



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 **January 6, 2026**, 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/@fruitheightscity9716streams>

1. CALL TO ORDER: Mayor John Pohlman

- 1.1 Pledge of Allegiance (Mark)
- 1.2 Prayer or Thought (Gary)
- 1.3 Roll call (Hailee)

2. SWEARING IN OF NEWLY ELECTED MAYOR AND COUNCIL

- 2.1 Mayor Jeanne Groberg
- 2.2 Councils Blake Winslow, David Hale
- 2.3 Roll Call (Hailee)

3. DECLARATION OF CONFLICT(S) OF INTEREST

4. REPORTS

- 4.1 Council Members
- 4.2 Mayor
- 4.3 Staff /Audit Report

5. 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.**

6. PRESENTATIONS

- 5.1 Introducing YCC Advisors Rachel and Anthony Jackson
- 5.2 YCC Report
- 5.3 City Attorney Information on, General Plan, and HB48-Wildland Urban Interface Modifications

7. DISCUSSION ITEMS

Discussion items to be considered.

- 7.2 Fruit Heights City Council and Planning Commission Calendar 2026
- 7.3 Water Rates for 2026
- 7.4 Bids for City Hall Entry Remodel

8. ACTION ITEMS

- 8.1 Approve/Deny Fruit Heights City Council and Planning Commission Calendar 2026
- 8.2 Approve/Deny City Manager Compensation
- 8.3 Approve/Deny Awarding a bid for City Hall Entry Remodel
- 8.4 Approve November 18, 2025, City Council Minutes

9. TABLED ITEMS

10. PAST DISCUSSION ITEMS

11. CALENDAR ITEMS

- 11.1 January 13, 2025, Strategic Planning Meeting
- 11.2 January 19, 2025, Martin Luther King Jr. Day (City Hall will be closed)
- 11.3 January 20, 2025, City Council Meeting
- 11.4 January 27, 2025, Planning Commission

12. 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.

13. 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, 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/](http://www.fruitheightscity.com)

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

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



CONSULTING ENGINEERS

MEMORANDUM

TO: Fruit Heights City Mayor and City Council

FROM: Zac Burk, P.E.
City Engineer

A handwritten signature in black ink, appearing to read 'Zac Burk'.

CC: Darren Frandsen – Fruit Heights City Manager
Layne Leonard – Fruit Heights City Public Works Director

RE: **City Hall Entry Remodel**

Date: December 19, 2025

On December 18th at 2:00 pm, bids were opened for the City Hall Entry Remodel Project. Eight bids were received and read publicly. The results of the bidding are shown on the enclosed Bid Tabulation. We have checked the bids and published any errors and actual totals.

We have reviewed all bid prices and evaluated the three lowest bid totals. MSCI, Gurr Construction, & EcoPremier Builders. Jones and Associates has worked with MSCI & Gurr Construction on similar projects and can confirm their previous experience and key personnel. Based on our review of qualifications and prices of the lowest three contractors, we recommend award of the project contract to **MSCI**, with their bid of **\$414,934.86**. The project completion date is set for June 1st, 2026.

The purpose of this project is to demolish and remove the existing City Hall entrance way and concrete flatwork up to the existing building and construct a new ADA ramp with brick vestibule and storefront doors enclosure. The project also included an alternate additive to construct a similar entryway vestibule around the back of the building.

If the Council agrees with this recommendation, please pass a motion accepting the bid and awarding the project contract to MSCI with their respective bid. We will provide the Notice of Award and Contract Agreement for the City and Contractor to sign. In addition to these documents, the contractor is also responsible for submitting Performance and Payment Bonds, and Insurance Certificates within 10 days following Notice of Award.

When these documents have been received, we will schedule a Preconstruction Conference. At this conference we will issue a Notice to Proceed and discuss the construction details with the contractor prior to beginning the work.



