



Town of Mantua Council Meeting Minutes
March 20, 2025
Location: Town Hall, 409 North Main, Mantua, Utah

Council Members Present: Mayor Terry Nelson, Karen Nelson, Ken Jones, Matt Jeppsen, Jared Jeppsen

- Sherita Schaefer – **Recorder**

Audience Present: Michelle Lyman, Kaidon Lyman, Pam Eaves, Will Ross, Darla Jones, Marcus Abel, Bill Jeppesen

Meeting opened by **Mayor Terry Nelson** and the invocation by **Karen Nelson**

Review Current Year Amended Budget – Ronald Wallace, Financial Clerk

General Budget Overview

Projected Taxes (Page 1)

- Reviewed tax projections with adjustments anticipated until the end of FY 2025.
- Requested Town Council members to review the adjustments for any discrepancies.

Licenses and Permit Projections

- Discussed related projections alongside tax adjustments.

Charges for Services, Fines, and Forfeitures (Page 2)

- Focused on Cemetery revenue, which is projected at \$11,500. Explained that the low figure is due to limited plot sales pending cemetery expansion.
- Noted that the Fines and Forfeitures projection has decreased from an original estimate of \$225,000 to \$140,000. Manager Dakota provided a printout explaining the decrease, reaffirming it as a projected figure.

Grants Discussion (Page 3)

- Reviewed State (Park) Grants and mentioned that the revenue has not matched expenses thus far. However, anticipated significant funding for FY 2026 due to the LWCF and UORG Grant.
- Discussed the decline in the B&C Road Fund Allotment and emphasized the importance of utilizing these funds effectively to continue receiving substantial allocations.

Interest Earnings Inquiry

- Responded to questions from Matt and Jared regarding lower projected interest earnings, attributing it to fund transfers from the General Bank Account to cover park expenses.

Contributions and Transfers (Page 3)

- Clarified that some contributions listed were actual donations to parks. Others consist of transfers from the General Fund to cover specific expenses, such as Road Impact Fees and Cemetery costs.

Expense Overview (Page 4)

1. General Administrative Expenses
 - Noted an increase due to various operational costs.
2. Professional Services
 - Higher expenditures resulting from attorney fees.

Departmental Budget Concerns (Page 5)

1. Police and Fire Departments
 - Matt and Karen expressed concerns over these departments not meeting their original budgets. A revenue increase was acknowledged, but adherence to budget expectations was emphasized.

2. Road Expenses

- Discussed the necessity of planned expenditures this spring to effectively allocate B&C Road and other road funds.

3. Parks Budget

- Noted significant expenditures, primarily due to grant funding which generally operates on a 2-for-1 match strategy. Plans are in place to cash in on two park grants early in FY 2026.

Specific Budget Sections

1. Water Budget

- Key focus on spending for the water tank this year, to be capitalized accordingly.

2. Sewer Fund

- Discussed the previous approval of \$40,000 for Repairs and Maintenance for FY 25, with mention of a potential additional \$20,000 proposal from Marcus later in the meeting.

3. Garbage Fund

- Briefly covered with no significant updates.

Karen Nelson made a motion to adjourn the budget meeting, **Jared Jeppsen** seconded.

Yes votes: Mayor Terry Nelson, Matt Jeppsen, Karen Nelson, Jared Jeppsen, Ken Jones

No votes: None

Abstained: None

MOTION PASSED

Meeting opened by **Mayor Terry Nelson** and the invocation by **Karen Nelson**

Pledge of allegiance – led by **Mayor Terry Nelson** followed by all in attendance.

Meeting minutes held on March 20, 2025. (Approved, vote: 5-0)

Consideration to pay the Bills:

Karen Nelson made a motion to approve the bills; **Matt Jeppsen** seconded.

Yes votes: Mayor Terry Nelson, Ken Jones, Karen Nelson, Matt Jeppsen, Jared Jeppsen

No votes: None

Abstained: None

MOTION PASSED

Public Comment:

John Hurd states that he was not aware of what an ADU is. The mayor explained that this time will only be used for public comment and that the council will not answer questions asked during public comment.

Presentations:

None

Discussion and Action Items:

Josh Peterson (business license)

Josh Peterson presented his request for a business license for his company, Techsystems23, which provides IT support services to small and medium-sized businesses, including workstation and server management as well as security camera installation. He operates remotely and confirmed that he does not receive deliveries at his location, ensuring no disturbances to neighbors. His hours are typically from 9 AM to 5 PM, and he has a valid tax number. The council expressed support for his application, and he was informed of the \$25 licensing fee to submit to the town office.

Matt Jeppsen, made a motion that we approve the business license for Techsystems 23 for **Josh Peterson**, **Ken Jones** seconded.

