



**Town of Mantua Council Meeting Minutes  
Regular Meeting**

**For February 19th, 2026**

**Location: Town Hall, 409 North Main, Mantua, Utah**

**Council Members Present:** Mayor Annette Ash, Mayor Pro Tempore Matt Jeppsen, Council member Scott Ross, Council Member Cheryl Burgan

**Recorder:** Sherita Schaefer

**Audience Present:** Janis Johnson, Harper Johnson, Don Ruhl, Pam Eaves, Seth Thompson, Angela Connell, Marcus Abel, Karen Nelson, Jeffrey Maughan, John Hurd, Kristi Loertscher, Tod Wayment, Jared Jeppsen

The meeting was opened by Mayor Annette Ash. Invocation by Scott Ross  
Pledge of Allegiance led by Mayor Annette Ash; all in attendance participated.

**Approve Meeting Minutes**

**Approve minutes for Town Council Meeting held on January 5th, 2026**

Mayor Pro Tempore Jeppsen motioned to approve the minutes for January 5<sup>th</sup> 2026. Council Member Ross made the second.

**Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

**No votes:** None

**Abstained:** None

**Absent:** None

**MOTION PASSED**

**Approve minutes for Town Council Meeting held on January 15th, 2026**

Council Member Ross motioned to approve the minutes for January 15<sup>th</sup> 2026. Council Member Burgan made the second.

**Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

**No votes:** None

**Abstained:** None

**Absent:** None

**MOTION PASSED**

**Consideration to Pay the Bills: Approve and Sign Bills**

Mayor Pro Tempore Jeppsen to approve the bills signed. Council Member Ross made the second.

**Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

**No votes:** None

**Abstained:** None

46 **Absent:** None

47 **MOTION PASSED**

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51 **Presentations**

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53 **Sunrise Engineering: Water Impact Study — Seth Thompson**

54 Seth Thompson of Sunrise Engineering presented a Water Impact Fee Analysis proposing a consolidated fee of  
55 \$13,805 per ERC, a \$1,200 increase over current rates. Based on a conservative 2.5% annual growth rate, the  
56 study projects 305 additional connections over the next 20 years, supported by a current surplus of 382 acre-feet  
57 in water rights. Costs for infrastructure projects, such as a new culinary well and pipe upsizing, are allocated  
58 between current residents and new development based on proportional benefit. Under Utah law, these fees must  
59 strictly maintain existing levels of service rather than funding upgrades for current residents. While the  
60 calculated fee is legally defensible, the town retains the discretion to enact a lower amount.

61 **Rural Water Association of Utah (water tiers & funding options)- Janel Braithwaite (RWAU)**

62  
63 Council Member Ross motioned to table Rural Water Association of Utah (water tiers & funding options)-  
64 Janel Braithwaite (RWAU) until next town council meeting. Council Member Burgan made the second.

65  
66 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

67 **No votes:** None

68 **Abstained:** None

69 **Absent:** None

70 **MOTION PASSED**

71  
72 **Water Utility Update: Programs and Bid review — Angela Connell**

73 Deputy Town Recorder Angela Connell proposed replacing the town's outdated El Dorado billing software with  
74 a modern, multi-user system to improve reliability and data access. The current system recently caused a  
75 significant manual error, highlighting the need for a platform that supports financial, public works, and  
76 administrative functions. Three candidates were presented: Pelorus (\$3,000/year), Civic Review (\$6,000/year),  
77 and Caselle (\$14,000/year). The goal is an "all-in-one" solution to manage water billing, cemetery records, dog  
78 licenses, and payroll. Connell is currently coordinating with these providers to obtain detailed service and price  
79 breakdowns.

80  
81 **Presentation Verizon & Crown Castle Agreement**

82  
83 Planning and Zoning Chair Pam Eaves proposed expanding a communication equipment lease for Verizon and  
84 Crown Castle, involving an additional 360 square feet on town property. Verizon will pay a monthly rent of  
85 \$799.00, which includes a 5% annual increase, a rate exceeding the town's current lease per square foot. While  
86 Crown Castle remains the primary leaseholder for the 10,000-square-foot site, all new infrastructure is  
87 confirmed to be within town boundaries. A building permit has been issued, and immediate approval of the  
88 monthly rate was requested to initiate legal drafting. A formal amended lease agreement is scheduled for final  
89 signature during next month's meeting.

90  
91 Council Member Ross motioned to approve the proposed additional \$799.00 per month on the lease agreement  
92 with Crown Castle in alignment with the Verizon proposal for additional equipment and structure. Mayor Pro  
93 Tempore Jeppsen made the second.

