



**Town of Mantua Council Meeting Minutes
For December 18th, 2025
Location: Town Hall, 409 North Main, Mantua, Utah**

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

Absent: Ken Jones

Recorder: Sherita Schaefer

Audience Present: Marcus Abel, Ronald Wallace, Jen Packer, Haper Johnson, Janis Johnson, Patti Seffker, Annette Ash, Doh Ruhl, Scott Ross, Tim Balls

The meeting was opened by **Mayor Terry Nelson**. Invocation by **Jared Jeppsen**.

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

Minutes:

Town Council meeting minutes for

Town Council Municipal Canvass Meeting held on November 18th 2025— Approved (vote: 4–1 absent)

Town Council Special Meeting held on November 18th 2025— Approved (vote: 4–1 absent)

Errors with Dave Ornelas and Annette Ash last name being misspelled.

Town Council Special Meeting with Brigham City held on November 18th 2025 — Approved (vote: 4–1 absent)

Town Council Meeting held on November 20th 2025 — Approved (vote: 4–1 absent).

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

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

No votes: None

Abstained: None

Absent: Ken Jones

MOTION PASSED

Public Comment: Harper Johnson - discussed an article in KSL regarding the mantua Reservoir being designated as a state park, noting that this was a surprise to many. He expressed concerns that the Town of Mantua has been excluded from discussions affecting them, emphasizing a lack of consultation with residents. **Johnson** stated he is opposed to the state park designation due to potential increased traffic and previous issues with state authority overriding local ordinances.

Presentation

Ronald Wallace - Auditor Reporting

Ronald Wallace introduced auditor **Mariah Reyes**, who summarized the audit findings. **Reyes** noted that the primary goal for the next year is to eliminate all findings, which primarily impact financial reports.

The audit identified two key findings:

- Finding 1 (2025-06): Resolved inadequate controls over minimum amounts.
- Finding 2 (2025-07): Inadequate controls over utility billing; **Reyes** recommended a review process by someone other than the biller to ensure accuracy.
- **Reyes** emphasized the importance of internal controls to prevent errors and fraud, and reported that the financial statements for the year ending June 30, 2025, received an unmodified opinion, indicating a clean audit.
- Capital assets increased by \$670,000 in governmental activities and \$331,000 in business-type activities, with significant investment in infrastructure improvements, including upgrades to the water system and parks.
- Compliance issues were raised, including failure to post meeting minutes within three days and exceeding budget limitations in the garbage fund. Recommendations included timely posting and adherence to training requirements for council members under public meeting laws.
- **Reyes** advised that proper documentation, including receipts for expenditures, must be maintained to ensure accuracy and accountability.

Discussion and Action Items

Patti & Harry Seffker – Business License

Patti Seffker introduced her new restaurant, Sasquee (Sasquatch-themed), to open in Mantua in the former Sydney Restaurant. She described her management team, menu plans (comfort food and all-day breakfast), commitment to hiring locally, and plans to donate a portion of profits to humanitarian education efforts. She agreed to minimize noise, comply with local regulations, and focus on environmental impact and neighborhood harmony.

Matt Jeppsen made a motion to improve the business license for **Patti Seffker** for Sasquee Restaurant in the old Sydney Restaurant, **Karen Nelson** seconded.

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

No votes: None

Abstained: None

Absent: Ken Jones

MOTION PASSED

Tim Balls – Business License

Tim Balls requested a business license for Ball Outdoor Rentals LLC, an RV rental/delivery service. He stated there are two RVs on his property and an LLC has been formed. Rentals involve delivering RVs to customers' camping sites rather than guests staying on the property. He addressed concerns about parking and compliance with town ordinances and affirmed intent to follow zoning laws.

Matt Jeppsen made a motion to approve the business license for **Timothy and Cara Ball** for Ball Outdoor Rentals LLC, **Karen Nelson** seconded.

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

No votes: None

Abstained: None

Absent: Ken Jones

MOTION PASSED

Nathan Blaine

Reported recurring leaking water line inside his meter for three to four years. Noted recent settling and possible relation to nearby water main construction and heavy equipment. He has repaired the line multiple times but the problem persists. Council discussed the need to determine whether leaks result from construction or other causes. The matter was tabled pending further investigation.

Seth Thompson — Sunrise Engineering (Item Tabled)

Impact Study

Marcus Abel updated on the impact study by **Seth Thompson**. **Thompson** will return in January to answer questions about values used in the study. The proposed structure is more streamlined than the previous system. Consideration is being given to raising the impact fee to \$13,000 from the current approximately \$11,000–\$12,000. **Abel** urged council review and submission of questions before the January meeting; a public hearing will be scheduled. He noted some inaccuracies in figures but said the study provides useful information on water capacity and needs.

IT Contract

Council reviewed and approved **Keith Keller** service agreement for Mantua.

Karen Nelson made a motion that we hire Keller Technology and Communication Services for IT support,

Jared Jeppsen seconded.

