

Manti City Council Regular Meeting

MINUTES

MARCH 4, 2026

6:30 PM

MANTI CITY BUILDING
50 SOUTH MAIN STREET

MEETING CALLED BY	Mayor Mary Wintch
TYPE OF MEETING	Regular Council Meeting
ATTENDEES	Councilmembers: Meagan Johnson, Mary Pipes, AJ Mower, Jennifer Christiansen, and Brian Francois City Manager: Jason Brown City Recorder: Matt Gray
ABSENT	None
WELCOME	Mayor Wintch
PLEDGE OF ALLEGIANCE	Led by Councilmember AJ Mower

Regular Meeting

ITEM 1	Declaration of Conflicts of Personal Interest
The meeting began by Mayor Wintch asking the council if there were any agenda items that needed to be disclosed concerning conflicts of interest. There were no items brought up by the council.	

ITEM 2	Approval of Recent Council Meeting Minutes, February 18, 2026
Mayor Wintch spoke regarding the minutes for the Council meeting on February 18, 2026. She asked if there were any corrections needed for the regular City Council meeting minutes. No corrections were noted. The mayor called for a motion to approve the minutes for February 18, 2026. Councilmember Jennifer Christiansen made the motion and Councilmember Brian Francois seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, Jennifer Christiansen, and Brian Francois. Council members voting Nay: None.	
ACTION TAKEN	
Approval of the City Council minutes from the February 18, 2026, meeting.	

ITEM 3	Sanpete County Chamber of Commerce Report: Faylyn Warnick
Mayor Wintch turned the time over to Faylyn Warnick from the Sanpete County Chamber of Commerce for her report on the new Square One initiative. Square One is an incubator space for new businesses in the area. The office will be located at the old granary building in Ephraim City. Square one is working with the entrepreneurial program at Snow College, and the SBDC to help new businesses grow and move from a home-based business to main street. The conversation turned to the need for new office space availability in Manti to house the businesses working with Square one. Manager Brown let Faylyn know that the city will soon be advertising space for lease in the city office building. Mayor Wintch thanked Ms. Warnick for her report.	

ITEM 4	Accessory Dwelling Unit (ADU) Ordinance Discussion
Mayor Wintch initiated the fourth item and turned the time over to Manti City Planner McKay Muhlestein. Mr. Muhlestein shared a quick side by side comparison of the old ordinance and the new proposed changes. After Mr. Muhlestein concluded the original explanation, several questions were asked regarding needed clarification of several items. Mr. Muhlestein explained that the wording will be revised for the items mentioned. Some comments were raised by the council, regarding historic barns that are taller than the maximum height in the new ordinance. The comments were raised because an owner could decide to refurbish a barn into an ADU. Further questions regarding these comments were raised about how many barns were in Manti that would exceed the maximum ADU height restrictions.	

ITEM 5	Short-Term Rental (STR) Ordinance Discussion
Mayor Wintch opened this item by stating that Manti City does not have a standing ordinance regarding this topic. Discussion ensued regarding the total number of STR properties in an area. The proposed ordinance requires a 300 ft. radius between any two STR properties. This distance would equate to roughly one STR per block. Further discussion covered the current noise ordinance and the number of occupants that can stay at a property. The new ordinance states that the maximum number of bedrooms is five. Any property with more than five rooms is considered a hotel. Councilmember Mower asked if there is wording for the maximum number of people that can stay at an STR property. He asked for the STR ordinance wording to be more concise and address a maximum number of people who could stay at an STR. Mayor Wintch thanked everyone for their input regarding this item.	