94  
95 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

96 **No votes:** None

97 **Abstained:** None  
98 **Absent:** None  
99 **MOTION PASSED**

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103 **Public Hearings / Major Legislative Action**

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105 **Impact Fee Ordinance: Adopt an Impact Fee Ordinance and Analyses (IFA) for Culinary & Sanitary**  
106 **Sewer Services**

107  
108 Town Recorder Sherita Schaefer presented Ordinance 2024-02-15 to formally adopt the Impact Fee Analysis  
109 and Facilities Plan into law per the Utah Impact Fees Act. The ordinance establishes a simplified fee structure  
110 of \$13,805.00 for Culinary Water and \$4,933.00 for Sanitary Sewer, totaling \$18,738.00 per new residential  
111 connection. Per state mandate, a 90-day waiting period is required after the ordinance passes before the new  
112 rates apply to building permits. During this window, the town will continue to collect fees at the previous rates.  
113 All required legal notices have been satisfied through postings at the town office and on the Utah Public Notice  
114 Website.

115  
116 Mayor Pro Tempore Jeppsen motioned to adopt Ordinance 2024-02-15. Council Member Burgan made the  
117 second.

118 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

119 **No votes:** None

120 **Abstained:** None

121 **Absent:** None

122 **MOTION PASSED**

123  
124  
125 Adopt Updated Summary of Fees Resolution: RESOLUTION NO. 2026-19-02(B) AMENDING THE SUMMARY OF  
126 FEES FOR THE TOWN OF MANTUA (UPDATE TO CULINARY WATER IMPACT FEES.

127  
128 Council Member Burgan motioned to table RESOLUTION NO. 2026-19-02(B) AMENDING THE SUMMARY OF  
129 FEES FOR THE TOWN OF MANTUA (UPDATE TO CULINARY WATER IMPACT FEES. Council Member Ross made  
130 the second.

131 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

132 **No votes:** None

133 **Abstained:** None

134 **Absent:** None

135 **MOTION PASSED**

136  
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139 **Discussion**

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141 **Utah250 Resolution, committee formation, Grants and Main Street Park overview - Karen Nelson**

142 Grant writer Karen Nelson introduced a resolution to align the town with the America250 Utah commission for  
143 the 2026 national semi quincentennial. The initiative involves forming a local committee to oversee community  
144 heritage projects and secure "legacy" grants for long-term park improvements. Main Street Park is the primary  
145 candidate for these funds, with proposed upgrades including historical markers, pavilion improvements, and  
146 landscaping. Nelson recommended using social media and "Eye on Water" tools to recruit volunteers and gather

147 public input. This formal alignment provides the town with official recognition and access to state resources for  
148 the celebration.

149  
150 Council Member Burgan motioned to adopt Resolution 2026-2-19C Utah250. Council Member Ross made the  
151 second.

152 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

153 **No votes:** None

154 **Abstained:** None

155 **Absent:** None

156 **MOTION PASSED**

### 157 158 159 160 **Point Repairs: Marcus Abel**

161 Marcus Abel reported a billing discrepancy regarding sewer maintenance performed by Twin D, where the final  
162 invoice of \$42,575 for 11 repairs exceeded the approved \$32,500 for 13 repairs. The cost per segment rose from  
163 an estimated \$2,500 to over \$3,300, raising concerns that the unauthorized overage could trigger a state audit.  
164 The contractor attributed the increase to additional work, including manhole inspections, root clearing, and pipe  
165 maintenance. Consequently, the town has requested the contractor appear in person to justify the price increases  
166 and provide written proof of approval for the extra costs. This review aims to address concerns regarding the  
167 integrity of the original bidding process.

168  
169 Mayor Pro Tempore Jeppsen motioned to table the payment for Twin D for point repairs. Council Member  
170 Burgan made the second.

171  
172 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

173 **No votes:** None

174 **Abstained:** None

175 **Absent:** None

176 **MOTION PASSED**

### 177 178 179 **Tank Overages: Marcus Abel**

180 Marcus Abel reported a critical equipment failure at Well #2 involving the motor and the Variable Frequency  
181 Drive (VFD), both in service since 2007. The motor replacement is complete at a cost of \$40,000, but a new  
182 VFD is required at a quoted price of \$16,095.44. Engineers recommend replacing the drive first to determine if  
183 further repairs, such as the electrical wiring, are necessary at an estimated cost of \$12,000 to \$16,000.  
184 Completing these repairs immediately is intended to ensure the system is operational before peak summer  
185 demand to prevent a potential water shortage. The town's springs and secondary well currently maintain the  
186 water supply while well #2 is offline.