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

No votes: None

Abstained: None

Absent: Ken Jones

MOTION PASSED

Tentative date for 2026 Bike Race

Karen Nelson stated that organizers requested moving the event to September instead of August to accommodate farmer **Paul Jensen**. The suggested tentative dates are September 18–19 or September 25–26.

These dates must avoid conflicting with Peach Days and the Day of Service and need to be confirmed with the state and Brigham City regarding the route. The council agreed informally and will notify the organizers.

Youth Council Updates

Lindsay Strong reported marketing efforts and one official application received, with seven additional candidates working on submissions. Application deadline is December 29; onboarding planned for February. The Youth Council will collaborate with town council and mayor for diverse input.

Vote on Resolution for Town Council and Planning and Zoning Meeting Schedule

Council reviewed and approved the Resolution for 2026 Town Council Meeting Schedule.

Jared Jeppsen made a motion to approve the 2025-12-18(A) town council meeting schedule for 2026, **Matt Jeppsen** seconded.

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

No votes: None

Abstained: None

Absent: Ken Jones

MOTION PASSED

Vote on Resolution for Planning and Zoning Meeting Schedule

Council reviewed and approved the Resolution for 2026 Planning and Zoning Meeting Schedule.

Jared Jeppsen made a motion to approve the 2025-12-18(B) planning and zoning meeting schedule for 2026, **Matt Jeppsen** seconded.

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

No votes: None

Abstained: None

Absent: Ken Jones

MOTION PASSED

Privacy Policy-

Sherita Schaefer updated the council on the state-mandated privacy policy; a plan must be finalized by December 31. A draft report exists but is unfinished and need not be submitted unless requested by the state. The document will remain on file.

Sherita Schaefer – Privacy Policy Manual – Item was tabled.

Planning and Zoning:

Appointment: **Jim Jones** was appointed as a Planning and Zoning commission member, replacing Vice Chair **Tim Miles**, who served five years.

Planning and Zoning raised questions regarding whether secondary driveways comply with town ordinances and resolutions concerning grade and material. **Karen Nelson** reviewed **Pam Eaves's** Planning and Zoning report (December 18, 2025): At the December 11 P&Z meeting, a Conditional Use Permit application for the **Faerber** building permit was approved to allow a roof height up to 35 feet, measured from finished grade at the front centerline of the home. The additional space must be uninhabitable as stated in the application. In 2026, P&Z will work on additions/corrections to the Land Use Code, including residential roof height, secondary driveways, application fees, and other issues.

Public Works: Marcus Abel

Marcus Abel reports the following updates on infrastructure and the water system:

1. **Pressure Regulating Valves (PRVs):** Inspections are complete, with four PRVs managing water flow. WS001 at the well site and a backup by the church still need SCADA system integration and are prioritized for future upgrades.
2. **Well Status:** WS001 shows deterioration and might need replacement. WS002 is in good condition but requires a new inline flow meter. A new chlorine dosing pump has been installed, and regular contaminant testing is underway.
3. **Water Tanks Maintenance:** The North and South tanks need cleaning when the new tank is operational. Installation of flow meters and a turbidity meter is necessary for compliance and monitoring.
4. **Emergency Preparedness:** The emergency generator is functioning well, though there's a suspected leak in the northern culinary water system under investigation. Collaboration with Brigham City is ongoing to address the issue.
5. **Infrastructure Challenges:** The connection with Brigham City needs additional planning, including a pressure regulating valve. Alternate power connections have been efficient but need monitoring.
6. **SCADA System Upgrades & Objectives:** \$50,000 is allocated for SCADA improvements in FY 2025–2026. Priorities also include installing a new sewer meter, assessing park expansion potential, and conducting staff training programs.

Fire Department: Will Hodgins or Representative

Fire Chief Will Hodgins introduced **Lindsay Strong**, secretary for the fire department, to discuss the Mantua Fire and Rescue Foundation. The foundation is a separate nonprofit entity to facilitate grants and tax-deductible donations for equipment and training without relying on town funds. Any assets acquired by the foundation would revert to the town if the foundation dissolves. The foundation is registered with state and federal authorities and will maintain separation from the town government in its operations.

Grants Update: Karen Nelson

- Rocky Mountain Power funding: \$1,500 available again for 2026. Total received to date is \$8,000 (\$2,000 first year, then \$1,500 for four years). The town received \$3,000 for Danes Park and a \$6,000 grant for the fire department.

- BRAG completed the environmental study and is determining next steps for Mantua Main Steet project. The council agreed to proceed with fixing Main Street despite future endeavors.

Council and Mayor Comments

- **Mayor Terry Nelson:** thanked the council, residents, and town employees for all their support and efforts to improve the town.

- **Jared Jeppsen:** thanked the mayor, council, Planning and Zoning, and town employees.

- **Matt Jeppsen:** thanked the outgoing council and mayor for continued efforts to improve the town.

- **Karen Nelson:** thanked the mayor and council for their hard work and efforts to improve the town during difficult times; especially thanked the mayor for his sense of humor and diligence.

Adjourn

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