MINUTES
CITY COUNCIL MEETING
FRUIT HEIGHTS CITY
910 South Mountain Road
February 17, 2026

WELCOME:
Mayor Jeanne Groberg called the meeting to order at 7:00 pm.

PLEDGE & OPENING CEREMONY:
The Pledge of Allegiance was led by Council Member Blake Winslow with City Council Eileen Moss conducting the opening ceremony by prayer.

COUNCIL MEMBERS PRESENT:
Mayor Jeanne Groberg Council Members, Gary Anderson, Mark Cottrell, David Hale, Eileen Moss, Blake Winslow.

CITY STAFF PRESENT:
City Manager Darren Frandsen, Public Works Director Layne Leonard, City Planner Jeff Oyler, Deputy Recorder Hailee Ballingham

VISITORS:
Frank Leaver, Mary Monson Layon Monson, Andy Oblad, Jennifer Barkdell, Kevin Barkdell, Jim Crismer, Linda Crismer, Winston Turpin, Grey Turpin, Scott Heusser, Denise Rowley, Celeste Cottrell, Klayne Palmer, Elaine Palmer, Elisabeth Nielson, Ryan Butler Jillian Butler, Nicole Williams, Kurt Williams, Colton Simonsen

DECLARATION OF CONFILICT(S) OF INTEREST:
None

CITY COUNCIL REPORTS:

Council Member Cottrell Report:
Council Member Cottrell apologized for his conduct at the previous meeting, acknowledging that his tone did not meet his expectations. He reaffirmed his commitment to serving the community with respect and professionalism. He reported attending a Mosquito Abatement District meeting, noting the retirement of District Manager Gary Hatch and the appointment of Greg White as the new district manager. Tree-hole spraying has begun in Davis County, targeting mosquitoes that can spread canine heartworm, with proactive treatment occurring within a half-mile of positive traps. He also shared that the 2026 mosquito education program will begin in March, reaching approximately 50–54 elementary schools for students in grades 3–6, and invited council members and residents to attend.

Council Member Hale Report:
Council Member Hale reported that Davis County Emergency Preparedness, led by Ember Herrick, is organizing a countywide preparedness fair scheduled for September. A kickoff planning meeting will take place with representatives from each city in the county. Council Member Hale and the city manager will represent the city.

Council Member Moss Report:

Council Member Moss reported meeting with the Cemetery Committee and noted progress in refining plans, including input from an additional expert resource. The committee discussed the concept of private cemeteries operating as revenue-generating entities and emphasized the importance of ensuring any city approach would remain revenue neutral. She also met with Curtis Tanner regarding proposed improvements at Harvey Park. He indicated that additional pickleball courts and parking could easily be incorporated into the existing design and is willing to revise the plans for further council review.

Council Member Winslow Report:
Council Member Winslow reported on the Utah League of Cities and Towns Legislative Policy Committee. He noted that the legislative session is more than halfway complete and is on track to set a record for the number of bills introduced, with approximately 955 numbered bills to date. Several pending bills could significantly impact local communities if passed. Of particular concern is House Bill 184, *Small Lots and Starter Homes Amendments*, which would preempt certain aspects of local control over small home types. City representatives will continue monitoring the bill and communicating with legislators to advocate for preserving local authority.
He also reported that the Youth City Council recently toured the county sheriff's office. Approximately nine youth attended and received a comprehensive tour of the facility. He expressed appreciation for the sheriff's department's professionalism and willingness to provide educational outreach to the community.

MAYOR REPORT:
Mayor Groberg Report:
Mayor Groberg echoed the Legislative Policy Committee update and reported that she contacted legislators regarding House Bill 184, *Small Lots and Starter Homes Amendments*. She expressed concern that the bill represents a significant encroachment on local zoning authority. The city will continue to advocate for preserving local control and monitor the bill's progress through committee.

