Commission gave its recommendation to _____ this Ordinance;

WHEREAS, the City Council received the recommendation from the Planning Commission and held its public meeting on _____;

NOW, THEREFORE, be it ordained by the City Council of the City of Washington Terrace as follows:

Section 1: Repealer. Any ordinance or portion of the municipal code inconsistent with this Ordinance is hereby repealed and any reference thereto is hereby vacated.

Section 2: Re-enactment. Section 17.48.030 of the *Washington Terrace Municipal Code* is hereby repealed and re-enacted to read as follows:

17.48.030 Accessory Dwelling Units.

1. Purpose. The purpose of this Section is to comply with an unfunded state mandate under

2026 S.B. 284, and other state legislation that requires the City to adopt regulations for internal and detached Accessory Dwelling Units (ADUs) in a manner consistent with Utah law, and to:

- a. Provide additional long-term housing opportunities.
 - b. Protect the residential character of neighborhoods.
 - c. Ensure adequate parking, utilities, emergency access, and public safety.
 - d. Establish standards for the creation, permitting, licensing, and occupancy of ADUs.
2. Definitions. In addition to the definitions in Utah Code §10-21-101, the following definition apply to this Section:
 - a. “Occupied owner” means that the owner of record at the county recorder’s office who legally occupies either the primary dwelling or the accessory dwelling unit as the owner’s sole principal and primary residence in fee simple ownership.
 - b. “Short-term rental” means a residential unit or any portion of a residential unit that the owner of record or the lessee of the residential unit offers for occupancy for fewer than thirty (30) consecutive days.
3. General Eligibility. The following general eligibility requirements apply to all ADUs:
 - a. An ADU shall only be permitted where for an eligible lot or parcel that is owner occupied.
 - b. Occupied owner must first obtain all permits and licensing, including, but not limited to: the require building permits, a business license, and participation in the City’s Good Landlord Program.
 - c. No ADU shall be used as a short-term rental or similar use for transient accommodations.
 - i. The lot or parcel must contain a legally established detached single-family dwelling that conforms to the applicable Zone and occupied by the owner.
 - d. No more than one (1) type of ADU, ether internal or detached, is permitted on a lot or parcel.
 - e. Any ADU shall remain under the same occupied owner’s fee simple ownership as the primary dwelling and shall not be separately subdivided, sold, conveyed, or assigned a separate parcel identification number.
 - f. The ADU is only for residential purposes.
 - g. An ADU shall comply with all applicable codes and requirements, in addition to pay all associated fees and costs related to the same.
4. Internal Accessory Dwelling Unit (IADU). In addition to the requirements set forth in Utah Code §10-21-303, the following apply:
 - a. An IADU is only permitted use within a primary dwelling located in an eligible residential Zone.
 - b. The IADU shall be designed in a manner that does not change the appearance of the primary dwelling as a single-family dwelling.
 - c. Each IADU shall include at least one (1) additional on-site parking space, in addition to the maximum number of parking spaces required under code for the primary residential unit. Said additional on-site parking shall be dedicated only for use by the IADU occupant(s).

- d. Any parking space converted into all or part of an IADU within a garage or carport shall be replaced as usable on-site parking.
 - e. An IADU is prohibited within a mobile home as defined in Utah Code §57-16-3.
 - f. An IADU is prohibited within any Zone that is equivalent to 25% or less of the total area within the City boundaries primarily zoned for residential use, except as provided in Utah Code §10-21-303(3)(f).
 - g. No IADU shall be created if the primary dwelling is served by a failing septic tank.
 - h. No IADU shall be created if the lot or parcel containing the primary dwelling is 6,000 square feet or less in size.
 - i. The City may hold a lien against the IADU in accordance with Utah Code §10-21-303(4).
 - j. The City may record a notice regarding the IADU in accordance with Utah Code §10-21-303(5).
 - k. The City may require separate service laterals and meters to any ADU.
5. Detached Accessory Dwelling Unit (DADU). In addition to the requirements set forth in Utah Code §10-21-304, the following apply:
- a. A DADU is a permitted use on a lot or parcel that contains a primary dwelling located in an eligible residential Zone.
 - b. A DADU is prohibited on a lot or parcel that is less than 11,000 square feet.
 - c. A detached ADU shall be subordinate and incidental to the primary dwelling.
 - d. On-site parking for each DADU is required as follows:
 - i. Two (2) on-site parking spaces assigned only to the DADU are required for a DADU that is 650 square feet or larger.
 - ii. One (1) on-site parking space assigned only to the DADU is required for a DADU that is smaller than 650 square feet.
 - iii. Any parking space converted into all or part of a DADU within a garage or carport shall be replaced as usable on-site parking.
 - e. A DADU shall be located behind the front primary dwelling and behind the front yard setback, and meet all standard setback requirements of the Zone for an accessory building.
 - f. A DADU shall comply with the Zone and code requirements that apply where the DADU is located, and shall:
 - i. Conform to applicable land use regulations that regulate structure size, dimension, height, and maximum lot coverage.
 - ii. Conform to setback requirements that may take into account proximity to property lines and other structures, easements, window orientation, massing, or other elements.
 - iii. Be designed consistent with the design of the single-family dwelling.
 - iv. Storm water regulations apply along with other generally applicable site-development standards for a residential use.
 - g. The following DADUs are prohibited:
 - i. A DADU that is larger in gross floor area than the primary dwelling located on the same lot or parcel.

