

Town of Mantua Council Meeting Minutes
Regular Meeting
For March 19th, 2026
Location: Town Hall, 409 North Main, Mantua, Utah

Council Members Present: Mayor Annette Ash, Mayor Pro Tempore Matt Jeppsen, Council Member Cheryl Burgan, Council Member Henry Dovey

Absent: Council member Scott Ross

Recorder: Sherita Schaefer

Audience Present: Pam Eaves, Janell Braithwaite, Virginia Newman, Marcus Abel, Don Wallentine, Andrea Combs, Chantell Griffen, Dawson Krager

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

Approve Meeting Minutes

Approve minutes for Town Council Regular Working Meeting held on February 19th, 2026

Mayor Pro Tempore Jeppsen motioned to approve the minutes for Working Meeting held on February 19th, 2026. Council Member Burgan made the second.

Yes votes: Mayor Annette Ash, Matt Jeppsen, Cheryl Burgan, Henry Dovey

No votes: None

Abstained: None

Absent: Scott Ross

MOTION PASSED

Approve minutes for Town Council Regular Meeting held on February 19th, 2026

Mayor Pro Tempore Jeppsen motioned to approve the minutes for Regular Meeting held on February 19th, 2026. Council Member Burgan made the second.

Yes votes: Mayor Annette Ash, Matt Jeppsen, Cheryl Burgan, Henry Dovey

No votes: None

Abstained: None

Absent: Scott Ross

MOTION PASSED

Approve minutes for Town Council Closed Meeting held on February 19th, 2026

Mayor Pro Tempore Jeppsen motioned to approve the minutes for Closed Meeting held on February 19th, 2026. Council Member Burgan made the second.

Yes votes: Mayor Annette Ash, Matt Jeppsen, Cheryl Burgan, Henry Dovey

47 **No votes:** None
48 **Abstained:** None
49 **Absent:** Scott Ross
50 **MOTION PASSED**

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

52 Mayor Pro Tempore Jeppsen motioned to approve the bills signed. Council Member Dovey
53 made the second.

54 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Cheryl Burgan, Henry Dovey

55 **No votes:** None

56 **Abstained:** None

57 **Absent:** Scott Ross

58 **MOTION PASSED**

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61 **Public Comment** *none*

62

63 **PRESENTATIONS & INFORMATIONAL ITEMS**

64

65 **SPECIAL RECOGNITIONS & CEREMONIAL ITEMS**

66

67 **Swearing-In Ceremony: Kevin Nelson to swear in Henry Dovey**

68 The swearing-in of Henry Dovey was completed during the Amended Budget for the Current
69 Year held earlier this day at 5:00 P.M.

70

71 **Youth Council: Ceremonial vote by Mayor Ash for the Mantua Youth Council**

72 Mayor Ash performed the ceremonial swearing-in of the Youth Town Council.

73

74 **Public Hearings / Major Legislative Action** (*None*)

75

76 **Discussion**

77

78 **Internet and Online Access Policy & Procedures: Ronald Wallace** (*tabled*)

79 Council Member Dovey motioned to table Internet and Online Access Policy & Procedures for
80 April 16th town council meeting. Council Member Burgan made the second.

81 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Cheryl Burgan, Henry Dovey

82 **No votes:** None

83 **Abstained:** None

84 **Absent:** Scott Ross

85 **MOTION PASSED**

86

87 **Water Infrastructure & Funding: Presentation by Janell Braithwaite, Rural Water**
88 **Association of Utah (RWAU), regarding water tiers and funding options**

Janell Braithwaite recommends a proactive financial mitigation strategy for water infrastructure due to a shifting funding landscape characterized by decreased federal and state grant availability and the end of 50/50 grant-to-loan ratios. Qualification for economically distressed community funding rates now requires water bills to reach a specific percentage of the Median Adjusted Gross Income, which for this area could result in an average monthly bill of \$134. Additionally, the Division of Drinking Water has implemented a moratorium on construction applications until the end of June 2026. To maintain compliance and eligibility for state or federal funding, the Utah legislature now mandates Asset Management Plans, which can be managed using a specialized tool to inventory infrastructure, track equipment lifespans, and calculate annual reserves for depreciation and emergencies. Current requirements also include allocating 5% of the utility budget to a savings account annually. Braithwaite suggests incremental rate increases to keep the Enterprise Fund self-sustaining and secure better interest rates, noting that the current average bill of \$62.18 requires annual updates to ensure revenue covers expenditures.

