MINUTES
CITY COUNCIL MEETING
FRUIT HEIGHTS CITY
910 South Mountain Road
June 2, 2026

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

**PLEDGE & OPENING CEREMONY:**
The Pledge of Allegiance was led by Mayor Jeanne Groberg with Council Member Gary Anderson conducting the opening ceremony by prayer.

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

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

**VISITORS:**
Mike Burnett, Daryl Thornton, Jeff Thornton, Rusty Johnson, Nicole Johnson, Jarrod Hall, Andy Busch, Dale Kunkel, David Broadbent, David Wight, Scot Poole, Frank Leaver, Nicole Hale, Jon Groberg, Terry Harrs, Amanda, House, Laura Hubrich, Rod Hubrich, Clark Moss, Celeste Cottrell, Mary Monson, Lane Monson.

**DECLARATION OF CONFILICT(S) OF INTEREST:**
None

**CITY COUNCIL REPORTS:**

**Council Member Winslow Report:**
Council Member Winslow reported on the upcoming America 250 celebration. He attended a planning meeting and noted that the event will be held on June 29 at 5:30 p.m. at City Hall. He encouraged residents to attend with family and friends and stated that the event will feature live music, food, and historical vignettes highlighting important moments in American history. He expressed appreciation for the efforts of City staff in organizing the event, specifically recognizing Karen Coleman for her assistance in preparing promotional materials and helping distribute information to the community. He stated that organizers are looking forward to providing an enjoyable evening for residents.

**Council Member Moss Report:**
Council Member Moss reported that the Cemetery Committee has not met since the previous council meeting but is scheduled to meet. She also noted that a presentation regarding pickleball facilities would be provided by Scot Poole during the meeting. Council Member Moss further reported that she recently attended an F-35 cockpit simulation. She stated that the experience provided an opportunity to learn more about the aircraft and was an enjoyable community event.

**PUBLIC COMMENT**:

Lane Monson addressed the City Council regarding concerns about the conduct of an elected official. Mr. Monson referenced remarks previously shared during a council meeting regarding the importance of using words to inspire and encourage others. He expressed concern about what he described as a pattern of inappropriate behavior and a recent interaction involving a city resident. Mr. Monson stated that he believes elected officials should demonstrate professionalism, self-control, and respectful communication when interacting with members of the public. He encouraged the council member involved to reflect on his conduct and emphasized that such behavior should not occur in the future.

Dale Kunkel provided comments regarding the proposed General Plan Review Committee discussed under Item 6.5. Mr. Kunkel expressed support for increasing public participation in the General Plan review process but raised concerns that a committee composed of one appointee from each City Council member would not adequately represent the community. Mr. Kunkel suggested that committee membership should include broader geographic representation from throughout the city, including representation from each emergency preparedness zone. He also recommended including residents from a variety of housing types and neighborhoods to ensure diverse perspectives are considered during the General Plan review process. Mr. Kunkel stated that a larger committee would better reflect community sentiment and provide more comprehensive public input.

Mike Burnett provided comments regarding the General Plan review process and moderate-income housing policies. Mr. Burnett expressed concern that issues raised by residents during previous discussions had not resulted in changes to the General Plan. He stated his belief that the process had experienced delays and that additional action should be taken to address community concerns. Mr. Burnett encouraged the City Council to continue reviewing the matter and expressed hope that progress could be made moving forward.

**PRESENTATIONS:**

**5.1 Pickleball Courts**

Scott Poole Chair of the Pickleball Committee presented a proposal for the construction of four pickleball courts in Fruit Heights. Mr. Poole explained that the City Council has previously budgeted and allocated funding for the project and that additional donations and discounts from contractors and equipment providers may help reduce construction costs.

The committee evaluated potential locations at Nicholls Park and the City Office property (Harvey Park). Mr. Poole stated that the City Office location was recommended due to lower construction costs, the absence of demolition requirements, quicker project implementation, and reduced concerns related to vandalism. He noted that the committee envisions additional courts potentially being added at Nicholls Park in the future as demand increases and other park improvements are completed.

Mr. Poole reviewed preliminary site plans showing four courts located south of the City Office building, along with proposed lighting, landscaping, fencing, and seating amenities. He explained that operational controls could be implemented to manage court lighting and usage hours.

Council members discussed the proposed location, buffering of noise impacts, fencing, seating, landscaping, and court maintenance considerations. Council members expressed support for the proposed concept and location.

Mr. Poole concluded by recommending that the city proceed with final design and engineering work and subsequently solicit bids for construction of the four pickleball courts.