- ii. A DADU shall not be located upon or within any public utility easement, other recorded easement, or irrigation facilities.
 - iii. A DADU located in the front-yard area.
 - iv. A DADU that does not have adequate access to a required utility service that is a project improvement, including sanitary sewer, culinary water, electrical, or storm water.
 - v. A utility service that is a system improvement, including sanitary sewer, culinary water, electrical, or storm water, to which the DADU is required to connect does not have sufficient capacity to support the addition of the DADU to the utility service system improvements.
- 6. Standards and Application.
 - a. No ADU may be constructed, converted, established, rented, or occupied without all required land use approvals, building permits, utility approvals, licenses, and compliance with this Section.
 - b. In accordance with the Utah Code, design standards for any ADU shall be consistent with the primary dwelling through the use of generally compatible exterior materials, roof form, building proportions, or architectural design. Utah Code §10-20-618 is not presumed to apply to this Section.
 - c. Conversion Application:
 - i. The owner of a legally constructed eligible accessory structure may apply and pay the associated fees and costs to convert the structure into a DADU.
 - ii. The application shall be processed administratively as a permitted use application.
 - iii. The owner shall provide documentation demonstrating that the accessory structure was legally constructed and relevant information about the structure which includes, but is not limited to:
 - 1. A previously issued building permit.
 - 2. Approved construction plans.
 - 3. A certificate of occupancy or final inspection record.
 - 4. County assessment records.
 - 5. A survey, aerial photograph, or other reliable evidence establishing the date and legality of construction.
 - 6. Other documentation acceptable to the land use authority and building official.
 - iv. Documentation establishing the legal conversion of an existing accessory structure.
 - v. Conversion of an accessory structure does not grant an exemption from requirements applicable to a dwelling.
 - vi. The converted structure shall comply with this Section.
 - vii. An existing accessory structure that does not comply with the requirements of this Section may be modified, relocated, or otherwise brought into compliance with this Section as part of any approval.
 - d. Building Permit: An application for an ADU shall include, as applicable:

- i. A completed application with engineered architectural drawings and building plans that meet the applicable code requirements.
 - ii. Proof of ownership.
 - iii. A site plan showing property lines, structures, setbacks, easements, driveways, parking, utility locations, the location of the proposed ADU, and other requirements of this Section.
 - iv. Documentation showing adequate utility services and capacity.
 - v. Documentation establishing the legal construction of the ADU.
 - vi. Affidavit of the occupied owner.
 - vii. A parking plan.
 - viii. Any required affected agency approvals.
 - ix. Other information reasonably necessary to determine compliance with this Section and other code requirements.
7. Inspection and Occupancy:
 - a. The building official shall inspect the ADU as part of the building permit process.
 - b. No ADU may be occupied until the City has issued final building approval or a certificate of occupancy, as applicable.
 - c. Approval of an ADU does not authorize a violation of any covenants, conditions, restrictions, development agreements, or other private property restrictions. The City is not responsible for enforcing private covenants unless otherwise required by law.
8. Utilities and Addresses:
 - a. The owner hereby grants each approved ADU access to culinary water, sanitary sewer, electricity, and other utilities required by applicable code.
 - b. Utility connections shall comply with the standards of the applicable utility provider.
 - c. The City may require utility upgrades when necessary to provide adequate capacity, protect the utility system, or comply with applicable health and safety requirements.
 - d. The accessory dwelling unit shall be assigned an address or unit designation approved by the City and acceptable to emergency service providers.
 - e. Nothing in this section guarantees the availability or capacity of a utility service.
9. Occupied Owner:
 - a. The owner shall notify the City of any change in ownership or owner occupancy status that may affect the eligibility of any ADU.
 - b. Temporary absences for military service, medical care, or other acceptable temporary similar circumstances are acceptable absences.
 - c. Failure of the occupied owner to maintain the occupied owner of the lot or parcel voids the eligibility of the ADU and is grounds for suspension or revocation of the ADU.
10. Enforcement.
 - a. Each violation of this Section is a Class C misdemeanor with a fine not to exceed \$750 per offence. Each day a violation continues constitutes a separate offense.
 - b. Each violation of this Section is a civil penalty with a fine not to exceed \$1,000

per violation. Each day a violation continues constitutes a separate offence.

- c. A violation of this Section is subject to administrative enforcement and remedies provided by law and equity, including injunctive and special relief.
- d. Before imposing a lien relating to an ADU, the City shall comply with Utah Code §10-21-303.
- e. The City may suspend or revoke an ADU permit and/or license, issue a notice of violation, assess authorized civil penalties, pursue injunctive relief, or take other lawful enforcement action.
- f. Continued occupancy of an ADU in violation of this Section or after suspension or revocation of the applicable permit and/or license is prohibited.
- g. This Section shall not be interpreted to otherwise limit the general authority of the building official, fire official, local health authority, or other authorized official in the performance of their duties, including any threat to health, safety, or general welfare.

Section 3: Severability. If a court of competent jurisdiction determines that any part of this ordinance is unconstitutional or invalid, then such portion of the ordinance, or specific application of the ordinance, shall be severed from the remainder, which shall continue in full force and effect.

Section 4: Effective date. This Ordinance take effect immediately upon mayoral approval and posting.

