



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 20, 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/@fruitheightscity9716/streams>

1. CALL TO ORDER: Mayor Jeanne Groberg

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

2. DECLARATION OF CONFLICT(S) OF INTEREST

3. REPORTS

- 3.1 Council Members
- 3.2 Mayor
- 3.3 Staff

4. 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.**

5. PRESENTATIONS

- 5.1 Davis County Sheriff Report
- 5.2 Gilbert & Stewart, CPA's Audit Report

6. DISCUSSION ITEMS

Discussion items to be considered.

- 6.1 Fruit Heights City Mission Statement
- 6.2 America250 with Jim and Linda Crismer
- 6.3 Waterworth Software
- 6.4 Resolution to appoint Mayor Jeanne Groberg to the Wasatch Integrated Waste Board
- 6.5 New Planning Commission Member
- 6.6 Land Conveyance

7. ACTION ITEMS

- 7.1 Approve/Deny Waterworth Software
- 7.2 Approve/Deny recommendations of appointment Planning Commission Member
- 7.3 Approve/Deny Resolution 2026-01 to appoint Mayor Jeanne Groberg to the Wasatch Integrated Waste Board
- 7.4 Approve/ Deny Letter of Support for Land Conveyance
- 7.5 Approve January 06, 2026, City Council Minutes
- 7.6 Approve January 13, 2026 City Council Strategic Planning Minutes

8. TABLED ITEMS

9. PAST DISCUSSION ITEMS

10. CALENDAR ITEMS

- January 27, 2026, Planning Commission Meeting
- February 03, 2026, City Council Meeting (Public Hearing)
- February 16, 2026, Presidents' Day (City Hall will be closed)
- February 17, 2026, City Council Meeting
- February 24, 2026, Planning Commission Meeting

11. 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.

12. 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.
(This Agenda posted Jan.16.2026)

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>

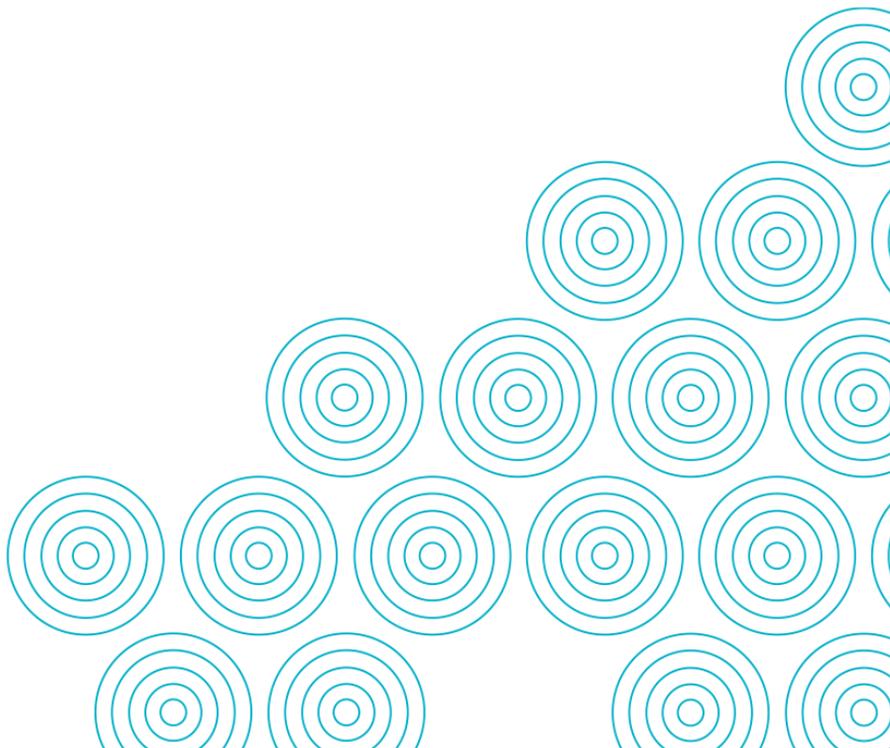


W A T E R W O R T H™

Continuous Utility Rate Management

Fruit Heights, UT
Prepared by: Ana McGrath
anam@waterworth.net
(206)-803-2044

Date: January 5th, 2026



OUR MISSION

Empowering financially sustainable local government services and winning back the public trust.