**DISCUSSION ITEMS:**

**6.1 Davis County representative to answer questions about Interlocal Cooperation Agreement relating to the Conduct of Community Development Block Grant (CDBG) Program for Federal Fiscal Years 2027, 2028 and 2029 (Resolution 2026-09)**

Ryan Steinbeighle, Community Services Manager for Davis County, provided an overview of the Community Development Block Grant (CDBG) Program administered through the U.S. Department of Housing and Urban Development (HUD). Mr. Steinbeighle explained that Davis County receives annual federal funding through the CDBG program and the HOME Investment Partnerships Program, which support infrastructure improvements, public services, housing rehabilitation, homeownership assistance, and affordable housing initiatives.

Mr. Steinbeighle reviewed the Urban County recertification process, explaining that participating cities are required to execute an interlocal agreement every three years to remain part of the Davis County entitlement community. He noted that all eligible Davis County cities have historically participated in the program and that the period for opting out of the current recertification cycle has already passed.

Council members discussed the purpose of the agreement, the availability of grant funding for city projects, and the impact of participation on countywide funding allocations. Mr. Steinbeighle clarified that participation in the agreement does not grant Davis County authority to undertake projects within Fruit Heights without city approval and that cities must apply for funding to receive assistance through the program. He also noted that participation allows eligible Fruit Heights residents to access county-administered housing rehabilitation and homeownership assistance programs.

**6.2 Pickleball Courts**

The City Council discussed the proposed construction of four pickleball courts as presented by the Pickleball Committee. Council reviewed prior conceptual layouts for potential locations, including Nicholls Park and the City Office property (Harvey Park), and noted differences in construction timing, site preparation needs, and overall project feasibility.

City staff reported that approximately $250,000 is currently budgeted for pickleball courts, with the proposed upcoming budget including an increase to approximately $750,000 in capital project funding. The Mayor noted that combining multiple projects could provide potential cost savings through reduced mobilization and construction efficiencies. Estimated costs for four courts, including lighting and landscaping, were discussed as ranging approximately from $280,000 to $350,000 depending on amenities.

Council discussed court usage, amenities, fencing, lighting controls, and general design considerations.

Council also discussed the condition of existing park pavilions at Nicholls Park and whether future park improvements should be coordinated with the pickleball project.

Staff requested direction from the Council on whether to proceed with further design development and bidding for the project(s) or to delay action until final budget approval. Council indicated that additional budget discussion would be needed prior to making a final decision and did not take formal action, providing general direction to continue considering the item in conjunction with the upcoming budget process.

**6.3 Temp access across city property for adjacent property (2193 N Bella Vista Dr Farmington)**

Staff presented an update regarding a request for temporary construction access across City property located in the Bella Vista/Farmington. This item has been previously discussed by the Council.

Staff reported coordination with the City Engineer to evaluate potential access alignments in relation to existing and planned topography, including impacts on slopes, switchbacks, trails, and the future cemetery area. The City Engineer identified a preferred alignment further north due to gentler slopes and reduced grading requirements, while the applicant's preferred access route is located further south where terrain is significantly steeper and would require additional cut, fill, and retaining improvements.

Staff noted that the proposed temporary access would be required for construction purposes and would be restored to its original condition upon completion of use. Discussion included potential impacts to surrounding trails and erosion control considerations, as well as the loss of an existing HOA access route that will no longer be available later this year.

Staff also reported that the Martineau Homes (the project builder) proposed a $25,000 donation toward city pickleball courts in connection with the request for temporary access. Staff indicated that an agreement has been drafted and is currently under legal review by the City Attorney prior to further Council consideration.

Council discussed the competing access alignments, potential construction impacts, and appropriate compensation or mitigation for use of City property. No formal action was taken, and staff requested direction from the Council regarding negotiation parameters for the proposed agreement.

**6.4 Budget**

City Manager Darren Frandsen presented updates on the proposed FY 2026–2027 budget and reported the following:

- Property tax revenues are tracking close to budget projections, with approximately $1.5 million received to date, including fees in lieu and delinquent taxes.
- Sales tax revenues remain approximately $60,000 below projections but are expected to improve with June collections.
- Staff has reviewed budget categories and adjusted several line items based on actual spending patterns and accounting changes.
- A meeting with the City's CPA was scheduled to review budget details and any additional Council recommendations.

General Fund Discussion

Council Member Moss discussed reviewing historical expenditures and suggested using a five-year average for recurring budget categories where funds are consistently underutilized. City Manager Frandsen reported that staff had already begun reviewing those accounts and identified approximately $8,600 in potential savings through budget adjustments.