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

MARK C. ALLEN,
Mayor

ATTEST:

City Recorder

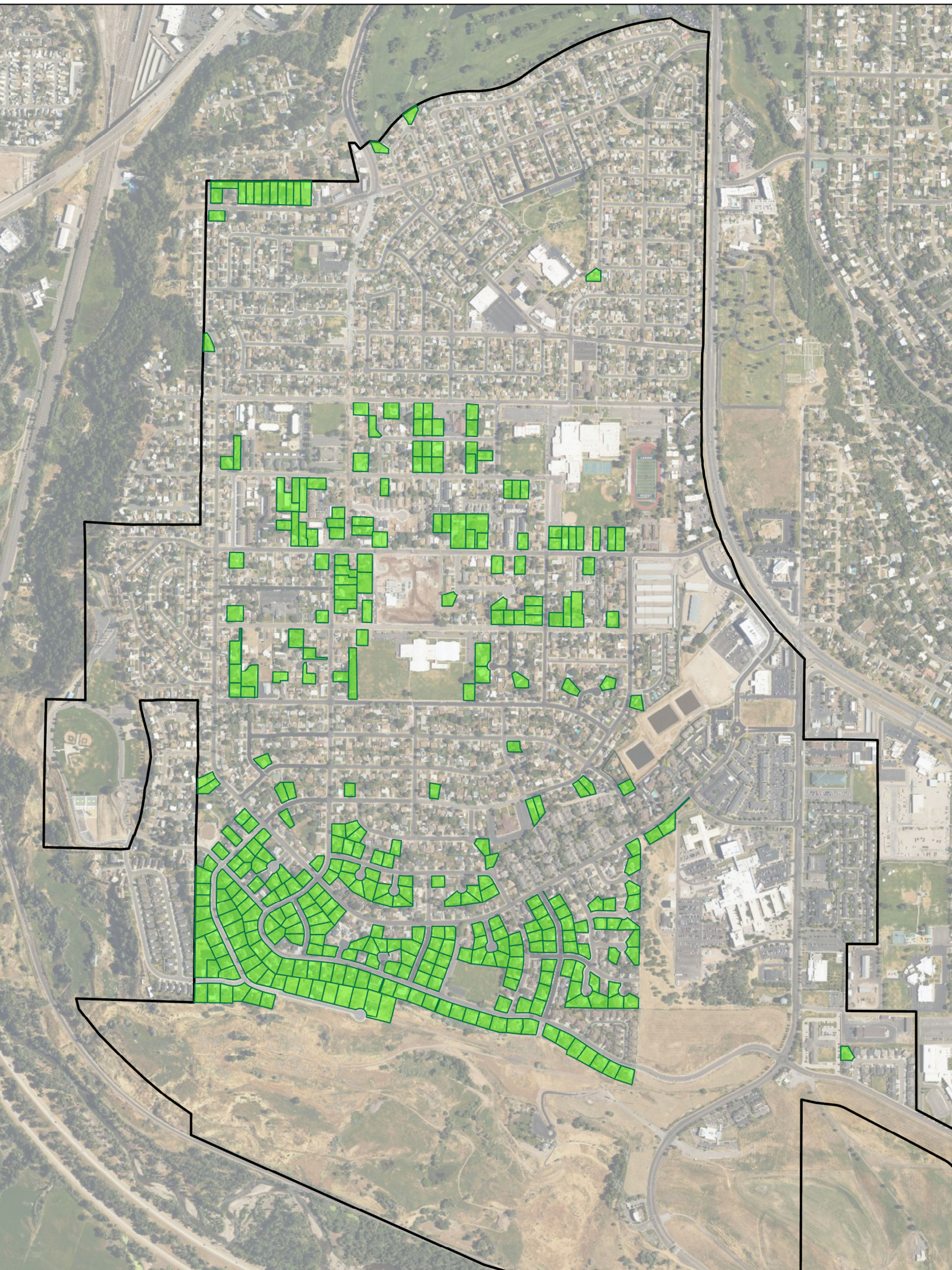
RECORDED this ____ day of _____, 2026.

PUBLISHED OR POSTED this ____ day of _____, 2026.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

According to the provision of U.C.A. §10-3-713, 1953 as amended, I, the City Recorder of Washington Terrace, City, Utah, hereby certify that foregoing Ordinance was duly passed and published or posted as required by State Law.

City Recorder DATE: _____



Washington Terrace Parcels Impacted by 2026 ADU Legislation

-  City Boundaries
-  Residential Parcel 11,000 Sq Ft + (349

The information contained in this map is for reference use only. Effort is made to ensure full, accurate representation, however, the City makes no warranty, expressed or implied, as to the completeness or accuracy of the information. This map may show underground utility structures that are associated with Washington Terrace infrastructure but are not operated by the City (i.e. culinary water feed pipes). The location of these features should be confirmed with their operating agency.

Sources: Google, Hexagon, Washington Terrace City,

City of Washington Terrace

Minutes of a Regular City Council meeting

Held on August 18, 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
Parks and Recreation Director Carlos Grava
City Recorder Amy Rodriguez
City Manager Tom Hanson

OTHERS PRESENT:

None

1. WORK SESSION

5:00 P.M.

•Recreational Programs review and outlook

T.H. Bell. Grava stated that we have used the gym at T.H.Bell for our basketball program for the last 25 years. He stated that he was contacted at the end of July that the City does not have an official agreement to use the gym. He stated that the city historically paid around \$2,400 for gym use. He stated that the Weber School District has told him that the prices are based on the hiring of a school district employee to open and close the gym. Grava estimated that the maximum amount of hours used will cost \$8,433 per year for gym use for the programs. Grava stated that the minimum number of hours for the girls and boys programs will cost \$6133.68. Grava stated that he could have limited the hours if he had known this prior to registration. Grava stated that the City hosts many of the games. He stated that he does not know how many teams there will be per night. He stated that some years there are 4 games per night, and some years 2 games per night. Grava stated that he will not know the number of teams until registration closes in September and he gets the team numbers from other cities.