### 187 188 **Mantua Tour Review**

189 Mayor Annette Ash conducted a review of the recent town facilities and properties tour to assess infrastructure  
190 and prioritize future projects. The tour included well sites, tank locations, and park facilities, providing context  
191 for emergency repair costs and aging equipment. A primary focus was the necessity of a master plan for Main  
192 Street Park to ensure sustainable improvements under the Utah 250 initiative. The site visits also covered the  
193 cemetery and outlying properties to clarify the scope of work managed by Public Works. These inspections are  
194 intended to support informed decision-making regarding the town's long-term maintenance and growth.

### 195 196 **Echo Reservoir Tour**

197 Mayor Annette Ash reviewed a February 6, 2026, fact-finding tour of Echo State Park to evaluate the potential  
198 transition of Mantua Reservoir to a Utah State Park. The tour focused on state management of infrastructure,  
199 sanitation, and law enforcement at facilities overseen by the Bureau of Reclamation. Observations at Echo  
200 included a \$10 million investment in boat ramps and restrooms, while maintaining water storage as the primary  
201 priority. Legislation in 2026 has allocated \$2 million for a study and planning of a Mantua State Park, funded  
202 by existing fees rather than new taxes. State officials reiterated that project advancement depends on  
203 documented community support.

### 204 **Discuss State Park for Mantua Reservoir - John Hurd**

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206  
207 Mantua resident John Hurd expressed concerns that a state park designation for the reservoir could diminish the  
208 "local feel" and lead to the loss of discounted resident access. He noted that state management aims to increase  
209 visitor volume, which may conflict with the community's preference for a quiet, rural environment. Hurd  
210 highlighted that the town would lose local control over land use and daily capacity while remaining responsible  
211 for infrastructure wear on access roads. Additionally, he cited potential environmental impacts on water quality  
212 from increased motorized boat traffic. As an alternative, he proposed the town seek independent grants to  
213 maintain local management of any improvements.

### 214 **Snow Plowing: Forest Service Road — Jeffrey and Kim Maughan**

215 Residents Jeffrey and Kim Maughan requested snow plowing services for South Park Road, a National Forest  
216 System Road leading to their home. While a Forest Service Road Use Permit would legally allow the town to  
217 plow, Public Works Director Marcus Abel cited concerns regarding equipment wear on unpaved surfaces and  
218 potential liability issues. The town is evaluating if a road transfer could secure "Class C" state funding, though  
219 current tax revenue may not cover maintenance costs. A one-year trial was proposed to assist the residents while  
220 long-term financial feasibility is researched. Mayor Pro Tempore Jeppsen will contact Forest Service engineers  
221 to clarify permit terms before a final decision is made.

222  
223  
224 Mayor Pro Tempore Jeppsen motioned that, contingent upon the Forest Service issuing a permit, the town will  
225 continue to plow the park road for the duration of the permit, for a period of one to ten years. Council Member  
226 Burgan made the second.

227 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

228 **No votes:** None

229 **Abstained:** None

230 **Absent:** None

231 **MOTION PASSED**

232  
233  
234 Responsible Water Use (*item tabled*)

235 Council Member Ross motioned to table Responsible Water Use. Council Member Burgan made the second.

236 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

237 **No votes:** None

238 **Abstained:** None

239 **Absent:** None

240 **MOTION PASSED**

241  
242  
243 Easter Egg Hunt: Event approval and logistics (*item tabled*)

244 Council Member Ross motioned to table the easter egg hunt. Council Member Burgan made the second.

245 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

246 **No votes:** None

247 **Abstained:** None

248 **Absent:** None  
249 **MOTION PASSED**

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251  
252 Staff Computers: Purchase or upgrade discussion (*item tabled*)  
253 Mayor Pro Tempore Jeppsen motioned to table the staff computers. Council Member Ross made the second.  
254 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

255 **No votes:** None  
256 **Abstained:** None  
257 **Absent:** None  
258 **MOTION PASSED**

## 259 **Action Items**

260 New Business License: Andrea & Slade Combs (not in attendance)

### 261 **New Business License: Kristi Loertscher**

262 Kristi Loertscher, Mantua residents submitted a new business license application to operate a home-based  
263 business under the name Kristi Thomas Rentals In line with town protocol, the application was carefully  
264 checked to ensure it complies with all local zoning and business regulations.