Capital Projects Fund

The Council discussed the proposed $750,000 allocation for park improvements.

Discussion included:

- Concern that the allocation had become associated primarily with pickleball court construction.

- Clarification that the funding is designated broadly for park improvements and could be used for a variety of projects, including park pavilions, basketball courts, playground improvements, trails, and other recreational amenities.
- Confirmation that the funding would come from the Capital Projects Fund rather than restricted impact fee funds.
- Discussion regarding balancing investments among various community recreation needs and ensuring future expenditures receive Council review and approval.

City Manager Frandsen explained that the allocation reflected previous Council discussions regarding the use of available reserves for capital improvements while preserving restricted funds for their intended purposes.

Employee Compensation and Pay Scale Review

City Manager Frandsen presented information regarding employee compensation and market comparisons.

Discussion included:

- A review of pay scales from neighboring cities, excluding Layton and Bountiful due to their significantly larger size and compensation structures.
- Comparison of Fruit Heights employee positions with surrounding municipalities and county averages.
- A proposed 3.5% Cost-of-Living Adjustment (COLA) based on regional trends.
- Merit-based compensation increases in addition to the COLA.

Council Member Moss requested a calculation showing the City's maximum financial exposure if all eligible employees received merit increases. City Manager Frandsen agreed to provide those figures prior to final budget adoption.

Council members emphasized the importance of maintaining competitive compensation to attract and retain qualified employees and expressed appreciation for staff's efforts in compiling the salary comparison data.

Vehicle and Equipment Fund

The Council reviewed the Vehicle and Equipment Fund balance and discussed transferring additional funds into Capital Projects.

Discussion included:

- The City's favorable vehicle replacement cycle in recent years, including the sale of vehicles at or near their purchase prices due to market conditions.
- Whether excess reserves should remain in the fund or be redirected toward community improvement projects.

General Plan Funding

Staff confirmed that funding for a potential General Plan update or rewrite had been included in the proposed budget.

The budget includes estimated costs based on discussions with planning consultants regarding public outreach and plan development.

Youth City Council Funding

The Council discussed the increasing expenditure associated with the Youth City Council program.

Suggestions included:

- Reviewing participation requirements and expectations.
- Maintaining or refining the program's code of conduct.
- Evaluating adult-to-youth supervision ratios for events and conferences.

The mayor noted that participants and families already contribute financially toward certain activities and emphasized the value of the program in promoting leadership, community service, and civic engagement.

Multiple Council members expressed appreciation for staff efforts in preparing the budget and carefully managing expenditures throughout the year.

Staff reported that departments have been conservative with spending and have often delayed purchases or extended the life of existing equipment to reduce costs.

Solid Waste Fund

Staff reviewed adjustments made to the Solid Waste Fund budget.

Discussion included:

- Updates to administrative cost allocations.
- Analysis of actual billing figures to ensure revenues adequately cover expenses.
- An increase of $1 for household waste per black can during the year, while collection rates remained unchanged.
- Continued recycling and green waste diversion efforts that help offset disposal costs through diversion credits.

Capital Project Priorities

Council members noted that the City currently has sufficient reserves to complete significant community projects.

Discussion focused on:

- Balancing future equipment replacement needs with investments in parks and other community amenities.
- Evaluating and prioritizing projects rather than continually postponing improvements.

The Council thanked staff for responding to prior budget questions and for the extensive preparation completed in advance of final budget adoption.

City Manager Frandsen encouraged Council members to continue contacting staff with questions before the final budget hearing and adoption.

**6.5 Discuss Council Member Moss's Motion**

The City Council continued discussion regarding potential updates to the City's General Plan and reviewed several possible approaches for addressing concerns raised by residents.

Council Members expressed concerns about making substantial amendments without adequate public notice and questioned whether individual amendments or a complete rewrite of the General Plan would be the most appropriate course of action. Council Member Moss suggested holding a series of public work sessions or open houses focused on specific topics within the General Plan, including trails, sidewalks, parks, the golf course, and commercial development. The intent would be to gather direct feedback from residents.

Council Member Cottrell expressed support for conducting a citywide survey to gather input from all residents and indicated a preference for pursuing a complete General Plan rewrite rather than addressing individual amendments separately.