BID TABULATION

Fruit Heights City | City Hall Entry Remodel

Bid Opening: December 18, 2025

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		1 - MSCI		2 - Gurr Construction		3- EcoPremier Builders		4 - Wasatch West Contracting		5 - Clear GC, LLC	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization.	1	ls	\$ 28,000.00	\$ 28,000.00	\$ 23,476.00	\$ 23,476.00	\$ 37,504.24	\$ 37,504.24	\$ 14,400.00	\$ 14,400.00	\$ 53,245.90	\$ 53,245.90	\$ 97,570.00	\$ 97,570.00
2	Demo Existing Structure - includes roof, bricks, stairs, handrails and connecting	1	ls	\$ 25,000.00	\$ 25,000.00	\$ 18,179.00	\$ 18,179.00	\$ 26,400.00	\$ 26,400.00	\$ 24,000.00	\$ 24,000.00	\$ 18,128.72	\$ 18,128.72	\$ 26,345.00	\$ 26,345.00
3	Sawcut Existing Concrete.	65	lf	\$ 5.00	\$ 325.00	\$ 5.30	\$ 344.50	\$ 42.35	\$ 2,752.75	\$ 5.40	\$ 351.00	\$ 4.72	\$ 306.80	\$ 27.60	\$ 1,794.00
4	Remove Existing Concrete Flatwork - Approx. 6" thick concrete and high back	130	sy	\$ 9.00	\$ 1,170.00	\$ 22.59	\$ 2,936.70	\$ 29.70	\$ 3,861.00	\$ 43.20	\$ 5,616.00	\$ 31.85	\$ 4,140.50	\$ 42.30	\$ 5,499.00
5	Excavate soft unusable material around building foundation and concrete wall.	250	cy	\$ 40.00	\$ 10,000.00	\$ 33.52	\$ 8,380.00	\$ 77.71	\$ 19,427.50	\$ 90.00	\$ 22,500.00	\$ 83.33	\$ 20,832.50	\$ 76.80	\$ 19,200.00
6	New Structural fill material around building foundation and concrete wall. UTBC	650	ton	\$ 28.00	\$ 18,200.00	\$ 25.78	\$ 16,757.00	\$ 41.14	\$ 26,741.00	\$ 51.08	\$ 33,202.00	\$ 57.72	\$ 37,518.00	\$ 42.90	\$ 27,885.00
7	New land drain and connection to downspout rain gutter.	100	lf	\$ 56.00	\$ 5,600.00	\$ 79.50	\$ 7,950.00	\$ 232.10	\$ 23,210.00	\$ 168.00	\$ 16,800.00	\$ 248.87	\$ 24,887.00	\$ 65.45	\$ 6,545.00
8	New Concrete Flatwork.	1,500	sf	\$ 25.00	\$ 37,500.00	\$ 13.32	\$ 19,980.00	\$ 15.70	\$ 23,550.00	\$ 16.00	\$ 24,000.00	\$ 20.21	\$ 30,315.00	\$ 28.60	\$ 42,900.00
9	New brick, metal roof, reinforce footing vestibule entryway with a double storefront glass door system. Main Level	1	ls	\$ 98,000.00	\$ 98,000.00	\$ 161,845.28	\$ 161,845.28	\$ 127,207.82	\$ 127,207.82	\$ 112,000.00	\$ 112,000.00	\$ 136,215.34	\$ 136,215.34	\$ 147,874.00	\$ 147,874.00
10	New Concrete 12:1 ADA ramp with metal handrails. Plan quantity	1	ls	\$ 20,000.00	\$ 20,000.00	\$ 34,821.00	\$ 34,821.00	\$ 10,000.00	\$ 10,000.00	\$ 21,200.00	\$ 21,200.00	\$ 42,777.06	\$ 42,777.06	\$ 46,975.00	\$ 46,975.00
11	New Metal City Hall sign.	1	ls	\$ 3,500.00	\$ 3,500.00	\$ 5,013.80	\$ 5,013.80	\$ 5,423.00	\$ 5,423.00	\$ 8,400.00	\$ 8,400.00	\$ 3,019.49	\$ 3,019.49	\$ 6,138.00	\$ 6,138.00
12	New Electrical Lighting.	1	ls	\$ 8,000.00	\$ 8,000.00	\$ 5,831.06	\$ 5,831.06	\$ 8,800.00	\$ 8,800.00	\$ 21,600.00	\$ 21,600.00	\$ 11,104.87	\$ 11,104.87	\$ 3,603.00	\$ 3,603.00
AA-1	Vestibule	1	ls	\$ 160,000.00	\$ 160,000.00	\$ 109,420.52	\$ 109,420.52	\$ 119,838.76	\$ 119,838.76	\$ 144,612.00	\$ 144,612.00	\$ 134,086.00	\$ 134,086.00	\$ 153,945.00	\$ 153,945.00
TOTAL BASE BID PLUS ADDITIVE ALTERNATE				\$ 415,295.00		\$ 414,934.86		\$ 434,716.07		\$ 448,681.00		\$ 516,577.18		\$ 586,273.00	