265 Council Member Burgan motioned to approve Kristi Loertscher business application. Council Member Ross  
266 made the second.

267 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

268 **No votes:** None  
269 **Abstained:** None

270 **Absent:** None  
271 **MOTION PASSED**

### 272 **New Business License: Tod Wayment**

273 Tod Wayment, property owner in Mantua addressed his application for a business license regarding a single-  
274 family rental property. He explained that the home, located at 81 South 100 West, has been in his family for  
275 over 20 years and has consistently functioned as a rental during that time. Wayment expressed his intent to  
276 follow the town's rules, noting that while the application process has been long, he wanted to appear in person  
277 rather than having a representative speak. Wayment provided a copy of his application for review, confirming  
278 he had been in contact with Planning and Zoning to ensure he met the necessary requirements.

279 Council Member Ross motioned to approve Tod Wayment business application for a single resident rental in  
280 Matua at the address of 81 South 100 West. Mayor Pro Tempore Jeppsen made the second.

281 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

282 **No votes:** None  
283 **Abstained:** None

284 **Absent:** None  
285 **MOTION PASSED**

## 286 **Department Updates**

287 **Planning and Zoning:** Pam Eaves

298 Pam Eaves, the Planning and Zoning Chair, gave the council a heads-up about an upcoming legislative cleanup  
299 aimed at streamlining the town's regulations. She noted that several land use changes are slated for next month,  
300 as the commission works to update and "clean up" various chapters within the town's Land Use Code. To ensure  
301 process transparency, Pam informed the council that all proposed edits will be clearly marked in red for easy  
302 review during her formal presentation at the next meeting. The goal of this administrative update is for the  
303 council to review these zoning proposals and subsequently schedule a public hearing to gather community  
304 input.

305  
306 **Public Works:** Marcus Abel

307 No Update.

308  
309 **Fire Department:** Will Hodgins

310 Will Hodgins, Mantua Fire Chief presented a multi-faceted update for the Fire Department that covered  
311 community events, equipment, and a long-term vision for emergency services. Regarding the upcoming  
312 fireworks, Hodgins presented a quote and explained that while the town is not obligated to stay with the same  
313 company, it made financial sense to use the credit they were owed after being shorted on the quantity of  
314 fireworks received the previous year. He noted that these funds typically come from fundraising efforts tied to  
315 Little Valley Days rather than general property taxes, and while Karen Nelson, the town grant writer, suggested  
316 exploring different companies for the 2027 season, the town moved forward with the current provider for 2026  
317 to ensure they received the value of that credit. The department is also benefiting from significant donations,  
318 including a collection of gear like lights and saws from the Mantua Fire and Rescue Foundation and a \$5,000  
319 anonymous gift from a citizen specifically for equipment. Looking toward the future, Hodgins introduced a "5-  
320 Year Plan" to transition Mantua from an EMR to an EMT station to reduce the \$2,400-per-call cost currently  
321 paid to Brigham City, proposing an interim transport strategy using a non-transport ambulance to move patients  
322 to local LifeFlight Landing Zones. As part of this expansion, he is negotiating the purchase of a used fire engine  
323 from Willard for approximately \$10,000, with an additional \$6,000–\$10,000 needed for gear, and he requested  
324 that the council designate land for a new 4-to-5 bay fire station—suggesting sites near the new cemetery, the  
325 baseball field, or the current Public Works building—so he can begin seeking donations and grants from  
326 companies like Nucor. Hodgins clarified that South Park Drive becomes National Forest Service land south of  
327 300 South; he emphasized that while the department will always respond to residents there, the town's decision  
328 to plow the road sets a legal precedent and could impact emergency access if the road is not properly  
329 maintained.

330  
331 Mayor Pro Tempore Jeppsen motioned to approve Will Hodgins purchase for the fireworks for Little Valley  
332 Days not exceed \$6,500.00. Council Member Ross made the second.

333  
334 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Borgan

335 **No votes:** None

336 **Abstained:** None

337 **Absent:** None

338 **MOTION PASSED**

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342 Meeting Adjournment

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Mayor Pro Tempore Jeppsen motioned adjourn the working meeting. Council Member Burgan made the second.

**Yes votes:** Mayor Annette Ash, Matt Jeppsen, Scott Ross, Cheryl Burgan

**No votes:** None

**Abstained:** None

**Absent:** None

**MOTION PASSED**

APPROVED