City Manager Darren Frandsen reported that he and City Planner Jeff Oyler had researched the process and costs associated with a comprehensive General Plan update. He stated that planning consultants estimated the project could be completed within approximately one year and emphasized that extensive public outreach would be a major component of the process. He further explained that the estimated budget allocation of approximately **$80,000** would primarily cover public engagement efforts, meetings, surveys, and consultant services. The Council discussed concerns regarding public trust and the importance of ensuring a transparent and inclusive process. Several council members emphasized that residents had repeatedly expressed concerns about the level of public involvement during previous General Plan updates and stated that future efforts should prioritize community engagement.

Discussion also occurred regarding whether certain General Plan elements could be amended while a comprehensive rewrite was underway. Questions were raised concerning possible moratoriums on specific projects or applications; however, staff noted that legal guidance would be necessary before pursuing such actions and that existing applications already submitted to the City would continue through the established review process. Council Members indicated support for directing staff to prepare a Request for Proposals (RFP) for a General Plan update.

**ACTION ITEMS:**

**7.1 Resolution 2026-09 Interlocal Cooperation Agreement relating to the Conduct of Community Development Block Grant (CDBG) Program for Federal Fiscal Years 2027, 2028 and 2029**

*Council Member Mark Cottrell made a motion to approve Resolution 2026-09 Interlocal Cooperation Agreement relating to the Conduct of Community Development Block Grant (CDBG) Program for Federal Fiscal Years 2027, 2028 and 2029 Council Member David Hale seconded.*

*The motion was approved by the City Council at (2:19)*

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

- Mark Cottrell – YES

Motion Carried (5-0)

**7.2 Temp access across city property for adjacent property (2193 N Bella Vista Dr Farmington)**

*Council Member Cottrell made a motion to approve temporary access across city property for the adjacent property located at* ***2193 Bella Vista Drive, Farmington****. Council Member Winslow seconded.*

The motion was opened for discussion.

During discussion, Council expressed concern regarding appropriate compensation for use of City property and restoration of impacts, with a general preference that compensation include a **minimum value of $50,000**, whether provided by the contractor or property owner. It was also noted that the current contractor is different from previous contractors who had worked in the area.

Staff recommended that instead of approving the request outright, Council direct staff to return with a formal agreement for Council and legal review prior to any final approval.

Substitute Motion #1
Council Member Moss made a substitute motion to direct the contractor to provide **$50,000 worth of work pickleball leveling and excavation**, rather than a monetary payment.

The motion was discussed, with concerns raised regarding procurement requirements and liability in public contracting, noting that such work is typically required to be competitively bid and coordinated through standard construction processes.

The substitute motion was withdrawn.

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Substitute Motion #2
Council Member Moss made a second substitute motion to request that the contractor construct a **single-stall restroom facility at the end of Southeast Oaks Drive**,

Discussion followed regarding feasibility, utility access (water and sewer availability), and cost efficiency of contractor-built construction versus public bid procurement processes.

The motion was withdrawn.

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Substitute Motion #3
Council Member Gary Anderson made a substitute motion to direct staff to negotiate with the contractor/homeowner regarding compensation for temporary access, including:

- A **minimum value of $50,000**, and
- Consideration of alternative in-kind improvements, including a restroom facility at the south end of Southeast Oaks Drive, if feasible. Council Member Cottrell seconded.

Further discussion included whether additional City financial participation should be considered if a restroom project proved cost-effective compared to standard procurement methods.
The motion was refined to direct staff to negotiate flexibility, including the option for the contractor to propose a restroom project or other equivalent value improvements, with the City Manager authorized to

evaluate cost participation if beneficial to the city.

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Substitute Motion #4

Council Member Moss made a substitute motion suggesting that if the contractor is willing to construct a restroom facility at the Southeast Oaks Drive location (previously discussed as a restroom site serving the bike trail), the city would consider contributing an additional amount of funding, to be determined by the City Manager, toward completion of the project. Council Member Anderson seconded.

Discussion noted that if the restroom were to be completed at a significantly lower cost through the contractor compared to traditional public bidding (estimated at approximately $500,000), the city could potentially “bridge the gap” between standard public construction costs and contractor-provided costs in order to achieve a more cost-effective outcome.

It was further stated that pursuing a contractor-built option could provide significant savings if feasible and allow the city to obtain the facility at a reduced overall cost.

A substitute motion was made to direct staff to ask the contractor to participate in the construction of a **restroom facility at the south end of Southeast Oaks Drive**, intended to serve the **Fruit Loop Bike Trail**.

Discussion followed regarding the structure of the request, including whether the City should also establish a monetary fallback value (such as $50,000) if the restroom construction is not feasible. Council emphasized that the primary goal of the negotiation is to secure either:

- Construction of the restroom facility, or
- An equivalent financial contribution to the City.