Grava stated that there are no plans to change the fee schedule for this year. He stated that we could use funds from recreation programs and general funds this year to keep the program running. He stated that it may be too late to cancel the program this year because other cities may not take the kids from Washington Terrace. Grava stated that this is a yearly contract. Grava stated that there may be a possibility that other cities could host games this year to keep our costs down. He stated that he has not heard back from cities that he has contacted. Council Member Parkinson stated that she suggests keeping the program going this year but encourages Grava to see if other cities could host the games. Grava stated that there would have to be a substantial increase to registration fees to cover the costs of this increase. Hanson suggested that he and Grava will speak with the United Methodist Church to see if they would be willing to rent their gym space and time for the basketball

program. Mayor Allen stated that we need to be careful to beg other communities for their gym, as they have spent millions building the facilities. Council Member Thomas stated that there is a Zions Bank Community Grant for up to \$5,000 and that might help pay for gym use. Council Member Davidson stated that the Larry H. Miller foundation also has grants available. Grava stated that he will need to let Weber County School District know by this upcoming Monday. Hanson stated that if we are able to secure a gym rental contract another way before then, we would not have to enter into an agreement with Weber County School District. Grava stated that some options moving forward include using surplus from other programs or raising fees for participants. Grava stated that we are in the middle of the range for fees in comparison to the other neighboring programs.

Grava spoke of Expansion Proposals that have been suggested to him by Council Members. He stated that he is bringing the information to Council because the program suggestions have been brought to him by several Council Members over the years and he wanted to give an expectation of what is possible and what the cost would be. Council Member Zishan asked if all the work Grava would put into this would be worth it if we don't have enough participants to put in the programs. Grava stated that he spoke with other cities who do have summer camp programs and they were unable to tell him how many of their students are from Washington Terrace. Council Member Zishan suggested using our survey capability to determine how many residents are interested in these programs.

Youth Summer Camps

Grava stated that the budget required would be based on program types. He stated that they would run 4-5 weeks and the budget would be \$1500-5500. He stated that the camp programs would run a weeklong and could contain Pickleball, arts and craft, basketball, theater, Lego S.T.E.M, softball and archery programs.

Youth Flag Football

Grava stated that tackle football numbers have declined for the Terrace as well as surrounding cities. He stated that this may be an option to replace tackle-football. He stated that the budget is estimated at \$3500-4500, depending on number of teams. Grava stated that we would combine Riverdale, South Ogden, South Weber and Ogden cities. Grava stated that we would have to keep our program for at least one more year because of deadlines with the league. Grava stated that the current budget for tackle-football is \$12,000. He stated that there is only one team this year, costing \$7000 to the city. He stated that the revenue from football was under \$3000, noting that the city is subsidizing the rest. Grava stated that he has spoken to the other cities about this option. He stated that the other cities would need to know by January so that they can plan for this move as well.

Pickleball Tournaments

Grava stated that several Council Members have suggested tournaments to him this year. He stated that it would be Adults-Only tournaments with a division of 8 teams maximum. He stated that the first year would have a budget of \$850-1500, but once it is started, the registration fees should cover the cost of the tournaments. He stated that there could be 3 tournaments a year. He stated that he is confident that the registration costs of \$20-\$40 will cover the costs of the program (after the first year). Council Member West stated that we would need to find out if there is interest within the city for these programs.

Grava stated that there is a change order for the Rohmer Park Project that will be brought to Council at the next meeting. He stated that the amount is within budget. He stated that it is a change of quantity, not budget.

90
91 **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT**

92 Mayor Mark C. Allen
93 Council Member Anna Davidson
94 Council Member Zunayid Z. Zishan
95 Council Member Cheryl Parkinson
96 Council Member Jeff West
97 Council Member Michael Thomas
98 Finance Director Shari' Garrett
99 Fire Chief Clay Peterson
100 Parks and Recreation Director Carlos Grava
101 City Recorder Amy Rodriguez
102 City Manager Tom Hanson
103 Lt. Sean Endsley, Weber County Sheriff
104

105 **OTHERS PRESENT:**

106 Kathleen Craynor, Jarron Kennedy, CJ Hernandez, David Patterson, Wathern Guymon, Andron Harper,
107 Travis Kearl, Audrey Kearl, Maddie Smith, Sachs, Ulis Gardiner, Fara Bitter, Stacey South, ACO, Judd
108 Sampson
109

110 **2. ROLL CALL**

6:00 P.M.

112 **3. PLEDGE OF ALLEGIANCE**

114 **4. WELCOME**

116 **5. CONSENT ITEMS**

117
118 **5.1 APPROVAL OF AGENDA, JULY 7, 2026, AND AUGUST 4, 2026, COUNCIL**
119 **MEETING MINUTES**

120 There was a suggestion to switch the order of agenda items 6 and 7.
121 Item 5.1 was approved by general consent.
122

123 **6. CITIZEN COMMENTS**

124 CJ Hernandez introduced herself, stating that she is running for Senate District 5. Hernandez explained her
125 background, stating that she was a diplomat for the Department of State for 8 countries and then returned
126 to Utah. She stated that she focused on immigration, human rights, and national security. She stated that
127 she is focused on saving the Great Salt Lake, affordability, and Public Safety. She stated that the
128 legislature should be a partner of local government. She stated that she is at the meeting to learn what is
129 working. She stated that she hopes to be a good advocate for the community.
130

131 Farrah Bitter stated that she learned that the Council has approved the temporary trial of Flock Cameras.
132 She stated that she came to state her disapproval of the use of Flock Cameras. Bitter stated that she wanted
133 to let Council know that as a woman and mother of daughters that she does not approve of the use of the
134 cameras within the community. She stated that news reports have stated that 50 policeman have been
135 convicted of using the cameras to stalk women and does not feel that it is the best use of our resources to
City Council Minutes 08-18-26

136 keep women safe.