YOUR GOALS

Based on conversations with Fruit Heights staff, we understand your key goal is:

Generate sufficient revenue from utility rates for long-term capital needs.

Ensure revenue from utility rates meets revenue requirements while protecting customer affordability.

Related priorities:

- **Education**
- **Proactively renew and replace aging infrastructure**
- **Clearly identify long-term capital plans**
- **Understand the impacts on utility rates**
- **Ensure services remain affordable for the community**
- **Present data-driven recommendations**
- **Maintain good communication between staff, the Council, and the public**

Waterworth can help achieve these goals and priorities through **Continuous Utility Rate Management.**



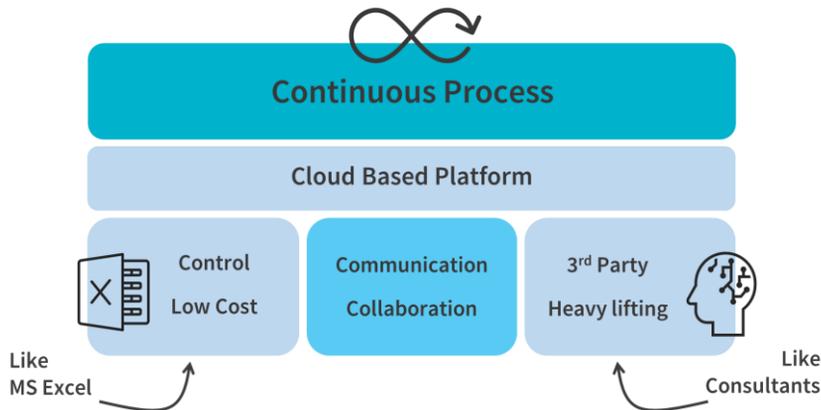
Continuous Utility Rate Management

What is it?

There are two methods of rates management commonly used today. When people want total control and low cost, they build in-house models with Microsoft Excel. We all love Excel - you can build what you want, it's flexible and practically free. It also has headaches. With Waterworth you have the control but without the headaches that come with maintaining an Excel spreadsheet. It's easy to use and very cost effective.

Other communities use rate consultants. They do an excellent job. They're experts and bring credibility to a council presentation. Similarly, the Waterworth team can step in as needed to do the heavy lifting and facilitate communications and action among staff and your elected officials.

Waterworth also addresses a critical gap by enabling easy Communication & Collaboration between individual departments, city administration and elected officials. With Waterworth, options can be carefully and efficiently reviewed, updated, reported on, compared with other scenarios. You can communicate difficult financial stories with ease so Council and the public can really buy in to the right decisions.



The thing our customers love the most is how we enable Continuous Rate Management. Rate studies are static in time. But variables keep changing - inflation is high, projects are getting repriced and reshuffled, interest rates fluctuate, sometimes you might get a grant, but you don't want to plan on it.

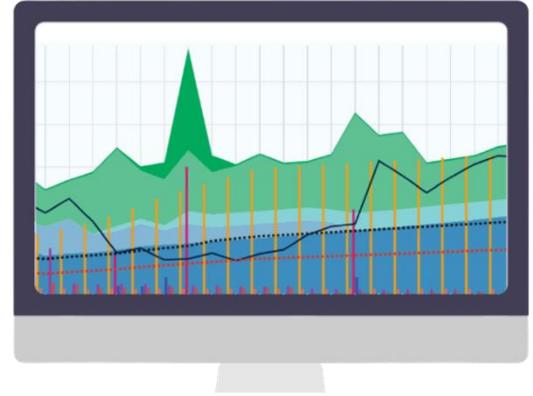
With Waterworth, you can stay in total control of all the moving parts while keeping everyone on the same page. This makes managing rates effortless and builds a synergistic relationship between city and elected officials.



KEY FEATURES

LONG-TERM FINANCIAL MODEL

Develop a full-cost recovery model to understand long-term revenue requirements. Integrate CIP, Master Plans, and future capital reinvestment budgeting along with debt service scenarios, cash reserve policies, and tie it all back to a rate schedule.



ASSET REPLACEMENT SCHEDULE

Leverage your GIS data to produce a long-term asset replacement schedule to understand the cost of sustainable ownership, and benchmark how much to invest annually in capital renewal to avoid emergencies and preserve intergenerational equity.

