



# FRUIT HEIGHTS CITY COUNCIL MEETING AGENDA

Notice is hereby given that the Fruit Heights City Council will hold a regular meeting at 7:00pm on **October 21, 2025**, at Fruit Heights City Hall, 910 South Mountain Road Fruit Heights City Utah.

Fruit Heights City is now streaming City Council Meetings on its YouTube Channel. Please follow us at <https://www.youtube.com/@fruitheightscity9716/streams>

## **1. CALL TO ORDER: Mayor John Pohlman**

- 1.1 Pledge of Allegiance (Mark)
- 1.2 Prayer or Thought (Gary)
- 1.3 Roll call (Hailee)
- 1.4 Training Food and water storages. Mary Monson CCC/Emergency Preparedness Committee

## **2. DECLARATION OF CONFLICT(S) OF INTEREST**

## **3. PUBLIC COMMENT PERIOD**

The public may address the City Council regarding issues that are or are not on the agenda. Please limit comments to 3 minutes. Please state your name and address of residence for the record. **No actions may be taken on items not specifically listed on the agenda.**

## **4. PRESENTATIONS**

## **5. DISCUSSION ITEMS**

Discussion items to be considered.

- 5.1 Mosquito Abatement District-Davis Proposed Tax Increase
- 5.2 Resolution 2025-11 Authorized Individuals for the PTIF
- 5.3 Moderate Income Housing

## **6. ACTION ITEMS**

- 6.1 Approve/Deny Resolution 2025-11 Authorized Individuals for the PTIF
- 6.2 Approve October 7, 2025, City Council Minutes

## **7. TABLED ITEMS**

## **8. CALENDAR ITEMS**

- 8.1 October 21, 2025, City Council Meeting
- 8.2 October 24-25 ,2025 Fable Forest at Gailey Trail from 6-8 PM
- 8.3 October 28 Planning Commission Meeting (Public Hearing)

## **9. PAST DISCUSSION ITEMS**

## **10. COUNCIL REPORT**

## **11. MAYOR REPORT**

## **12. STAFF REPORT**

## **13. CLOSED SESSION**

The City Council may vote to discuss matters in a closed session for reasons allowed by law, including, but not limited to, the provisions of Utah Code § 52-4-205 of the Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137.

## **14. ADJOURNMENT**

## CERTIFICATE OF POSTING

**I HEREBY CERTIFY** that this notice and agenda was posted at Fruit Heights City Hall, on the City's website, [www.fruitheightscity.com](http://www.fruitheightscity.com), as well as posted on the Utah State Public Notice website in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Hailee Ballingham

Hailee Ballingham - Deputy Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact the Fruit Heights City Manager, Darren Frandsen at (801)546-0861 at least 24 hours prior to the meeting.

### **Helpful Links.**

Fruit Heights City Website: <https://www.fruitheightscity.com/>

Fruit Heights City YouTube Channel: <https://www.youtube.com/channel/UCalqHYd0U5RCpaDo8rquABw>

Fruit Heights City Facebook Page: <https://www.facebook.com/FruitHeightsCityGovernment>