137

138 Casey Sanders stated that he does not want Council to use Flock Cameras. He stated that Flock wanted to
139 partner with the dashcams of Amazon delivery trucks, adding 350,000 cameras to their camera systems.
140 He stated that the information goes to Data Centers and asked if Council thought of that. Sanders stated
141 that Flock has been given a billion dollars and asked if investors really care about amber alerts. He stated
142 that Flock is based on subscriptions. He stated that the data that Flock has will become a valuable
143 commodity to be sold to data brokers. He stated that this is a lot bigger picture than anyone realizes.
144 Sanders stated that he hopes that Council looks at this as more than an amber alert because there is a lot
145 more going on.

146

147 Jerrod Kennedy stated that he opposes the acquisition of Flock Cameras, stating that it is another company
148 used to sideline transparency as well as other laws that can be looked into to investigate abuses. He noted
149 that there have been reports of abuses and other agencies using the data.
150 He stated that cameras are an issue about privacy (government and private industry). He stated that this is
151 an issue of not protecting the citizen's privacy.

152

153 Judd Sampson stated that the trial operation has already been approved and he stated that if we get beyond
154 the initial phase of three cameras, he does not want the cost to be reflected in another property tax increase.
155 He stated that he does not agree with the use of Flock Cameras. He stated that if we are slave to a national
156 subscription, it will lead to a bigger problem. He stated that the right to access the data has been abused
157 many times. He stated that he would like access limited and justifiable. He stated that he does not feel that
158 anyone is implying our police will be misusing the data, but there are things to consider when the city is
159 allowing access to the data. Sampson stated that there have been vigilantes who destroy the cameras and
160 asked who would pay for the repairs and replacements. He asked that the disclosure of the camera
161 locations be in a public notice.

162

163 Hanson stated that the trial has been set up to see if the three cameras at our exits work for the city.
164 Hanson stated that the funding and future of Flock Cameras has not been approved at this time.
165 He stated that Flock representatives will be here on the second meeting in September to speak with
166 Council about their concerns and have a clear understanding of their product.

167

168 Council Member Zishan stated that his belief is that Flock is dystopian violation of our rights, changing
169 the very nature of how policing is supposed to function. He stated that in a traditional investigation, a
170 crime is to happen first, then the detectives are to identify a list of plausible suspects, who are then placed
171 under investigation. He stated that under Flock, we are all under investigation at all times for all crimes,
172 everyday and every time we get into our cars. He stated that when a crime does occur, the police have a list
173 of pre-investigated suspects, noting that it is everyone in the room and everyone in the city who gets into a
174 car. Council Member Zishan stated that our Constitutional Rights, specifically our fourth amendment
175 rights are blatantly violated every day as a matter of regular government policy.
176 He stated that that this is the position of an overwhelming majority of the people of the city. Council
177 Member Zishan stated that because we are all under investigation every time we go in and out of the city,
178 he feels that it is unjustified that just the five Council Members make this decision for nearly 10,000
179 residents.

180 Council Member Zishan proposes sending out a survey to citizens with two questions:

1. Do you support Washington Terrace to enter into a three year contract with Flock costing us a total of \$30,000 plus fees.

2. Do you support the removal of all existing Flock Cameras in the city that were placed without our consent to keep us safe.

He stated that the people should decide and he will support their decision.

Castellano stated that the cameras remind him of the internment camps during WWII. He stated that it is a big invasion of privacy. He stated that the data centers use so much water that turns brown. He stated that others need the water as we are in a drought. He stated that the Flock information is sent to the Data Centers.

Kathleen Craynor stated that it is unfortunate that all these people were not here when Council discussed Flock. She stated that Council voted to spend \$30,000 on Flock and wonders why they are acting as if this is a temporary situation.

Ulis Gardiner stated that he is against the Flock Cameras. He stated that we don't need more cameras watching everyone. He stated that the Data Centers are taking up land that could be used for ranchers and housing.

7. SPECIAL RECOGNITION

7.1 PRESENTATION: PUBLIC SAFETY PERSONNEL AND CITIZEN AWARD FOR COURAGE

Fire Chief Clayton Peterson June 23rd structure fire. He stated that three young gentlemen noticed smoke from a nearby house and jumped the fence to help try to put it out with hoses while the Fire Department was in route. Chief stated that without them stepping in to help, the fire would have been worse than it was. They are recognized with the Civilian Award for Courage. Chief Peterson presented the awards to: Desmond Dayton, Kai Wilson and Link Wilson.

Chief Peterson stated that there was a 75 acre grass fire three days later on July 27th. He stated that during that time there was one gentleman who was trapped on the deck of his home and 8 officers went into his home and got him off of the deck while the fire was still in progress. They brought him to the hospital and unfortunately, he succumbed to his injuries that day. Mayor Allen offered his condolences to the family for their loss. He stated his appreciation for all the firefighters and officers that helped the city that day.

Chief stated that the officers will receive the Public Safety Personnel Award for Courage.

Fire Chief Clayton Peterson presented awards for courage to:

Riverdale PD:

Chief Casey Warren

Officer Christopher Morreale

Officer Eddie List

Officer Jeffrey Edminster

227 Roy City PD
228 Sergeant Travis Kearl
229

230 WCSO:
231 Deputy Austin Hoyt
232 Deputy Benjamin Morley
233 Deputy Jacob Gottlieb
234

235 Mayor Allen stated that there were 15 fire agencies and 8 police agencies helping that afternoon. He stated
236 that we could not have done this alone. He thanked all the communities that helped. Mayor Allen stated
237 that our Department was in Hennifer last week helping that community fight their wildfire.
238
239

240 **8. RECURRING BUSINESS**
241

242 **8.1 PRESENTATION: PROPOSED PROPERTY TAX IMPACT SCHEDULE** (REVISED JUNE 2026)
243 The Impact Schedule was projected on the wall, printed out and available on the sign in table, and
244 is presented on several places on our city website. Hanson presented the Property Tax Impact
245 Schedule:
246

247 Washington Terrace City will consider an increase to its property tax rate from 0.001590 to
248 0.0016997 to generate an additional \$98,100. The following information is intended to provide
249 decision makers and the public with an explanation of how the City's operations would be
250 affected if the proposed property tax increase is adopted.