Yes votes: Mayor Terry Nelson, Ken Jones, Karen Nelson, Matt Jeppsen, Jared Jeppsen

No votes: None

Abstained: None

MOTION PASSED

Kaden and Jessica Ash (business license)

Jessica and **Kayden Ash** applied for a business license for their part-time contracting company, Ash Power Washing LLC, which focuses on washing lots. They clarified that their operations would not disturb the neighborhood, as they plan to use equipment stored in their garage. The council discussed the necessity for proper documentation and noted a minor correction needed in the application to reflect both names correctly.

Karen Nelson, made a motion that we accept the business license application for Ash Power washing LLC, with the afore mentioned changes of **Kaden** being designated rather than **Jessica Ash**, **Matt Jeppsen** seconded.

Keith Johnson (Renting/Scheduling the Parks for various events/ activities)

Keith Johnson brought attention to difficulties about the potential implementation of a rental fee for Maple Springs Park spaces. The council explored various options, including charging different rates for residents and non-residents, and whether to rent by the hour or by half-day/full-day. **Keith Johnson** suggested that renting by the hour could lead to confusion and enforcement challenges, advocating instead for half-day and full-day rentals. He also proposed a cleaning fee that would be included in the rental rate to incentivize cleanliness without complicating the process further.

Additionally, **Keith Johnson** suggested that if an event primarily serves residents of Mantua, it could be offered free of charge to promote community engagement, with only a cleaning deposit required. This approach would acknowledge the town's investment in the park and encourage residents to take an active role in its maintenance.

Council also discussed the need to clarify rental options for various park features, such as the pavilion, basketball court, and potential future amenities like the ice rink and sledding hill. The importance of preparing for inquiries about rental policies and ensuring that information is readily available for residents was emphasized.

Detached ADUs

The council discussion focused on the proposal to implement a monthly sewer fee to address the increased demand on our sewer system due to the addition of accessory dwelling units (ADUs). **Ken Jones** proposed that the council vote on a monthly fee of \$50, which would align with the current residential sewer fee. This fee is necessary to help cover the costs associated with maintaining the sewer infrastructure as more residents generate additional wastewater. The council discussed the specific requirements for ADUs, including property size and separate entrances.

Ken Jones mentioned a policy from Perry City, which charges a 20% impact fee on new homes with detached ADUs. This policy could serve as a model for us as we consider how to effectively manage the impact of these units on our infrastructure. There was agreement that Ken Jones needed to explore this further and look into drafting the necessary resolutions based on the successful practices of other municipalities.

Zoning Map Changes

Pam Eaves provided an update on the zoning map changes during our recent meeting. She presented two maps, one from 2006 and the other representing the proposed changes. The primary focus of the discussion was to address the issue of property lines that previously cut through parcels, which had caused complications for property owners, particularly in the case of Florence's property. **Pam Eaves** explained that the revised map follows property lines more accurately and includes lots previously zoned for campgrounds.

She clarified that the dark green areas on the map indicate public grounds, including parks and the cemetery, while commercial zones have been adjusted. The group discussed the implications of these changes, including the potential need for future rezonings if commercial development, such as a Walmart, were proposed.

Pam Eaves emphasized that although no votes were being taken that evening, the Planning and Zoning Commission would need to schedule a public hearing before any official voting could occur. She also mentioned the need to communicate with landowners regarding the removal of commercial zones and expressed her intent to hold a public meeting in early April to further discuss these changes.

Sewer Meter on SCADA Bids

Marcus Abel reported on the progress concerning the sewer meters and the bids for the SCADA (Supervisory Control and Data Acquisition) system during our recent meeting. He discussed the ongoing issues with aging galvanized pipes, particularly around **Ken**

Foot residence, which have contributed to leaks and inefficiencies in the sewer system. **Marcus Abel** provided updates on the need to replace these lines, noting that many homes are still connected to outdated infrastructure.

Marcus Abel presented bids from three companies regarding the SCADA system: Techstar, Hydro Specialties Co., and Intermountain Environmental, Inc. (IEI).

Marcus Abel mentioned plans to install the sewer meters in strategic locations to ensure accurate data collection, discussing the benefits of having power sources available at these sites. **Marcus Abel** emphasized the importance of selecting a reliable meter that integrates well with the existing SCADA system. He also noted the challenges posed by tree roots affecting sewer lines and the need for maintenance to prevent future blockages.

Matt Jeppesen made a motion to approve up to \$7,000.00 for **Marcus Able** to buy a sewer meter monitor for waste water going down the canyon, **Karen Nelson** seconded.