COST OF SERVICE ANALYSIS (Upgrade Required)

Review historical demand patterns and work towards a true cost-of-service model for each customer category including wholesale customers. Explore cost reallocation scenarios to see how you can make rates more equitable.

RATE DESIGN (Included in Option 1)

Onboard billing data, analyze your current rate structure, easily model new rate structure options and immediately visualize the billing impacts of various options – what the changes will mean for revenues and affordability for residents.

SCENARIO EXPLORATION

Perhaps one of the most powerful features is the ability to quickly create and manage scenarios, compare them visually using 3 comparative modes (difference, side-by-side, overlay) and combine scenarios from different service areas into one complete organization-wide model.



SAVE TIME AND AGGRAVATION

Take pride in telling a better financial story. This makes communicating tough, complex issues easier leading to more efficient conversations. In the end, smarter decisions are made more quickly and with very little effort. Everyone saves time and aggravation.



BENEFITS

LEVERAGE YOUR DATA TO DRIVE BETTER DECISIONS

Up-to-date data reflects the real-world circumstances of your community so you can have confidence that analysis and recommendations plot the best path forward in real-time. Waterworth is compatible with many other systems, so onboarding is relatively easy.



ENSURE LONG-TERM FINANCIAL SUSTAINABILITY

Plan for intergenerational equity by first determining long-term cost of sustainable ownership of infrastructure. Then become financially resilient and mitigate uncertainty about future events through better planning by developing and exploring scenarios.

LEVERAGE PROFESSIONAL SUPPORT THAT'S TAILORED TO YOU

Short-staffed? Think of us as a specialized part of your team. We're here to make sure you are asking the right questions and making progress towards community goals. Support is here, whenever and however you need it: we'll assist with data needs, analysis, scenario exploration, presentation, and succession.

We've got your back!



UNLIMITED SUPPORT & ADVISING

Included with all services. We're here for you by chat, email, phone or zoom as much or as little as needed to ensure you meet your goals.

- Unlimited 1:1 coaching with all included tools
- Expert advice with Financial Modeling, Cost of Service Analysis, Infrastructure Analysis and Rate Design
- Onboarding and refining of external financial model or Pro Forma into Waterworth's financial model
- Assistance with project management and organization to help meet deadlines and stay on track of priorities
- Training for effective communication with elected officials and between departments
- Assistance with analysis of complex datasets, and impact analysis of any scenarios or proposed changes
- Assistance with presenting models internally or to Boards/Councils
- Assistance with onboarding instructions for Assets, Population, Flows or Billing Data
- Training of new staff on Waterworth
- Facilitating succession transitions



METHODOLOGY

Waterworth is based on the fundamentals of rate design as outlined in AWWA M1 and WEF 27.

These manuals set the industry accepted standard practices in financial planning and rate making to establish cost-based rates, fees, and charges to recover the full costs associated with utilities.

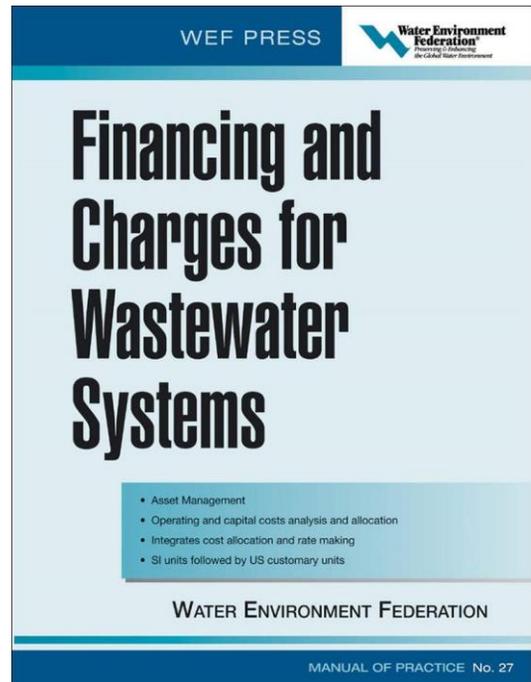
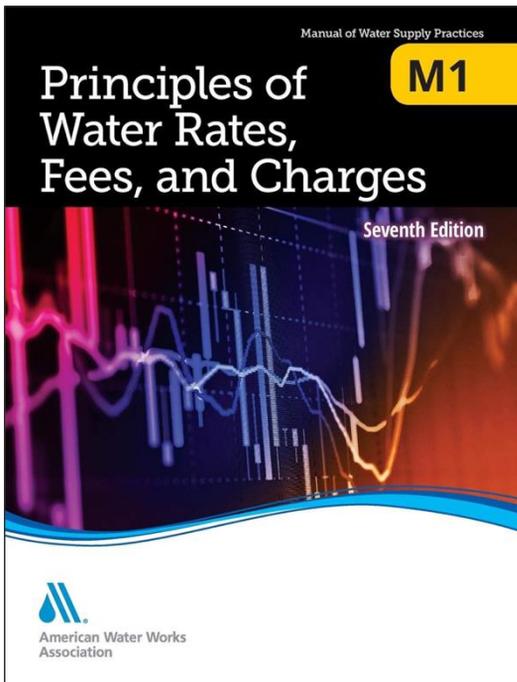