251 Washington Terrace City's current property tax rate: 0.001590
252 Washington Terrace City's current property tax revenue: \$1,458,777
253 Proposed revenue with tax change: \$1,556,877
254 New Property Tax Revenue to Washington Terrace City \$98,100
255

256 Estimated increase to Washington Terrace City Property Tax Rate 6.7%
257

258 Estimated increase to a primary residence of \$409,000 \$25.33
259 Estimated increase to a business valued at \$409,000 \$46.05
260

261 Affected Department : Police Proposed Budget: \$1,300,314 Budget without Tax Change:
262 \$1,202,214 Budget Change:\$98,100
263

264 Impact of Tax Increase – To fund contractual increases for law enforcement services entered into
265 with the Weber County Sheriff's Office.
266
267

268 **9. NEW BUSINESS**
269

270 **9.1 MOTION/RESOLUTION 26-11: RESOLUTION ADOPTING THE FISCAL YEAR**
271 **2026-2027 BUDGET AND SETTING THE CERTIFIED TAX RATE**
272

Hanson stated that the budget is presented to you with the tax increase as previously described. Council Member Parkinson clarified that the budget includes the tax increase that is to maintain the law enforcement services that we have within the city and that this is charged to us from the Sheriff's Office. She stated that she appreciates the sacrifices that the great men and women do for us and we will support them in their efforts within the city. She stated that this is a value that is important and we appreciate that the slight increase will help make a slight difference in the coverage that we have. Mayor Allen thanked Garrett, Hanson and Department Heads for all the work that went into composing the budget.

**Motion by Council Member Parkinson
Seconded by Council Member Thomas
To approve Resolution 26-11
Adopting the Fiscal Year 2026-2027 Budget and setting
The certified tax rate
Approved unanimously (5-0)
Roll Call Vote**

**9.2 DISCUSSION/MOTION: APPROVAL OF THE USER AGREEMENT WITH WEBER
COUNTY SCHOOL DISTRICT FOR USE OF SCHOOL FACILITIES AT T.H.BELL**

Grava stated that the School District would like the City to enter into a user agreement to use the gym at T.H.Bell for our basketball program. Grava stated that the agreement will increase our fees that we need to pay to the school. Grava stated that the agreement would allow us to continue our Basketball Program this year. Mayor Allen stated that there will not be a fee increase for the kids. He stated that Council had a few suggestions for other options. Hanson stated that we will use the funding for the best agreement.

**Motion by Council Member Thomas
Seconded by Council Member West
Approval of the gym rental funds so that we can be flexible on where the location will be
if we find a suitable replacement location, with details to be determined.
Approved unanimously (5-0)**

**9.3 DISCUSSION/MOTION: APPROVAL OF FUNDING AND AGREEMENT WITH
ROCKY MOUNTAIN POWER FOR THE STREETLIGHT CONVERSION PROJECT**

Garrett stated that a cost analysis was sent to Council to support the staff report. Garrett stated that this project dates back to November 2025 during our Council Retreat. She stated that the policy was set to provide lighting for a walkable, safe community. Garrett stated that the scope of the project entails changing all of the Rocky Mountain Streetlights to LED lights. Garrett stated that there would be \$51,000 onetime cost for the project. She stated that the anticipated power savings will be included in future budget adjustments. She stated that it will take RMP ten weeks to order the lighting and a week to install. There is an estimated \$17,000 in annual savings for at least 17 years to come. Council Member Parkinson stated that the initial investment will be paid back within 3 years and we will continue to receive the benefits for the life of the project which is estimated at 17 years.

**Motion by Council Member West
Seconded by Council Member Davidson**

**To approve the funding and agreement with
Rocky Mountain Power
for the Streetlight Conversion Project
Approved unanimously (5-0)**

9.4 PRESENTATION: ANIMAL CONTROL QUARTERLY REPORT

South Ogden Animal Control Officer, Stacey Nixon presented the report to Council. She stated that they were able to bring 11 animals' home before they had to bring them to the county. She stated that they try to bring them home to cause less trauma on the animals and families. Nixon stated that her partner likes patrolling the parks. Council Member Davidson stated that she loves that Nixon is keeping track of the animals that they bring home.

Hanson stated that Rohmer Park Dog Park is moving forward.

9.5 PRESENTATION: FIRE DEPARTMENT QUARTERLY REPORT

Chief Peterson presented the report to Council, stating that total calls were 499 for the second quarter, noting that there were 425 medical calls. Peterson stated that there is a significant jump in calls for service from prior years. He stated that he estimates 1700 calls for the year.

Peterson stated that he appreciates Council allowing him to recognize the teenagers who helped with a house fire.

Peterson spoke about another house fire that was caused by teens disposing of weeds through fire.

Chief Peterson spoke about the fire. He stated that 45 law enforcement officers showed up to help with the traffic and other responses. He stated that 47 types of apparatus were used.

Chief Peterson went through the timeline of the Fire on the Bench. He stated that the fire started at the train tracks and was fast moving. He stated that 75 acres were burned within 15 minutes. Chief stated that there was damage to one trailer. He stated that there unfortunately was one fatality.