Chlorine Tank Scale on SCADA

Marcus Abel discussed the status of the chlorine tank and noted that sewer level readings will be available for the next council meeting for review. **Marcus Abel** mentioned the importance of addressing maintenance issues in the sewer system, particularly given the past challenges with Brigham City. He proposed a project to fix streets in advance of work on Main Street, emphasizing the need to address these issues proactively.

Street Lights

Bill Jeppesen discussed his obligations related to the installation of street lights in the town. Since he began this process in 1996, ongoing disputes have arisen concerning financial responsibilities and communication, particularly regarding the transition to solar lights—something **Bill Jeppesen** claims he was never informed about. He asserts that he has more than fulfilled his obligations by paying for the poles and installation, exceeding the town's requirements. Additionally, he highlights the inefficiencies and delays in the town's actions that have contributed to the ongoing issues.

The council members addressed several critical points regarding the developer's guarantee for street lights. It was also noted that **Kevin Parkinson** has not secured funds in escrow for the street lights, which raises concerns about the financial commitments. It was mentioned that **Bill Jeppesen** has paid for the lights in phases 4 through 11, and the town has received those funds for installation. Additionally, we discussed the installation process, including the need for pedestals and the costs associated with different types of lights. There was a consensus on the necessity of completing the street lighting in the subdivision and exploring options for solar lights, while also considering the long-term maintenance implications.

Matt Jeppesen made a motion that **Bill Jeppesen** has paid his funding that were responsible for his phases 4-11 and the town has received those funds for the lights, **Jared Jeppesen** seconded.

Yes votes: Mayor Terry Nelson, Matt Jeppesen, Karen Nelson, Jared Jeppesen, Ken Jones

No votes: None

Abstained: None

MOTION PASSED

Penalty for Sump Pump into Sewer

Ken Jones addressed the issue of penalties for sump pump discharges. He emphasized the importance of ensuring residents understand that it is illegal to discharge sump pump water into the sewer system, proposing that the town's website should clearly state this along with relevant state codes to reinforce compliance. He recommended removing the mention of the \$2 charge for excess water, as it could create confusion about allowable discharges.

Ken Jones suggested adopting a resolution similar to those from other cities, proposing a fine structure starting at \$5,000 for violations, with an additional \$100 monthly fee until the issue is resolved and inspected by public works. He stressed the necessity of having a clear penalty in place to deter illegal discharges, especially given the ongoing problems with sump pumps in the community.

The council also included the challenges of monitoring and proving illegal discharges, as well as the need for proactive communication through newsletters and the website to inform residents about the regulations. The group agreed to work on drafting a resolution that outlines these penalties and to explore options for pre-treatment inspections to better manage sump pump compliance.

Pump Station

Ken Jones provided a detailed report on the pump stations and the regulations regarding pressurized sewer systems during our recent meeting. He highlighted a new policy from the North Davis District Sewer District that prohibits the city from accepting or maintaining any sewer lift stations or pressurized sewer systems unless they are managed by a public service district. This regulation aims to prevent high-pressure systems from being directly connected to the city's gravity sewer system, as this could lead to blockages and operational issues.

Ken Jones emphasized the importance of having a relaxed pipe system to avoid pressure buildup and potential clogs when discharging into the main sewer lines. He raised concerns about existing pressurized systems that may not comply with these requirements and suggested the need for a clear resolution to define the town's responsibilities regarding these systems.

Ken Jones discussed the necessity of ensuring that homeowners are informed about their responsibilities for maintaining their individual sewer lines and the potential consequences of failures. **Ken Jones** proposed drafting resolutions to clarify these responsibilities and establish penalties for non-compliance. The discussion underscored the importance of addressing these issues proactively to prevent future liabilities and ensure effective management of the sewer infrastructure.

Planning and Zoning: Pam Eaves

No Comment.

Public Works: Marcus Abel

Marcus Abel mentioned the removal of a generator and plans to utilize a small grader for upcoming repairs, despite its mechanical problems. **Marcus Abel** also highlighted a new machine acquired by a neighboring town for point repairs, which could save significant costs by minimizing extensive repairs.

Fire Department: Will Hodgins

No Comment.

Grants Update: Karen Nelson

No Comment.

Council and Mayor Comments

Mayor Terry Nelson: No Comment.

Matt Jeppsen: No Comment.

Karen Nelson: No Comment.

Jared Jeppsen: No Comment.

Ken Jones: No Comment.

Jared Jeppsen made a motion to adjourn, **Matt Jeppsen** seconded.

Yes votes: Mayor Terry Nelson, Matt Jeppsen, Karen Nelson, Jared Jeppsen, Ken Jones

No votes: None

Abstained: None

MOTION PASSED

Time: 9:30 P.M