



**Town of Mantua Council Meeting Minutes
For October 16th, 2025
Location: Town Hall, 409 North Main, Mantua, Utah**

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

Recorder: Sherita Schaefer

Audience Present: Kevin Nelson, Marcus Abel, Tim Miles, Kelsie Stoker, Don Ruhl, John Hurd, Annette Ash, Dave Ornelas

The meeting was opened by **Mayor Terry Nelson**. Invocation by **Ken Jones**.

Pledge of Allegiance led by **Mayor Terry Nelson**; all in attendance participated.

Minutes:

Town Council meeting minutes for **September 18th, 2025**— Approved (vote: 5–0).

Consideration to Pay the Bills: **Jared Jeppsen** made a motion to approve the bills; **Matt Jeppsen** seconded.

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

No votes: None

Abstained: None

Absent: None

MOTION PASSED

Public Comment:

Kevin Nelson thanked the council for their dedication and hard work.

John Hurd thanked the council for their dedication and hard work.

Marcus Abel thanked the council for their dedication and hard work.

Discussion and Action Items

New Business License- Kelsie Stoker

Kelsie Stoker presented her plans to open a skincare business, highlighting her experience as a licensed Master Aesthetician in Utah and Idaho. She specializes in treating acne for teenagers and young adults and offers various services, including chemical peels and dermaplaning. The council confirmed that her application included all necessary details for her business license.

Karen Nelson made a motion to approve the business application for **Kelsie Stoker**, **Matt Jeppsen** seconded.

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

No votes: None

Abstained: None

Absent: None

MOTION PASSED

Vote on proposed amendments to ordinances 2025-10-16A, 2025-10-16B, 2025-10-16, 2025C-10-16, 2025D-10-16, 2025-10-16E, 2025-10-16F, 2025-10-16G, and 2025-10-16H

Sherita Schaefer discussed proposed amendments to the town's ordinances, noting that they are currently being tabled for further review by attorney **Seth Tait**. She emphasized that the amendments aim to tidy up the language for better clarity without making significant changes to the content. Council members were asked to review the documents and provide any input to the town's attorney.

Traffic Speed/DATA company

Chief Dakota Midkiff and **Karen Nelson** discussed the importance of traffic data collected by a company to monitor speed and volume on US 91. They reviewed findings indicating a significant number of vehicles are speeding, which presents challenges for law enforcement. **Karen** emphasized the need for the data to support grant applications for traffic calming measures and shared their plans to have a follow-up Zoom meeting with the data company to address any council questions before finalizing decisions.

Tank Overspend

Karen Nelson discussed the tank project overspending, which amounted to approximately \$98,000, including \$33,000 for a meter. This overspending resulted from encountering unexpected conditions, such as bedrock, which led to equipment challenges not accounted for in the original bid. The discussion highlighted the importance of including potential future costs in contracts to prevent unforeseen expenses. Concerns were also raised about additional costs due to delays and contract extensions, such as potential increases in concrete prices. Regarding bid comparisons for the tank project, Spindler emerged as one of the approved contractors with the lowest bid at \$1,225,876.76, while other bids ranged from approximately \$1.58 million (Patriot) to over \$2 million (ProBuild Construction).

Authorize Meter

The council discussed installing a meter to measure water output from the tank. The meter authorization and associated costs were included as part of a change order in the project budget.

Karen Nelson made a motion to accept the water meter for \$33,741.00, **Matt Jeppsen** seconded.

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

No votes: None

Abstained: None

Absent: None

MOTION PASSED

Cemetery Plot Certificate

Sherita Schaefer reported meeting with **Amy Berry** from the State Cemetery Grant Program, who advised that the current cemetery certificate was not legally compliant. It needed to be renamed "Cemetery of Burial Rights." **Sherita** confirmed she had made this change and presented a draft copy. The revised certificate was reviewed and corrected for legibility and usability, addressing issues like difficult-to-read font and inadequate

space for writing. The new certificate, featuring a clearer design and improved layout, includes the serial number at the top, aligned with previous records.

Karen Nelson made a motion that we accept the cemetery certificate, **Jared Jeppsen** seconded.

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

No votes: None

Abstained: None

Absent: None

MOTION PASSED

Road Repair Bids- Marcus Abel

Marcus Abel discussed the road repair bids during the meeting, where different contractors' bids were reviewed. **K. Anderson** was noted to have a bid for \$25,672, while **Anderson's** was at \$26,000. The primary focus was on crack sealing and other repairs needed to maintain road integrity before potential further deterioration. Black Magic, another contractor, was mentioned with a bid of \$19,000 for 26,737 feet, showing a more cost-effective offer compared to others. There was discussion about the urgency of completing these repairs before winter to avoid expansion from ice, which could worsen road conditions.

Karen Nelson made a motion to hire Black Magic for road work repairs for 19741.00, **Ken Jones** seconded.

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

No votes: None

Abstained: None

Absent: None

MOTION PASSED

Public Works Part-time Employee-Marcus Abel

Marcus Abel proposed hiring **James Milligan** as a part-time public works employee, James is an experienced landscaper and local resident, would work 10 hours weekly, assisting with tasks like snow removal.

Karen Nelson made a motion to hire **James Milligan** as a parttime maintenance worker in Mantua, **Jared Jeppsen** seconded.

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

No votes: None

Abstained: None

Absent: None

MOTION PASSED

IT Personnel

Item was tabled.

Planning and Zoning:

Robert Thayne discussed that in 2025, the town has issued 244 building permits, mostly for sheds rather than houses, covering a wide range of structures. While the work has been enjoyable, there is a push to streamline zoning ordinances in alignment with the town's general plan, which emphasizes maintaining open spaces and a small-town feel. Plans include addressing compliance issues at an RV park and promoting water conservation as water use continues to be a significant issue. Additionally, discussions have touched on the necessity of keeping building and administrative fees up-to-date, ensuring setbacks are adhered to, and addressing secondary residences to better manage water resources.

Public Works:

Marcus Abel provided a comprehensive update on public works, highlighting significant concerns about contaminants in the drinking water, which is being addressed through assessments and potential sewer line replacements. There's ongoing work to improve infrastructure, and the installation of a sewer meter will help

monitor flow accuracy. With advancements in technology, the town is considering new treatment plants as repairs can be costly due to the sewer lines' depth. Additionally, efforts are underway to manage cemetery expansion, ensuring new plots are available while minimizing land issues. **Marcus** emphasized the importance of addressing these challenges to safeguard the town's resources and infrastructure.

Fire Department:

Karen Nelson announced that the Mantua Fire Department will be hosting a Halloween event featuring hotdogs and other food items, along with distributing materials. The event is set to begin at 5 PM and will continue until the food runs out. It is a great opportunity for the community to gather and enjoy Halloween festivities. **Karen** has been involved in finalizing a fire protection plan, clarifying its role in safeguarding the town from liability if a fire spreads to nearby forest service land. Lastly, she recounted a recent incident where a propane tank fire was successfully managed, thanks to prompt community response, highlighting the importance of fire safety measures.

Grants Update:

Karen Nelson provided updates on various grant initiatives, including the near completion of an environmental study for Main Street, which allows them to proceed with paperwork and potentially see the street revamped next year. She also mentioned endeavors to pursue a CDBG grant, emphasizing her commitment beyond December to ensure continuity in obtaining funds. Additionally, there was an opportunity to apply for small grants via Utah's AARP, possibly for projects like Dane's Park.

Council and Mayor Comments

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

Adjourn