STAFF REPORTS:
City Manager Darren Frandsen Report:
City Manager Frandsen reported that he traveled to Washington, D.C., to participate in a congressional subcommittee hearing regarding the proposed land conveyance on the east bench, extending from approximately 650 North to Farmington's Bike Park. The hearing included six bills and was viewed positively overall. During the hearing, the U.S. Forest Service committed to working with Davis County, Fruit Heights, Farmington, and Representative Blake Moore's office to ensure continued development of the Bonneville Shoreline Trail (BST) through Davis County without unnecessary obstacles. They also indicated support for improving trail connections branching from the BST. He noted that the trail design for the Bear Canyon segment of the BST has recently been completed and approved. Davis County will oversee funding and construction of the BST connection, and the city is not expected to bear those costs. He thanked the City Council for the opportunity to represent the city during the hearing.

Public Works Director Layne Leonard Report:
Public Works Director Leonard reported that crews have been replacing sections of sidewalk throughout the city, performing equipment maintenance, and replacing street signs as needed.

PUBLIC COMMENT:
Scott Heusser addressed the Council regarding the General Plan ratification process. He stated that in an October 28 conversation with city staff and the City Attorney, concerns were acknowledged about the original General Plan vote lacking sufficient votes. He expressed concern that the issue was not addressed

sooner and questioned why the Council waited several months before moving to ratify the vote but then proceeded quickly without additional public discussion. Mr. Heusser stated that after raising concerns publicly in November, he reviewed the General Plan in detail and developed ideas to address perceived deficiencies but felt he was not given an opportunity to present them before the ratification vote. He referenced a prior suggestion from the City Attorney about allowing public comment and a summary discussion of the General Plan, which he believes did not occur. He also raised concerns regarding notice requirements for properties within 1,000 feet of rezoning related to open space or trails and questioned whether proper notice had been provided. Additionally, he questioned whether the mayor disclosed proximity to property affected by zoning changes and suggested there may be a perceived conflict of interest. Mr. Heusser expressed his belief that the issue could have been resolved in a more cost-effective and transparent manner and encouraged the Council to consider alternative approaches moving forward.

Kurt Williams has concerns with the General Plan and the public feedback process. Drawing on his professional background in feedback systems, he expressed concern that prior survey participation was limited and statistically insufficient to support broad conclusions. He stated that small sample sizes and potential structural issues in how feedback was gathered may have led to unreliable or overgeneralized conclusions. Mr. Williams also questioned whether the feedback that was collected—particularly regarding open space—was fully reflected in the General Plan. He noted that approximately 90 residents attended a recent meeting and suggested their participation should be considered significant input. He encouraged the Council to address specific community concerns, such as trails on private property, without delay rather than postponing discussion until later in the year. He stated that taking timely action could help restore public trust and demonstrate that resident input is valued.

Frank Leaver spoke about the General Plan, noting that the surveys in the appendices do not reflect public input well. He highlighted that the Davis County Golf Course is referenced extensively—63 times—and many proposed developments depend on its removal, which goes against community sentiment. He also raised a concern about HOA open space obligations, emphasizing that these responsibilities should remain with the HOA rather than being transferred to a private party. He encouraged the Council to review these issues carefully.

Nicole Williams, a former volunteer who helped start the Youth City Council program, said she considers herself an informed and engaged citizen but was unaware of the General Plan and related public input opportunities. She explained that notices for open houses and input meetings were not included in the Ridgerunner, City Council agendas, or other sources she regularly follows, which left her feeling the public was not properly informed. She also expressed concern about trails being shown on private property and the potential for future commercial use at Harvey Park. She urged the Council to listen to residents and improve communication and transparency moving forward.

Andy Oblad, a Farmington resident, and candidate for sheriff, introduced himself and outlined his 28-year career in law enforcement. He served 21 years with Salt Lake City Police, retiring as a lieutenant, and later worked as team security for the Utah Jazz before joining the Davis County Sheriff's Office. He has served as chief deputy over law enforcement, administration, and currently corrections. He stated he is running for sheriff due to the current sheriff's retirement and hopes to continue the department's progress and improvements. He expressed appreciation for Fruit Heights as a contract city, welcomed feedback, and thanked the council for their time.