Infrastructure & Maintenance: Emergency Repairs

Public Works Director Marcus Abel reported the failure of a 50-year-old flow meter at the town's second well, which was installed in 1974. Following a failed repair attempt that resulted in the unit burning out, Abel emphasized that a functioning meter is a state regulatory requirement for water system compliance and data reporting. Three procurement options for a 6-inch meter were presented: Intermountain Environmental, INC at approximately \$4,611, noted for its SCADA compatibility and potential for future repurposing; Model B between \$3,600 and \$3,800; and Model C at \$6,500. Abel recommended self-installation by public works staff to save between \$1,000 and \$1,200 in labor costs, noting that the manufacturer's warranty would remain valid.

Council Member Dovey motioned to approve the purchase Intermountain Environmental, INC GEM2-0600 for the value of \$4611.00. Mayor Pro Tempore Jeppsen made the second.

Yes votes: Mayor Annette Ash, Matt Jeppsen, Cheryl Burgan, Henry Dovey

No votes: None

Abstained: None

Absent: Scott Ross

MOTION PASSED

Responsible Water Use initiatives

Public Works Director Marcus Abel discussed balancing infrastructure maintenance, conservation, and financial stability. To encourage water reduction during warm periods, He suggested that the town consider requiring xeriscaping for new builds, launching early-season public education, and implementing tiered water rates for high-volume users. For Well #1, Abel proposed a \$2,200–\$2,400 professional assessment to address sediment buildup; he suggested that raising the pump by 5–10 feet could restore the well's function as a necessary backup, potentially saving the town between \$500,000 and \$2 million in new drilling costs. Currently, Well #2 remains stable with a high-water table, and while production is sufficient, previous summer shortages were attributed to storage capacity. Usage data shows that demand in July and August is ten times higher than in winter, with an annual growth rate of approximately 10%.

135 **Discussion on Impact Fees**

136 The Planning and Zoning Chair, Pam Eaves discussed correcting the procedural error of
137 attempting to approve water impact fees without a required public hearing. Pending legal advice,
138 a public hearing is tentatively scheduled for April 2nd at 6:00 PM to meet the 10-day notice
139 requirement. The proposed fee structure shifts to a single, unified water impact fee, which may
140 increase to \$1,300. She discussed that developers must pay these fees at the time of building plan
141 application rather than through partial payment options.
142

143
144 **Community Projects: Trails update by Don Wallentine**

145 Don Wallentine provided an update on Mantua's trail projects, prioritizing the restoration of the
146 Firehouse Trail on Box Elder Park Road for the 2026 season. The project, estimated at \$1,500,
147 aims to repair damage caused by a local development, with \$550 allocated for materials and a
148 request for the developer to assist with transporting road base. Wallentine also outlined a plan to
149 connect 100 South to the Brigham City Pipeline Trail, favoring a route inside the deer fence and
150 noting that coordination with UDOT and Brigham City is ongoing. Long-term goals include
151 developing a west side highway connection, a canal trail behind the local church, and adding
152 paths along Willow Peak and Fish Hatchery Roads. He addressed safety concerns, specifically
153 the need for a formal trailhead at 3rd West to manage parking and the addition of bike lanes or
154 road widening to improve pedestrian safety between Wyatt Park and the church.
155

156 Council Member Burgan motioned to approve the \$1500 for the firehouse, bike, and hiking trail.
157 Mayor Pro Tempore Jeppsen made the second.

158 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Cheryl Burgan, Henry Dovey

159 **No votes:** None

160 **Abstained:** None

161 **Absent:** Scott Ross

162 **MOTION PASSED**
163

164 **Events: Easter Egg Hunt approval and logistics — Cheryl Burgan**

165 The Easter Egg Hunt is scheduled for Saturday, April 4th, at the park, beginning at 9:00 AM with
166 staggered start times for different age groups. Volunteers are set to meet this Saturday at 10:00
167 AM to prepare for the event. A logistical change replaces the manual filling of individual plastic
168 eggs with pre-filled bags containing candy and toys; participants will collect eggs and exchange
169 them at a designated table for these bags. Specific eggs will be marked for larger prizes, which
170 were acquired at a discount following the previous year's holiday. The Youth Council will assist
171 with prize distribution; additionally, two bunny costumes will be utilized during the event, with
172 funding provided by donations and town celebrations.
173

174 **Administration: Staff computer purchase or upgrade evaluation**

175 Mayor Ash announced the acquisition of five laptops for Town Council members, one for the
176 town recorder, and one desktop for the public works department to replace existing equipment.
177 The purchase, totaling \$5,061.28 from Dell Marketing LP, was authorized by the previous town
178 council and aims to transition the council from paper-based packets to digital workflows and
179 electronic records.