# City Council Meeting

DATE: <u>October 21, 2025</u>					
TIME MEETING BEGAN: <u>7:00</u>			TIME MEETING IS OVER: <u>7:32</u>		
CITY COUNCIL MEMBERS PRESENT:					
<u>X</u>	Council Member Gary Anderson				
<u>X</u>	Council Member Mark Cottrell				
<u>X</u>	Council Member Eileen Moss				
<u>X</u>	Council Member Florence Sadler				
<u>X</u>	Council Member Shon Stevenson				
<u>X</u>	Mayor John Pohlman				
STAFF PRESENT:					
<u>X</u>	Darren Frandsen, City Manager				
<u>X</u>	Layne Leonard, Public Works Director				
<u>X</u>	Hailee Ballingham, Deputy Recorder				
<u>X</u>	Jeff Oyler, City Planner				
—	Zac Burk, City Engineer				
—	Brad Christopherson, City Attorney				
—					
—					
Minutes from previous meeting: <u>Oct 7, 2025</u>			Time: <u>7:26</u>		
<u>Shon / Gary</u>					
Motino to Adjourn:			Time: <u>7:32</u>		
<u>Eileen / Gary</u>					
VOTING ON					
<u>6.1 Resolution 2025-11 Authorized individuals for PTIF</u>					
If needed open public hearing: <u>/</u> , closed public hearing: <u>/</u>					
Time: <u>7:26</u>					
Motion By <u>FLO</u>					
Second By <u>GARY</u>					
Time: <u> </u>					
Voting	Yes	No	Abstain		Absent
Gary Anderson	<u>X</u>	—	—		—
Mark Cottrell	<u>X</u>	—	—		—
Eileen Moss	<u>X</u>	—	—		—
Florence Sadler	<u>X</u>	—	—		—
Shon Stevenson	<u>X</u>	—	—		—

## Visitors

### Fruit Heights City Meeting

Date October 21, 2025

All visitors are required to sign in even if you are not attending the entire meeting.

#### Print Name

1. Mary Munson	2.
3. Lane Monson	4.
5. David Hale	6.
7. Nicole Hale	8.
9. Kelly Larson	10.
11.	12.
13.	14.
15.	16.
17.	18.
19.	20.
21.	22.
23.	24.
25.	26.
27.	28.
29.	30.
31.	32.
33.	34.
35.	36.
37.	38.

## **City/County Notification Requirements**

- City Council/County Commission will be notified and a record submitted of the tax increase.
- The Record should indicate the Intent and purpose of the property tax increase, the dollar amount of the increase, The percentage of increase, and impact on the average household
- Once the City/County have the record they have 40 days to get it on the council agenda.
- The city/county representative for that entity would submit the record.
- The city/county does not vote or make a motion on the record or the increase.

### Agenda item – Mosquito Abatement District-Davis Proposed Tax Increase

The Mosquito Abatement District-Davis is proposing to increase its property tax revenue. The Mosquito Abatement District-Davis tax on a \$600,000.00 (average value of Davis County residence) residence would increase from \$30.69 to \$38.61, which is \$7.92 per year. If the proposed budget is approved, Mosquito Abatement District-Davis would receive an additional \$1,000,000.00 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, Mosquito Abatement District-Davis would increase its property tax budgeted revenue by 26.18% above last year's property tax budgeted revenue excluding new growth

The primary purpose for the proposed tax increase is construction of new pesticide storage facilities. Also building for future growth and to increase mosquito surveillance and lab capacity. Any other revenues above financial obligations for building construction loan will be used to increase the purchase of a new mosquito adulticide product.

Current Year Tax Rate	Estimated Next Year Tax Rate
.000093	.000117

### PUBLIC HEARING

Date/Time: Location: December 11, 2025 at 7:00. 85 North 600 West, Kaysville, UT. 84037

## NOTICE OF PROPOSED TAX INCREASE

The Mosquito Abatement District-Davis is proposing to increase its property tax revenue. The Mosquito Abatement District-Davis tax on a \$600,000.00 (average value of Davis County residence) residence would increase from \$30.69 to \$38.61, which is \$7.92 per year. The Mosquito Abatement District-Davis tax on a (average value of business) would increase from \$55.80 to \$70.20, which is \$14.40 per year. If the proposed budget is approved, Mosquito Abatement District-Davis would receive an additional \$1,000,000.00 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, Mosquito Abatement District-Davis would increase its property tax budgeted revenue by 26.18% above last year's property tax budgeted revenue excluding new growth. The Mosquito Abatement District-Davis invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.

### PUBLIC HEARING

Date/Time: Location: December 11, 2025 at 7:00. 85 North 600 West, Kaysville, UT. 84037

Virtual Meeting Link:

To obtain more information regarding the tax increase, citizens may contact the Mosquito Abatement District-Davis at 801-544-3736 or visit [davismosquito.org](http://davismosquito.org).