Colton Simonson spoke about a growing sense of distrust among residents toward city leadership. He said many feel uninformed or misled about decisions affecting the community, referencing past issues such as proposed changes near their neighborhood and concerns about development. As a long-time resident with young children who use the nearby park, he expressed strong opposition to plans that could introduce commercial development or significant growth in the area, stating that if such changes occur, his family would consider moving. He urged city officials to be transparent, honest, and responsive to residents, emphasizing that many people feel frustrated and want clearer communication and involvement in decisions impacting Fruit Heights.

PRESENTATIONS:

Fire Chief Shelby Willis the Farmington Fire Chief and presented an annual report highlighting services provided to Fruit Heights. She reviewed the department's staffing structure, daily minimum staffing levels, and 48-hour shift schedule, explaining how crews are organized for emergency response, including fire apparatus, paramedic rescue, and ambulance services. She also outlined the department's specialized equipment, such as ladder trucks, brush trucks, canyon rescue vehicles, and EMS units. Chief Willis reported that in 2025 the department responded to over 200 calls in Fruit Heights, with the majority being medical-related incidents and relatively few fire calls, which she noted is a positive statistic. She explained that calls most often occur on Mondays and Saturdays, with peak activity in the afternoon. Fire-related calls were frequently canceled in route or involved wires down and small miscellaneous fires. She discussed the department's focus on community risk reduction through inspections, plan reviews, hydrant and sprinkler oversight, and hazard assessments, noting the recent upgrade of the fire marshal position to full time. Training was another key highlight, with more than 4,000 training hours completed in 2025 to meet national fire and EMS standards, along with required medical recertification and annual physical fitness testing for firefighters. Chief Willis also emphasized community outreach efforts, including station tours, student ride-along, internships, fireworks patrols, participation in local events like Founder's Day, and public education programs. She announced that a second Farmington fire station, located near Cabela's on Innovator Drive, is expected to break ground soon and is projected to come in under budget, with an estimated 13-month construction timeline. The full Fire Department report and presentation can be viewed on the City's website by visiting the Agenda Center and selecting the February 17, 2026, City Council Agenda and Packet at https://www.fruitheights.gov/AgendaCenter.

DISCUSSION ITEMS:

7.1 Change Order for glass for city hall project

City Manager Darren Frandsen presented a proposed change order related to the glass at City Hall. He explained that the building, completed in 1993, currently has clear glass, while new standards require tinted glass to improve energy efficiency for heating and cooling. In addition to updating the glass to match the new tinted windows being installed as part of the project, several existing window seals are broken, which has caused moisture to appear between panes and some windowsills to leak. He obtained a bid of $13,597 to replace the glass if the seals do not need replacement, but noted that given the building's age, it is very likely the seals will need to be replaced, bringing the realistic cost closer to $15,000. He indicated that attempting to reuse old seals would likely be ineffective and could create future issues. The same glass company currently working on the project would complete the work, ensuring all windows around the building—excluding the new office windows already being installed—would match. He clarified that this is not a change to the original scope of the renovation project, but an addition to improve and update the building while work is already underway. The overall project remains under budget, and adding this work would not cause it to exceed the approved budget. He brought the item to the Council for discussion and direction on whether to proceed.