It was noted that staff should be allowed flexibility in negotiation with the contractor, including presenting options such as restroom construction first, with the ability to discuss monetary contribution if necessary. Council discussed the importance of allowing the contractor to propose solutions and for staff to evaluate cost effectiveness compared to traditional City construction estimates. Council clarified that the intent is to proceed with negotiation rather than immediately setting a fixed payment requirement, while still ensuring the City receives meaningful value in exchange for temporary access across City property.

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Final Motion

*Council Member Eileen Moss made a motion to direct staff to negotiate with the contractor/property owner regarding the request for temporary access across City property, with the primary objective of obtaining construction of a **restroom facility at the south end of Southeast Oaks Drive for the Fruit Loop Trail**, and with the understanding that staff may also negotiate an alternative monetary contribution if restroom construction is not feasible. Council Member Gary Anderson seconded.*

*The motion was approved by the City Council at (2:30)*

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

Motion Carried (5-0)

**7.3 General Plan Updates**

*Council Member Mark Cottrell made a motion to direct staff to explore the cost of a comprehensive rewrite of the General Plan and to identify qualified firms to provide those services. During discussion, the motion was clarified to direct staff to prepare a Request for Proposals (RFP) and solicit bids for General Plan update services. Council Member Blake Winslow seconded.*

Council Member Hale asked whether proceeding with a comprehensive General Plan update would preclude the city from making additional amendments to the existing General Plan during the update process.

Council Member Moss expressed support for pursuing Amendment No. 6, which would remove trails on private property unless there is potential for development of five or more building lots under a single property owner. Council explained that such an amendment would need to be reviewed by the Planning Commission and then returned to the City Council for consideration and action.

Council discussed whether the amendment should be included with the current motion regarding the General Plan update process or considered separately. The amendment should be addressed through a separate motion and process. Council agreed to proceed with the motion directing staff to prepare an RFP for General Plan update services.

*The motion was approved by the City Council at (2:32)*

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

Motion Carried (4-1 with 1 abstain)

**7.3.1 Second motion for current General Plan amendment**

*Council Member Eileen Moss made a motion to request that the Planning Commission follow the required state procedures and provide a recommendation regarding a General Plan amendment that would remove trails on private property unless there is potential for development of five or more building lots under a single property owner. Council Member David Hale seconded.*

During discussion, Council inquired whether the proposed amendment would affect developments currently under review that include trail connections. It was clarified that the amendment would not affect those developments because they involve five building lots.

Council discussed the procedural process for referring the proposed General Plan amendment to the Planning Commission. Questions were raised regarding whether the request was overly specific; however, staff explained that any amendment to the General Plan must first be considered by the Planning Commission, which would review the proposal, conduct the required public process, and provide a recommendation to the City Council.

Council discussed the frequency with which General Plans may be amended and noted that communities often adopt amendments to address specific issues as they arise.

*The motion was approved by the City Council at (2:36)*

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

Motion Carried (5-0)

**7.4 Work Session Meeting Minutes for May 14, 2026**

*Council Member Eileen Moss made a motion to approve The Work* Session *Meeting Minutes for May 14*, 2026*. Council Member Mark Cottrell seconded.*

*The motion was approved by the City Council at (2:39)*

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

Motion Carried (5-0)

**7.5 City Council Meeting minutes for May 19, 2026,**

*Council Member Gary Anderson made a motion to approve the City Council Meeting minutes for May 19, 2026. Council Member Eileen Moss seconded*.

*The motion was approved by the City Council at (2:39)*

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

Motion Carried (5-0)

**TABLED ITEMS:**
None

**NEW BUSINESS FOR UPCOMING MEETING-NO ACTION**

Mayor noted that additional discussion regarding the City's Moderate-Income Housing strategies

Council Members inquired about the status of the Youth City Council advisor positions, noting that the current advisors had stepped down, staff reported that efforts are ongoing to address the advisor vacancy and that the matter is being worked on.

**CALENDAR:**

June 16, 2026, City Council Meeting Public Hearing (Amendments to FY 2025-2026 Budget, Adopt FY 2027 Operation Budget).
June 23, 2026, Planning Commission Meeting
June 29, 2026, America 250 Celebrating Country, and Home 5:30 to 8:30pm at City Hall

**CLOSED SESSION:**

None

**ADJOURNMENT:**

*Council Member Gary Anderson made a motion to adjourn the meeting with Council Member Blake Winslow seconded. It was unanimously approved by the Council. (9:43)*

Date approved by City Council: June 16,2026

/S/: Hailee Ballingham

Hailee Ballingham, City Deputy Recorder