American Water Works Association

Dedicated to the World's Most Important Resource®



Water Environment Federation®
the water quality people®





WHO ELSE DOES THIS?

Waterworth is trusted by over 400 cities and towns across North America.





CLIENT TESTIMONIALS

“We informed our Board that inflation has severely impacted the costs of our capital projects, and it became clear that without a \$7,000,000 bond, we would be in trouble.

It is amazing how much easier this process is now that we have Waterworth. Whenever we have discussions with our Board we use Waterworth to review and explore options. Because we do this frequently, the board is familiar with the model and so they trust in Waterworth. The discussion regarding the need to obtain the \$7,000,000 bond lasted less than 10 minutes.”

Wes Smith, CFO
Virgin Valley Water District, Nevada



“What’s great about Waterworth is that I don’t have to wait for a consultant and compile all kinds of information.

I can go into my model and get a snapshot of what I’m looking at... it’s the convenience of being able to get the information I need quickly and whenever I want.”



Yvonne Acuña, Assistant Finance Director
City of Leon Valley, Texas

Lisa Vollbrecht, Public Utilities Director
City of St. Cloud, Minnesota



“We’ve been trying to do this on our own for 10 years, to have something so turnkey was just an absolute blessing.”



LFM + Rate Design

ANNUAL SUBSCRIPTION

Item	Description	Total Price
Rate Design Financial Model Asset Features Scenario Exploration	Software Access to Water Service Area Unlimited Support and Advising for Water	\$6,000
Total USD		\$6,000

Included:

- Implementation
- Unlimited User Licenses
- Unlimited Support and Advising
- Training
- Workshop Facilitation
- Presentation
- Assistance with: Data Onboarding, Data Analysis, Scenario Exploration



Service areas include Water, Wastewater, Stormwater, Airport, Fire Rescue, Solid Waste, Roads, Fleet, General Fund, Electric, Marinas, Recycling, and many more municipal services!

Subscription effective date is on the day of the Getting Started Meeting when user sign-in accounts are created. Renewal invoices will be sent 60 days before the anniversary of the effective date. Prices set to increase by 5% per year.



Base Package

ANNUAL SUBSCRIPTION

Item	Description	Total Price
Financial Model Asset Features Scenario Exploration	Software Access to Water Service Area Unlimited Support and Advising for Water	\$ 4,500
Total USD		\$ 4,500

Included:

- Implementation
- Unlimited User Licenses
- Unlimited Support and Advising
- Training
- Workshop Facilitation
- Presentation
- Assistance with: Data Onboarding, Data Analysis, Scenario Exploration



Service areas include Water, Wastewater, Stormwater, Airport, Fire Rescue, Solid Waste, Roads, Fleet, General Fund, Electric, Marinas, Recycling, and many more municipal services!

Subscription effective date is on the day of the Getting Started Meeting when user sign-in accounts are created. Renewal invoices will be sent 60 days before the anniversary of the effective date. Prices set to increase by 5% per year.