7.2 Change Order for ADA door openers for the rear entrance for city hall project

City Manager Darren Frandsen presented a second change order regarding ADA access for the basement doors. He explained that during the plan review and pre-construction process, it was discovered that ADA door openers for the basement had been unintentionally left out when the project details were transferred, even though ADA compliance is a requirement. The contractor brought the oversight to staff's attention, noting that the original assumption may have been that basement access would be through an elevator, which the building does not have, making ADA-accessible door openers necessary at the basement entrance with double doors. The city received the bid on the morning of the meeting, totaling $5,858.10, which falls within the earlier estimated range of $5,000 to $10,000. He requested council approval to proceed with the change order up to a specified amount so materials could be ordered promptly, as lead times are about four weeks and the project is expected to be completed near the end of March, within roughly four to five weeks. He also provided budget context, noting the project was originally budgeted at approximately $500,000–$550,000, with the approved contract just under $415,000. Even when factoring in the potential glass replacement (around $15,000) and the ADA opener (about $6,000), the total project cost would remain well under the allocated budget. Darren emphasized that the project is progressing faster than anticipated, with block work underway, materials arriving, trusses ordered, and favorable weather helping maintain the timeline.

7.3 Budget: Water Fund and Vehicle Fund

Council received an overview of the upcoming budget projects for the Water Fund and Vehicle/Equipment Fund. Staff highlighted plans to stock essential water system parts for emergencies, the 650 North Water Line extension to improve pressure and fire flows, and a new PRV station near the pedestrian overpass to allow water to cross Highway 89 safely. Annual hydrant replacements were reviewed, noting in-house replacements save significant costs. For the Vehicle/Equipment Fund, staff discussed replacing older international trucks with an F-550, and adding a smaller utility vehicle for parks, then purchasing attachments for the mini-excavator. A shop lift is also under consideration. Capital purchases and fund balance allocations will be finalized as the tentative budget is completed. Council discussion included hydrant replacement, equipment purchases, and ongoing coordination with local developers for water line connections.

ACTION ITEMS:

8.1 Approve/Deny Change Order for glass for city hall project.

Council Member Blake Winslow made a motion to approve the Change Order for glass for city hall project Council Member Mark Cottrell seconded the motion.

Council Member Moss commented on the benefits of updating the City Hall glass, noting that advancements in environmentally friendly glass technology—such as improved insulation and heat control—could result in energy savings and reduced heating and cooling costs.

Council Member Cottrell added that, since the contractors are already on site, it would be efficient and aesthetically consistent to complete the glass replacement at the same time as the other ongoing work.

The motion was approved by the City Council by at (1:22)

Council Member Vote:

- Gary Anderson –YES
- Eileen Moss—YES
- Mark Cottrell – YES
- David Hale – YES
- Blake Winslow—YES

Motion Carried (5-0)

8.2 Approve/Deny Change Order for ADA door openers for the rear entrance for city hall project.

Council Member David Hale made motion to approve Change Order for ADA door openers for the rear entrance for city hall project Council Member Mark Cottrell seconded the motion.

No further discussion

The motion was approved by the City Council by at (1:23)

Council Member Vote:

- Eileen Moss—YES
- David Hale – YES
- Blake Winslow—YES
- Gary Anderson –YES
- Mark Cottrell – YES

Motion Carried (5-0)

8.3 Approve February 3, 2026, City Council Minutes

Council Member Blake Winslow made a motion to approve February 3*, 2026, City Council Minutes with the recommended changes. Council Member Mark Cottrell seconded,*

The motion was approved by the City Council at (1:26)

Council Member Vote:

- Gary Anderson –YES
- Mark Cottrell – YES
- David Hale – YES
- Eileen Moss—YES
- Blake Winslow—YES

Motion Carried (5-0)

TABLED ITEMS:
None

PAST DISCUSSION ITEMS:
None

CALENDAR:
February 24, 2026, Planning Commission Meeting
March 3, 2026, City Council Meeting

The March 17, 2026, City Council Meeting - Will be moved to March 24, 2026, so as not to conflict with the 2026 caucus meetings.

CLOSED SESSION:

None

ADJOURNMENT:

Council Member Gary Anderson made a motion to adjourn the meeting with Council Member Blake Winslow seconding the motion. It was unanimously approved by the Council. (8:29)

Date approved by City Council:

/S/: Hailee Ballingham

Hailee Ballingham, City Deputy Recorder March 3, 2026