- Average Resident in Davis County Value at \$600,000.00
- Increase on Residence \$30.69 to \$38.61
- Residence increases \$7.92 per year \$0.66 per month
- Increase on a Business \$55.80 to \$70.20
- Business increases \$14.40 per year \$1.20 per month
- \$1,000,000.00 increase
- Percentage increase of budgeted revenue is 26.18%
- Estimated Building Project Cost – Total 9,200,000.00
- 15 Year Loan \$855,550.00 per year payment

## TAX INCREASE USAGE POINTS

- Pesticide Storage Building – The current pesticide storage building was built 27 years ago and does not accommodate the high use of palletted material or larger quantities of liquid product. We need to be able to safely handle and properly store mosquito control products. Liquid products are increasing and the containers being received have a higher capacity of product so we need to be able to properly contain those products and store larger quantities of liquid adulticide products
- Chemical Usage – Mosquito control product usage has changed a great deal. Regular occurrence of West Nile Virus, new products becoming available for use, and the growth of the county has increased the need for adult mosquito control products. The growth of subdivision in Davis County moving closer and closer to the mosquito habitat has required us to use more products and increase our equipment use to cover the increased amounts of streets and subdivisions for adult mosquito control.
- New Adulticide – A new mosquito adulticide product has become available. The mosquitoes have built some resistance to the product that has been used for many years. This new product is very effective but costly. It will also help reduce the resistance to the cheaper product to increase its use more into the future. (cost example \$75.00 per gallon for current product to \$295.00 per gallon for new product)
- Drone Usage - implementation of the use of spray drones. This has been a good beneficial addition to the control of mosquito larvae. The implementation of drone use has increased the amount of granular product coming into the facility and increased the need for safer handling and proper storage of the granular products. Our current building is not set up for easy use movement of palletted products.
- Laboratory and Mosquito Surveillance – Surveillance is a key component of our operations. In-house RT-PCR testing for mosquito borne diseases is critical to reacting to virus activity in a timely manner. Currently the surveillance and laboratory operations are being conducted out of multiple building used for operations and storage. We are increasing our lab capacity and surveillance capabilities and adding new CO2 tank traps.
- Employee Needs – The increase of personnel especially seasonal employees has exceeded capacity in our locker rooms. Expansion of locker room facilities for the employees is needed to accommodate the current employee numbers and potential growth of the future. Additional office space for full time employees is needed.



Office of the  
State Treasurer

Public Entity Resolution

**1. Certification of Authorized Individuals**

I, John Pohlman (Name) hereby certify that the following are authorized:  
to add or delete users to access and/or transact with PTIF accounts; to add, delete, or make changes  
to bank accounts tied to PTIF accounts; to open or close PTIF accounts; and to execute any  
necessary forms in connection with such changes on behalf of Fruit Heights City  
(Name of Legal Entity). Please list at least two individuals. Each individual must have a unique email.

Name	Title	Email	Signature(s)
<u>Darren Frandsen</u>	<u>City Manager</u>	<u>dfrandsen@fruitheights.gov</u>	<u>[Signature]</u>
<u>Stacie Tuttle</u>	<u>Utility Clerk</u>	<u>stuttle@fruitheights.gov</u>	<u>[Signature]</u>
<u>KAREN COLEMAN</u>	<u>PIC/OFFICE ASST</u>	<u>Kcoleman@fruitheights.gov</u>	<u>Karen Coleman</u>

The authority of the named individuals to act on behalf of Fruit Heights City  
(Name of Legal Entity) shall remain in full force and effect until written revocation from  
Fruit Heights City (Name of Legal Entity) is delivered to the Office of the State Treasurer.

**2. Signature of Authorization**

I, the undersigned, Mayor (Title) of the above named entity, do hereby certify  
that the forgoing is a true copy of a resolution adopted by the governing body for banking and  
investments of said entity on the 21 day of October, 2025, at which a quorum  
was present and voted; that said resolution is now in full force and effect; and that the signatures as  
shown above are genuine.