LFM + Rate Design

2-Year Subscription

Modules	Description	Annual Price	Cumulative Price
Financial Model Rate Design Asset Features Scenario Exploration	Software Access to Water Unlimited Support and Advising 24 -Month Subscription – upfront payment to receive discount	\$6,000	\$12,000
		10% Discount (-5% inflation)	-\$1,200 (-\$300)
		Total Savings	\$1,500
		Total USD	\$10,800

3-Year Subscription

Modules	Description	Annual Price	Cumulative Price
Financial Model Rate Design Asset Features Scenario Exploration	Software Access to Water Unlimited Support and Advising 36- Month Subscription – upfront payment to receive discount	\$ 6,000	\$18,000
		12% Discount (-5% inflation)	\$2,160 (-\$915)
		Total Savings	\$3,075
		Total USD	\$15,840

Note: The Subscriber may terminate the Subscription at any time. Upon termination, Muniworth will reimburse the Subscriber pro-rata for the remaining unused years of the Subscription, calculated at a rate of 75% of the remaining balance of the Subscription Fee for the unused years.

Subscription effective date is on the day of the Getting Started Meeting when user sign-in accounts are created. Renewal invoices will be sent 60 days before subscription end date. **Prices set to increase by 5% per year.**

MUNI WORTH



Waterworth's sister solution, [Muniworth](#) brings the same analytical and financial planning power to all of your publicly funded services.

Muniworth is an easy-to-use cloud-based analytics platform that uses data visualization to make analysis, planning and communication about funding key infrastructure easier for everyone to understand and talk about.

Along with experienced advising and professional support, Muniworth makes your job easier.

- Easily communicate city-wide capital needs
- Develop a comprehensive financial plan
- View aggregated analysis across departments and entire organization
- Visualize data consistently
- Ensure sufficient funding for all services

Service areas include: Streets, Facilities, Fleet, Parking, Landfill, Solid Waste, Recycling, Public Safety, Fire, Airport, Marina, and many more, in additional to General Fund.



Anthony Theodorou, Engineer
KLJ Engineerin;



"We're figuring out how to overlap these things, to see when water and sewer projects are coming up... and how they'll line up with our road projects. In Muniworth, you can jump in and out of those different utilities."



Unique Value Proposition Document

Waterworth is a unique and specialized solution with no comparable alternative. No customer has ever had to procure Waterworth through an RFP process.

Unique Value Proposition Letter highlights;

1. Unique & Proprietary Technology
2. Highly Specialized Purpose-Built
3. Compatibility with Existing Systems
4. Quick Implementation & Training
5. Professional Advice & Coaching

Unique Value Proposition Document available upon request:



- Detailed documentation describing what is unique and specialized about Waterworth to assist in varying procurement approaches

CITY OF FRUIT HEIGHTS
RESOLUTION 2026-01

**A RESOLUTION APPOINTING A MEMBER OF THE ADMINISTRATIVE CONTROL BOARD TO THE WASATCH INTEGRATED WASTE
MANAGEMENT DISTRICT TO REPRESENT FRUIT HEIGHTS CITY AND ITS RESIDENTS**

WHEREAS, the Wasatch Integrated Waste Management District was established to serve the residents of Davis County to dispose of the solid waste generated therein; and

WHEREAS, Fruit Heights City has an ongoing agreement with the Wasatch Integrated Waste Management District to dispose of the solid waste and garbage generated by the City of Fruit Heights and its residents; and

WHEREAS, Fruit Heights City is represented at the Wasatch Integrated Waste Management District by as Administrative Control Board member; and

WHEREAS, the Wasatch Integrated Waste management District requires that the representative from Fruit Heights be appointed by the Fruit Heights City Council by resolution to represent Fruit Heights City; and

NOW, THEREFORE, BE IT RESOLVED BY, the Fruit Heights City Council that Mayor Jeanne Groberg be appointed to serve as an Administrative Control Board Member to the Wasatch Integrated Waste Management District to represent Fruit Heights City and its residents from February 1, 2026, to February 1, 2030.

PASSED AND ADOPTED by the Fruit Heights City Council on the 20th day of January 2026

ATTEST:

Fruit Heights City Council

By: _____
Darren Frandsen, City Recorder

By: _____
Jeanne Groberg, Mayor

{SEAL}

City Council Vote:

Mark Cottrell	Yes _____	No _____	Abstain _____
Blake Winslow	Yes _____	No _____	Abstain _____
Gary Anderson	Yes _____	No _____	Abstain _____
David Hale	Yes _____	No _____	Abstain _____
Eileen Moss	Yes _____	No _____	Abstain _____
Jeanne Groberg (to break tie)	Yes _____	No _____	Abstain _____

DEPOSITED in the office of the City Recorder this _____ day
of January 2026

ATTEST:

RECORDED this _____ day of January 2026

Hailee Ballingham, City Deputy Recorder

To Whom It May Concern:

The Fruit Heights City Council is writing to express its strong support for the proposed Land Conveyance along the east bench of Fruit Heights and Farmington City.