Action Items

New Business License: Andrea & Slade Combs

Andrea Combs submitted a business license application for Culture Advertising, a home-based consultancy firm she has operated with her partner for 24 years. Previously based in New York and Logan, Utah, the business now operates out of Mantua. Combs noted that she was previously unaware of the requirement for a local business license in this new location. The business is described as a low-impact operation where clients rarely visit; when they do, vehicle traffic is limited to one or two cars that fit within her private driveway. Current plans include rebranding the business, with the intent to close Culture Advertising by the end of the year and establish a new consulting firm in its place.

Mayor Pro Tempore Jeppsen motioned to approve Andrea Combs business application for Culture Advertising, INC. Council Member Burgan made the second.

Yes votes: Mayor Annette Ash, Matt Jeppsen, Cheryl Burgan, Henry Dovey

No votes: None

Abstained: None

Absent: Scott Ross

MOTION PASSED

New Business License: Dawson Krager

Dawson Krager applied for a business license for a garbage can cleaning service based out of his home, though primarily operating in Tremonton and Pleasant View. The business utilizes a specialized trailer equipped with a generator, burner, and a high-heat water system to sanitize containers without harsh chemicals. This self-contained system captures wastewater and filters solid debris into a tank for off-site disposal, with only a brief external spray occurring on the road. Krager plans to store the equipment on his private driveway, noting that no customers will visit the property.

Council Member Dovey motioned to approve Dawson Krager business application for Krager Kurbside. Mayor Pro Tempore Jeppsen made the second.

Yes votes: Mayor Annette Ash, Matt Jeppsen, Cheryl Burgan, Henry Dovey

No votes: None

Abstained: None

Absent: Scott Ross

MOTION PASSED

Twin D

Public Works Director Marcus Abel clarified that the \$42,000 Twin D invoice, which initially appeared to exceed a \$32,000 budget, was within the total authorized amount of \$44,000 once both repair and cleaning approvals were combined. The specific costs included repairs on 10-inch pipes, which are larger and more expensive than the anticipated 8-inch pipes, and the resolution of a significant leak at a private property. Additional expenses involved \$2,550 for the

removal of calcium buildup to prevent sewage backups and \$3,300 for cleaning and camera inspections of a clogged section. Abel noted that by coordinating cleaning between repair points, the town received 4,000 square feet of service at no additional cost. Consequently, 76% of the sewer system has been cleaned within two years, potentially reducing the \$12,000 cleaning budget for the following year.

Department Updates

Planning and Zoning: Pam Eaves

Planning and Zoning Chair Pam Eaves is currently collaborating with the town attorney to review and amend sections 11.3 and 11.7 of Title 11 of the Mantua code. These amendments will undergo a public hearing and formal adoption by the council once finalized. Eaves is also working with engineering firm Forsgren Associates Inc to modernize town applications, checklists, and infrastructure exhibits—which have not been updated since 2006—to align with current state standards. Additionally, she plans to propose a resolution adopting the Utah Section specifications of the American Public Works Association (APWA) to establish comprehensive regional standards for all local construction. Regarding administrative authority, Eaves clarified that state law has shifted more responsibility to the Planning and Zoning commission, allowing them to approve items such as boundary line adjustments and specific variances without town council intervention.

Public Works: Marcus Abel

Public Works Director Marcus Abel identified the repair of 60 critical water valves as a high priority, estimated to cost between \$60,000 and \$70,000. These repairs are necessary to allow for sectional water isolation during leaks and must be completed before the Main Street project begins. Regarding new infrastructure, the department is prioritizing the acquisition of a 350 KW generator for the new well, with Abel seeking to reduce costs from an initial \$40,000 estimate to approximately \$8,000. On personnel matters, the department faces staffing shortages following the departure of one employee and reduced hours from another. Abel advocated for a salary increase for staff member Eric, citing his successful completion of state certifications in Water Distribution and Cross-Connection and emphasizing his importance to department retention and local town operations.

Fire Department: Will Hodgins

none

Meeting Adjournment

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

266 **Yes votes:** Mayor Annette Ash, Matt Jeppsen, Cheryl Burgan, Henry Dovey

267 **No votes:** None

268 **Abstained:** None

269 **Absent:** Scott Ross

270 **MOTION PASSED**

271

APPROVED