Item	Description	Qty	Unit	6 - Phillips & Co. Construction		7 - Slade Group, LLC		8 - J-Corp. Development Inc.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization.	1	ls	\$ 34,021.00	\$ 34,021.00	\$ 42,839.00	\$ 42,839.00	\$ 12,000.00	\$ 12,000.00
2	Demo Existing Structure - includes roof, bricks, stairs, handrails and connecting	1	ls	\$ 18,620.00	\$ 18,620.00	\$ 24,597.00	\$ 24,597.00	\$ 18,000.00	\$ 18,000.00
3	Sawcut Existing Concrete.	65	lf	\$ 19.00	\$ 1,235.00	\$ 75.72	\$ 4,921.80	\$ 1,500.00	\$ 97,500.00
4	Remove Existing Concrete Flatwork - Approx. 6" thick concrete and high back	130	sy	\$ 61.00	\$ 7,930.00	\$ 68.47	\$ 8,901.10	\$ 13,000.00	\$ 1,690,000.00
5	Excavate soft unusable material around building foundation and concrete wall.	250	cy	\$ 62.00	\$ 15,500.00	\$ 25.00	\$ 6,250.00	\$ 11,500.00	\$ 2,875,000.00
6	New Structural fill material around building foundation and concrete wall. UTBC	650	ton	\$ 41.00	\$ 26,650.00	\$ 82.00	\$ 53,300.00	\$ 25,500.00	\$ 16,575,000.00
7	New land drain and connection to downspout rain gutter.	100	lf	\$ 62.50	\$ 6,250.00	No Price	\$ -	\$ 9,300.00	\$ 930,000.00
8	New Concrete Flatwork.	1,500	sf	\$ 29.00	\$ 43,500.00	\$ 4.75	\$ 7,125.00	\$ 45,500.00	\$ 68,250,000.00
9	New brick, metal roof, reinforce footing vestibule entryway with a double storefront glass door system. Main Level	1	ls	\$ 159,553.00	\$ 159,553.00	\$ 272,557.00	\$ 272,557.00	\$ 127,630.00	\$ 127,630.00
10	New Concrete 12:1 ADA ramp with metal handrails. Plan quantity	1	ls	\$ 35,454.00	\$ 35,454.00	\$ 77,050.00	\$ 77,050.00	\$ 25,000.00	\$ 25,000.00
11	New Metal City Hall sign.	1	ls	\$ 5,400.00	\$ 5,400.00	\$ 5,405.00	\$ 5,405.00	\$ 5,200.00	\$ 5,200.00
12	New Electrical Lighting.	1	ls	\$ 7,201.00	\$ 7,201.00	\$ 3,968.00	\$ 3,968.00	\$ 7,000.00	\$ 7,000.00
AA-1	Vestibule	1	ls	\$ 318,117.00	\$ 318,117.00	\$ 255,000.00	\$ 255,000.00	\$ 123,125.80	\$ 123,125.80
TOTAL BASE BID PLUS ADDITIVE ALTERNATE				\$ 679,431.00		\$ 761,913.90		\$ 90,735,455.80	

*Errors in Bid

Culinary Water:

Proposed water rate schedule (Adopted January 7, 2025)						
	2025	2026	2027	2028	2029	3030
Base Rate	\$ 37.40	\$ 39.50	\$ 42.25	\$ 45.20	\$ 50.50	\$ 54.05
Tier Usage Rate per Thousand Gallon						
1,000-3,000 Gallons	\$ 2.10	\$ 2.70	\$ 3.15	\$ 3.60	\$ 3.90	\$ 4.20
3,001-6,000 Gallons	\$ 3.25	\$ 3.75	\$ 4.20	\$ 4.60	\$ 4.75	\$ 5.00
6,001-8,000 Gallons	\$ 4.10	\$ 4.40	\$ 4.75	\$ 5.10	\$ 5.45	\$ 5.85
8,001-10,000 Gallons	\$ 4.45	\$ 4.75	\$ 5.00	\$ 5.35	\$ 5.75	\$ 6.15
10,001-13,000 Gallons	\$ 4.90	\$ 5.25	\$ 5.60	\$ 6.00	\$ 6.45	\$ 6.90
13,001-18,000 Gallons	\$ 5.30	\$ 5.70	\$ 6.10	\$ 6.55	\$ 7.00	\$ 7.50
18,001-22,000 Gallons	\$ 6.35	\$ 6.80	\$ 7.30	\$ 7.80	\$ 8.35	\$ 8.95
22,001+ Gallons	\$ 7.40	\$ 7.95	\$ 8.50	\$ 9.10	\$ 9.75	\$ 10.45

Culinary Water used for Irrigation	
	2025
Base Rate	\$ 22.00
Water Usage	Adopted Tier Rate Schedule

Water Service to customers outside the boundaries of the city will be charge double the base rate

Fruit Heights City 2026

City Council and Planning Commission Meeting Schedule

City Council Approval

* subject to change

Tuesday	1 st	2 nd	3 rd	4 th	5 th	Other Activities
January	6		20	27		January 1-New Year's Day Office Closed. January 13 Strategic Planning Meeting January 19 Martin Luther King Day Office Closed
February	3		17	24		February 17-Presidents's Day Office Closed City Council Trainings
March	3		17	24		March 30- April 3 Spring Break
April	7		21	28		March 30- April 3 Spring Break April 4 Easter Egg Hunt April 3-20 Spring Clean up
May	5		19	26		May 26 Memorial Day Midyear Conference (ULCT)
June	2		16		30	June 19 Juneteenth (Office Closed the 3 rd Friday)
July	7		21	28		July 4 Independence Day Office Closed on July 3rd. July 24 Pioneer Day Office Closed
August	4		18	25		August 22 Founders Day Celebration
September	1		15	22		September 1 Labor Day Office Closed
October	6		20	27		Fable Forest at Gailey Trail Annual Convention (ULCT)
November		10	17			November 3 General Election November 11 Veterans Day November 26 Thanksgiving Day Office Closed November 27 Thanksgiving Brack Office Closed
December		1				December 2 City Holiday Party Christmas in our Community December 24 Christmas Eve Office Closed half day. December 25 Christmas Office Closed December 31 New year Eve Office Closed half day