Chief Peterson stated that the Department was the first-arriving apparatus at the Roy Grass Fire that occurred a week before the Terrace Fire.

Chief Peterson stated that the Department also helped with the Hennifer Fires.

Chief Peterson stated that the Department has had training since the fires occurred.

Chief Peterson stated that there have been a lot of gas calls. He stated that the boring company has caused 6 gas leaks. Hanson stated that some of the lines are correctly located, and some are not located at all which has caused some of the issues. Hanson stated that he and Peterson have been working with the boring company to encourage a better outcome regarding the gas lines.

Chief Peterson stated that he and Hanson held a Cold Wash of the response of the Fires and received good feedback as to what is needed in the future.

Chief Peterson stated that the Emergency Fair will be held on September 17th at the Fire House.

Chief Peterson stated that August is usually the biggest fire season and it is not over yet. Council Member Parkinson stated that we need caution residents to be wise with fire and with watering.

9.6 PRESENTATION: SHERIFF OFFICE QUARTERLY REPORT

Lt. Endsley presented the report to Council, stating that the report covers April-June. He stated that the adult arrests have increased significantly. He stated that more warning citations have been issued. He stated that the staffing levels have increased, which allows deputies to be proactive within the city.

Lt. Endsley stated that the calls and types of calls are neither drastically up or down from last year.

He stated that there were no major issues during Terrace Days. He stated that he may add a shift for the Movie in the Park night for added safety. Lt. Endsley recapped the changes in the Office, noting that there was a split between general fund operations and contract cities funding. He stated that they have only lost one officer this year. He stated that retention has been great this year with the new wage scale. He stated that their wage scale has boosted their recruiting and retention. Lt. Endsley stated that the case numbers with CS is from General Funds and CM is for contract cities. He stated that calls for service in each city are tracked separately.

Lt. Endsley wanted to thank Council and Chief Peterson for recognizing the deputies who helped during the fire and he appreciates the support.

9.7 MOTION/RESOLUTION 26-12: RESOLUTION APPROVING THE WASTE TRANSFER AND DISPOSAL AGREEMENT WITH WASTE MANAGEMENT OF UTAH, INC

Hanson stated that the city received the proposals for Waste Transfer and disposal agreement. Staff recommendation is to use Waste Management as our Transfer Station. Hanson stated that curbside service will still be provided through Republic Services.

**Motion by Council Member West
Seconded by Council Member Davidson
To approve Resolution 26-12
Approving Waste Transfer and Disposal Agreement with
Waste Management of Utah
Approved Unanimously (5-0)
Roll Call Vote**

10. COUNCIL COMMUNICATION WITH STAFF

Council Member Thomas thanked Chief Peterson and the Sheriffs for their response to the fire. He stated that he received a lot of requests from residents to share their appreciation. Council Member Thomas thanked Meibos and the Public Works Crew stating that residents feel that there is a safer path to school with the extra crosswalks on Ridgeline.

Council Member West stated that he spoke with a resident who was upset about that boring company damage and stated that he wanted to thank Hanson for being so helpful to him.

Council Member Parkinson asked the name of the company putting in the new fiber optic. Hanson stated that the company is CenturyLink however they have contracted the installment of the fiber to another company. Hanson stated that there are door hangars that have gone out. He advised residents to call city hall and speak with Meibos on specific challenges.

Council Member Parkinson stated that she has heard many complaints about the gas company hitting power lines. She stated that the flags are being left up and also leaving spray paint over sidewalks and rocks. She stated that they are upset because their yards are being torn up every year. Hanson stated that there are challenges every year with legislation prohibiting us from stopping them from coming to the city. Hanson stated that we can charge the boring fees, however, we cannot restrict them from working. Council Member Parkinson suggested putting information in the newsletter explaining why this evasive behavior

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continues every year. She stated that Meibos is very good to work with and appreciates him taking these calls.

Hanson asked if Council is opposed to having Flock come out to speak to Council in September. Council Member Zishan stated that he doesn't care, as he does not see the point and doesn't want to waste his time with them. He stated that he feels that Flock is the enemy of the State. Council Member Parkinson, Davison, and Thomas stated that they are open to hearing from them. Council Member Zishan stated that he would still like to see a citizen survey be put out with a balanced approach.

11. ADMINISTRATION REPORTS

There were no administration reports.

12. UPCOMING EVENTS

August 27th: Planning Commission Meeting 6:00 p.m.
September 1st: City Council Meeting 6:00p.m.
September 7th: City Offices closed for observance of Labor Day
September 15th : City Council Meeting 6:00 p.m.

13. ADJOURN THE MEETING

**Motion by Council Member Parkinson
Seconded by Council Member Thomas
To adjourn the meeting
Approved unanimously (5-0)
Time: 7:53 p.m.**

Date Approved

City Recorder

City Council Staff Report

Author: Carlos Grava

Subject: Ratification of Expenditure for the Rohmer Park Pickleball Plaza Phase 4 Project Change Order #1

Date: 09/01/2026

Type of Item: Discussion / Motion

Summary Recommendation: Ratification the Expenditure for the Rohmer Park Pickleball Plaza Phase 4 Project Change Order #1.

Description: The City Council approved the contract with the bid winner contractor MSCI for the Rohmer Park Pickleball Plaza Phase 4 on July 7, 2026, and the construction started on August 10, 2026.

Topic: Ratification of Expenditure for the Rohmer Park Pickleball Plaza Phase 4 Project Change Order #1.