ITEM 6	Outdoor Watering Requirements 2026
Mayor Wintch handed the time to City Manager Brown for discussion on appropriate watering guidelines for Manti City residents. Manager Brown displayed the current	

drought map of Utah. Manti was shown in one of the worst areas for the state. The 17 outdoor watering regulations for 2026 was drafted due to the current water situation. A discussion ensued considering letting grass grow longer, keeping trees alive, no watering during daytime hours, and garden sizes. City Manager Brown did acknowledge that Manti has a responsibility for a couple different types of facilities. One being an emotional facility at the cemetery and a revenue generating facility at the ballfield. Consideration will be made for both facilities and the needs of each. A question was brought forth by Mayor Wintch regarding consequences when a resident does not comply with watering restrictions. Manager Brown said that a conversation with the resident is the best thing to do. Manager Brown does not want to go the route of punitive fines, but that could be possible for major non-compliance. Manager Brown noted that in coming years the areas that have no secondary water will use treated culinary water for outdoor watering, and those who have secondary water may want to supplement using culinary water due to water shortages. This is a concern for the city to make sure we have enough supply of culinary water.

ITEM 7

Payment Approval Report (Bills)

Mayor Wintch started this item by asking if there was any discussion needed regarding paying the bills. Hearing no comments, Mayor Wintch then called for a motion to approve the city bills and sign them after the meeting adjourns. The motion was set forth by Councilmember Mary Pipes and seconded by Councilmember AJ Mower. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, Jennifer Christiansen, and Brian Francois. Council members voting Nay: None.

ACTION TAKEN

Approval of the bills from February 18, 2026, to present.

ITEM 8

Continuing Business

a. Short Term Rentals Moratorium

Administrative work in progress; anticipated public hearing to be scheduled April 1, 2026.

b. Annexation/Subdivision Moratorium

Administrative work in progress.

c. Cemetery Ordinance

Administrative work in progress.

d. Proposed Veterans Memorial

Nothing to report.

e. Quarry Hills Trail Development

Nothing to report.

f. America 250

Administrative work in progress.

g. Accessory Dwelling Unit (ADU) recommendations from the planning commission.

Administrative work in progress; anticipated public hearing to be scheduled April 1, 2026.

h. Economic Development

Manti City is currently working on new projects.

ITEM 9

Council Member Reports

Council Member Francois

- Nothing to report

Council Member Christiansen

- Attended the Rural Water Conference. She reported that there were many workshops regarding Legislative updates, funding sources, cybersecurity, and the SCADA system being used in the new water treatment facility. She changed topics and discussed the Legislative Policy Committee and the problematic property tax bills that were killed. She stated this is a good thing for the ability for all small communities to manage their own budget choices as they see fit, instead of being mandated by the state.

Council Member Mower

- Mentioned the field trip to the Mt. Pleasant water treatment facility. Councilmember Mower stated that Manti City has spent their money well with the new water treatment plant.

Council Member Pipes

- Attended the Rural Water Conference and enjoyed the workshops on cybersecurity, SCADA, and risk planning. She made mention of a wastewater grinder that can be installed to grind up items that are put into the wastewater system. Separation screens can be paired with the grinder which will remove items before they go into the wastewater system. Councilmember Pipes then praised City Manager Jason Brown for being elected to the board of the Rural Water Association. She detailed that the conference was "time well spent", and she will plan to attend next year.

Council Member Johnson

- Nothing to report

ITEM 10

Administration Reports: City Manager Jason Brown

City Manager Jason Brown started by announcing that he is excited to replace Kent Barton and represent Manti City on the Rural Water Association Board. He will now have a voice regarding strategic water issues in the state. Manager Brown then went on to give praise to Lloyd Lyons and Kyle Cooper for taking the water certification course at the conference. They are waiting to hear back on the certification test taken the last day. These certifications will help Cory Hatch and improve our Manti City employees. Manager Brown then discussed the new SCADA system that will be used

in the new water treatment plant and talked of the same system being used to control our sewer and electrical systems as well. Manager Brown then switched topics to the request for donation to the Sanpete County Search and Rescue. He asked if Manti City donated in the past. He then offered time for Beau Lund, a SAR member and resident of Manti, to explain a little about how the donations are used. After the discussion Manager Brown changed topics to the budgets of the Miss Manti Pageant and the Easter Egg hunt activities being held shortly. Information regarding previous and current budgets were conveyed to the council. An informative discussion regarding budgets then followed, but no final decisions were made.