Signature	Date	Printed Name	Title
<u>[Signature]</u>	<u>10/21/2025</u>	<u>John Pohlman</u>	<u>Mayor</u>

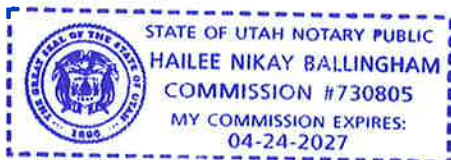
STATE OF UTAH )  
COUNTY OF DAVIS ) §

Subscribed and sworn to me on this 21 day of October, 2025, by  
John Pohlman (Name), as Mayor (Title) of  
Fruit Heights City (Name of Entity), proved to me on the basis of  
satisfactory evidence to be the person(s) who appeared before me.

(seal)

Signature

[Signature]





FRUIT HEIGHTS CITY

RESOLUTION 2025-11

**A RESOLUTION AUTHORIZING THE MAYOR TO CERTIFY AUTHORIZED INDIVIDUALS WITH REGARD TO THE PUBLIC ENTITY RESOLUTION FORM FROM THE OFFICE OF THE UTAH STATE TREASURER**





**WHEREAS**, the Fruit Height Council met in regular meeting on October 21, 2025, to consider, among other things, authorizing the Mayor to certify authorized individuals with regard to the Public Entity Resolution Form from the Office of the Utah State Treasurer; and

**WHEREAS**, the Office of the Utah State Treasurer requires each public entity with accounts in the Public Treasurer's Investment Fund (PTIF) to have a Public Entity Resolution on file.

**NOW, THEREFORE, BE IT RESOLVED** that the Council authorizes the mayor to certify authorized individuals with regard to the Public Entity Resolution Form from the Office of the Utah State Treasurer.

This Resolution, assigned No. 2025-11, shall take effect immediately upon passage and acceptance as provided herein.

**PASSED AND APPROVED** this 21<sup>st</sup> day of October 2025

<p>ATTEST:</p> <p> Darren Frandsen, City Recorder</p>	<p>_____ John Pohlman, Mayor</p> <p></p>																		
<p>{SEAL}</p> <p></p>	<p>Voting:</p> <table><tr><td>Shon Stevenson</td><td>Yea <u>Y</u></td><td>Nay ____</td></tr><tr><td>Mark Cottrell</td><td>Yea <u>X</u></td><td>Nay ____</td></tr><tr><td>Eileen Moss</td><td>Yea <u>X</u></td><td>Nay ____</td></tr><tr><td>Florence Sadler</td><td>Yea <u>X</u></td><td>Nay ____</td></tr><tr><td>Gary Anderson</td><td>Yea <u>L</u></td><td>Nay ____</td></tr><tr><td>John Pohlman (to break a tie)</td><td>Yea ____</td><td>Nay ____</td></tr></table>	Shon Stevenson	Yea <u>Y</u>	Nay ____	Mark Cottrell	Yea <u>X</u>	Nay ____	Eileen Moss	Yea <u>X</u>	Nay ____	Florence Sadler	Yea <u>X</u>	Nay ____	Gary Anderson	Yea <u>L</u>	Nay ____	John Pohlman (to break a tie)	Yea ____	Nay ____
Shon Stevenson	Yea <u>Y</u>	Nay ____																	
Mark Cottrell	Yea <u>X</u>	Nay ____																	
Eileen Moss	Yea <u>X</u>	Nay ____																	
Florence Sadler	Yea <u>X</u>	Nay ____																	
Gary Anderson	Yea <u>L</u>	Nay ____																	
John Pohlman (to break a tie)	Yea ____	Nay ____																	
<p>DEPOSITED in the office of the City Recorder this <u>21</u> day of October 2025. RECORDED this <u>21</u> day of October 2025</p>	<p>Attest  Hailee Ballingham Deputy Recorder</p>																		