- A. **Background:** The Rohmer Park Pickleball Plaza Phase 4 marks the conclusion of this project. The City Council approved the project, and the city was awarded a RAMP Grant for the project. We have a few purchases made under state contracts to maximize the funds received by the RAMP Grant and City funds approved for this project, and the contractor MSCI was selected through the bidding process for this project.
- B. **Analysis:** Once construction started and the layout of the project area was clearer, we saw some needed changes to conclude this project with beautification and changes for long term use of all areas by our community. The change order includes change in the number of tree well boulders, dog park landscaping boulders, reduced the amount of bushes and shrubs, addition of trees, increase of road base quantity, addition of concrete wall, and reduction of electrical services and materials. This change order does not modify the budget, as we are within budget for the project, and due to the nature and time constraints of the project, this change order was approved to the contractor as an exception following our city's contracting and purchasing policies under the Financial Policies and Objectives, as we come to the city council to ratify this change order.

Fiscal Impact:

Current Rohmer Park Phase 4 Budget

Project costs per engineer's estimates	\$383,600
<u>City Funds Engineering and Contingency</u>	<u>\$ 76,720</u>
TOTAL PROJECT BUDGET (53-71-32)	\$460,320
Bidding Contract with MSCI approved by the City Council	\$260,465
Change Order #1	\$ 38,042

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

Alternatives:

- A. **Approve the Request:** Ratification of the expenditure for the Rohmer Parke Pickleball Plaza Phase 4 Project Change Order #1 per exception under the city's contracting and purchasing policies.

City Council Staff Report

Author: Carlos Grava

Subject: Approval to Establish a 501(c)(3) Nonprofit Organization for Parks and Recreation Purpose

Date: 09/01/2026

Type of Item: Discussion / Motion

Summary Recommendation: Approval to proceed with the creation of a 501(c)(3) Nonprofit Organization for Parks and Recreation to expand the department's ability to pursue other funding opportunities.

Description: The City and the Parks and Recreation Department are seeking authorization to establish a nonprofit 501(c)(3) organization focused on supporting parks, recreation, and community-focused initiatives. The nonprofit would provide an additional funding mechanism through which the city could pursue eligible grants and other charitable funding opportunities. Funds obtained through the organization supplement existing city resources and help support recreational programming, park improvements, and other eligible Parks and Recreation initiatives.

Topic: Approval to Establish a 501(c)(3) Nonprofit Organization for Parks and Recreation Purpose.

- A. **Background:** The Parks and Recreation Department continually seeks outside funding opportunities to enhance recreational programs, improve parks, and reduce the financial burden placed on the City. During staff research into potential grant opportunities, we identified several grants that appeared to be well aligned with our needs. However, the City was ineligible for several of these opportunities because the grant programs were limited to nonprofit organizations with 501(c)(3) status. As a municipal government, we do not meet the nonprofit eligibility requirements established by these grants. As a result, the Parks and Recreation department has been unable to apply for funding opportunities that could otherwise benefit recreational programs and park projects.
- B. **Analysis:** Establishing a 501(c)(3) organization could significantly broaden the funding opportunities available to the Parks and Recreation Department. Currently, staff can pursue grants for which municipal governments are eligible. However, many foundations, corporations, charitable organizations, and private grant programs restrict eligibility to qualified nonprofit organizations. The establishment of a 501(c)(3) organization would allow the city to pursue appropriate opportunities from both traditional governmental funding sources and additional nonprofit-focused funding sources. Creating the nonprofit would not guarantee grant awards. Each opportunity would continue to require staff review to determine eligibility, project alignment, administrative requirements, matching obligations, reporting requirements, and the City's ability to complete the proposed project successfully.
- C. **Fiscal Impact:** The immediate fiscal impact of establishing the nonprofit organization is expected to consist primarily of applicable organizational, filing, and administrative costs associated with obtaining nonprofit and 501(c)(3) status and annual requirements by the IRS. Future fiscal impacts would be evaluated on a per-grant and per-project basis.
- D. **Department Review:** City Manager, Parks & Recreation.

Alternatives:

- A. **Approve the Request:** Approval to proceed with establishing a nonprofit organization and applying for 501(c)(3) recognition for Parks and Recreation purposes.

- B. **Deny the Request:** If denied, we would continue pursuing grant opportunities for which municipal governments are eligible but would remain unable to apply for grants and other funding programs restricted exclusively to qualified nonprofit organizations.

City Council Staff Report



Author: Tom Hanson

Subject: Termination of the Trial with Flock

Date: Sept 1, 2026

Type of Item: Discussion / Action

Summary Recommendation: Considering the recent outcry against Flock and the feedback received from residents, the mayor is recommending that the city put the breaks on moving forward with the trial period.

Description:

- A. **Topic:** Termination of the Flock trial period.
- B. **Background:** In an effort to help law enforcement find vehicles that were potentially involved in a crime the city made the choice to enter into an agreement with Flock to add three flock cameras in the city. Since that time there has been increasing pressure to stop moving forward with the system.
- C. **Analysis:** Following constructive feedback from residents and input from county, state, and federal partners, the mayor has directed staff to pause and discontinue the proposed Flock camera trial. While we recognize that stepping back from the system may temporarily impact certain criminal apprehension tools, current community tension indicates that proceeding with the trial at this time is not in the city's best interest. This decision reflects direct respect for the thoughtful, genuine questions raised regarding overall community alignment.
- D. **Fiscal Impact:** Elimination of essentially \$3,000 annually for each camera lease and data.
- E. **Department Review:** Staff agree that, given the heightened public sensitivity and community concerns surrounding the Flock Safety system, it is in the city's best interest to terminate the agreement for the trial period. While this technology was evaluated as a potential tool to enhance public safety, maintaining open trust and aligning with community expectations remains our top priority. By ending the trial early, the city can take a step back, thoroughly review resident feedback, and evaluate alternative options that balance security needs with public confidence.