Fruit Heights has long been committed to providing opportunities for residents and visitors to enjoy recreation in the foothills east of the city. Years ago, the City established a trail system now affectionately known as the Fruitloops Mountain Bike Trails, where individuals can hike, walk, and mountain bike. This trail network has become a valued community asset, frequently used by local high schools for practices and competitions.

With limited open space remaining, Fruit Heights approached the U.S. Forest Service to request permission to expand recreational trails and connect surrounding communities with those trails on Forest Service property. While local Forest Service officials expressed support for the idea, they noted that such a project is considered a low priority and could take many years to be addressed. They further suggested that an act of Congress would be a more effective path forward.

This Land Conveyance represents a unique opportunity for the Federal Government to provide open space to a community in need of additional recreational areas. Expanding trail access will not only enhance opportunities for outdoor activity but will also strengthen connections between neighboring communities.

The Fruit Heights City Council respectfully urges consideration and approval of this Land Conveyance, recognizing the significant benefits it will bring to residents, schools, and the surrounding communities.

Sincerely,

Fruit Heights City Council

RESOLUTION NO. 2026-2

**A RESOLUTION OF THE FRUIT HEIGHTS CITY COUNCIL
SUPPORTING THE PROPOSED LAND CONVEYANCE ALONG THE EAST BENCH OF FRUIT HEIGHTS
AND FARMINGTON CITY**

WHEREAS, the City of Fruit Heights is committed to preserving, enhancing, and expanding recreational opportunities for residents and visitors, particularly within the foothills located east of the city; and

WHEREAS, Fruit Heights previously developed a system of recreational trails, commonly known as the Fruit Loops Mountain Bike Trails, which provides opportunities for hiking, walking, and mountain biking and has become a valued community asset; and

WHEREAS, the Fruit Loop trail system is regularly used by local high schools for practices and competitions, supporting youth recreation, outdoor education, and community engagement; and

WHEREAS, the amount of remaining open space within Fruit Heights is limited, and the City has actively sought opportunities to expand recreational access by requesting permission from the U.S. Forest Service to construct additional trails on adjacent Forest Service property; and

WHEREAS, local Forest Service officials expressed support for the concept of expanded trails but indicated that such a project is considered a low administrative priority and may not be reviewed for many years without Congressional action; and

WHEREAS, the proposed Land Conveyance presents a timely and meaningful opportunity for the Federal Government to transfer open space to a community that urgently needs additional recreational areas; and

WHEREAS, the conveyance and subsequent development of trails would enhance outdoor recreation, promote public health, preserve open space, and strengthen trail connectivity between Fruit Heights, Farmington, and surrounding communities;

NOW, THEREFORE, BE IT RESOLVED that the Fruit Heights City Council formally expresses its strong support for the proposed Land Conveyance along the east bench of Fruit Heights and Farmington City.

BE IT FURTHER RESOLVED that the City Council urges all relevant federal agencies and Congressional representatives to give full and favorable consideration to this conveyance in recognition of the significant public benefits it will provide.

PASSED AND APPROVED this ___ day of _____, 2026.

ATTEST:

By: _____
Darren Frandsen, City Recorder

Fruit Heights City Council

By: _____
Jeanne Groberg, Mayor

{SEAL}

City Council Vote:

Gary Anderson	Yes _____	No _____	Abstain _____
Mark Cottrell	Yes _____	No _____	Abstain _____
David Hale	Yes _____	No _____	Abstain _____
Eileen Moss	Yes _____	No _____	Abstain _____
Blake Winslow	Yes _____	No _____	Abstain _____
Jeanne Groberg (to break tie)	Yes _____	No _____	Abstain _____

DEPOSITED in the office of the City Recorder this _____ day of January 2026

ATTEST:

RECORDED this _____ day of January 2026

Hailee Ballingham, City Deputy Recorder