ITEM 11

Public Comment

Ken Kelch

- Appreciated the discussion on water use and stated that he has not seen the water situation so poor in decades. He went on to say that his culinary water pressure is very low and needs to use a pump to increase the water pressure in his home. He then switched topics and appreciated the conversation regarding office space becoming available in Manti City.

Susan Manning

- Stated that she had been hired by the Sanpete Messenger to cover the Manti City Council meetings. She also wanted to confirm that she will be clear to differentiate between making comments as a resident or for the newspaper.

John VanOrman

- Specified that he was super grateful for the progress considering ADU ordinance changes. He had several questions regarding second story ADU's, balconies, and the needed nontransparent railing. He stated that the nontransparent railing defeated the purpose of having a balcony. He also understands the need for privacy but is concerned with several items.

Beau Lund

- Indicated that he was glad to hear that the ADU ordinance is being addressed to be easier and more in line with other communities around Manti.

Elise VanOrman

- Commented that her road doesn't have a street sign and that it is difficult to find her house without the signage. She said that she probably would not be the only person that will benefit from new street signs.

Sean Olsen

- Stated that he started the short-term rental (STR) discussion when he had come before the city council previously. He is still concerned about the wording in the STR ordinance and wondered if working with the curfew wording only would cause issues in the future. He is worried that others may have problems like his in the past, with noisy STR patrons.

ITEM 12**Mayor Comments: Mayor Wintch**

Mayor Wintch initiated her comments by saying she had recently attended a budget and finance training. This training addressed the challenge of expenses and revenues coming in at different times during the year. It was stated that the public needs to be educated regarding the actual cost of services provided by the city. Typically, sales tax provides 40-50% of local government revenue. Mayor Wintch stated that she is sure that we are not close to that in Manti City. Mayor Wintch then explained that she had spent time in Washington DC attending the American Public Power Association meetings. She explained that one of the big items discussed was hydropower. Training discussions were put on by CREDA (Colorado River Energy Distributors Association) and CRSP (Colorado River Storage Project). These sessions raised concerns with the water levels of Lake Powell. Following the training, several were able to meet with members of Utah's delegation to discuss discontinuation of experiments for fish down the Colorado River. The experiments cost the ratepayers \$25 million to bypass the turbines for conservation efforts. Mayor Wintch discussed the challenge of receiving tax credits when bonding for energy projects due to the prohibited foreign entity (e.g., China) restrictions. Mayor Wintch then mentioned that the R6 training takes place on May 6, 2026. She wanted to understand if the council desired to either move or postpone the Council meeting on May 6, 2026. The final topic was to gather consensus on the donation for Sanpete County Search and Rescue. The final agreement was to donate \$100 to help with funding.

ITEM 13**Closed Session – for discussion**

Mayor Wintch called for a motion to adjourn from regular session and move into closed session to discuss current litigation and personnel issues. Councilmember AJ Mower set forth the motion and Councilmember Jennifer Christiansen seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, Jennifer Christiansen, and Brian Francois. Council members voting Nay: None

Adjourned from the regular session into the closed session.

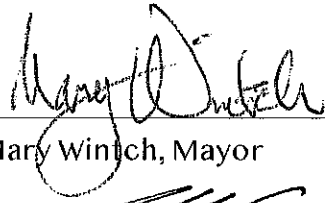
Signing of bills and payroll occurred after adjournment.

ADJOURNED

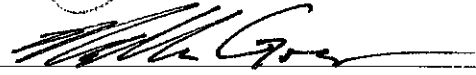
8:00 P.M.

NEXT MEETING DATE

Regular Council Meeting – April 1, 2026

A handwritten signature in black ink, appearing to read "Mary Wintch", written over a horizontal line.

Mary Wintch, Mayor

A handwritten signature in black ink, appearing to read "Matt Gray", written over a horizontal line.

Matt Gray, City Recorder