

Manti City Council Regular Meeting

MINUTES

MAY13, 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. Councilmember Pipes disclosed that she will be replacing a fence this summer and the fence permit fee will be discussed later in this meeting. She also declared that she owns a building that could someday become an accessory dwelling unit or short-term rental. Manager Brown stated that his wife participates in the yoga group being discussed in this meeting	

ITEM 2	Approval of Recent Council Meeting Minutes, April 15, 2026
Mayor Wintch spoke regarding the minutes for the Council meeting on April 15, 2026. She asked if there were any corrections or modifications needed for the regular City Council meeting minutes. No corrections or modifications were noted. The mayor called for a motion to approve the minutes for April 15, 2026. Councilmember Mary Pipes made 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.	

ACTION TAKEN	
Approval of the City Council minutes from the April 15, 2026, meeting.	
ITEM 3	Approval of Payment Report (Bills) April 17-30, 2026 & May 1-15, 2026
Mayor Wintch proceeded to call for a motion to approve signing of the bills from April 17-30, 2026 and May 1-15, 2026. Councilmember Brian Francois made the motion and Councilmember Meagan Johnson seconded the motion. Council members voting Aye: Meagan Johnson, Mary Pipes, AJ Mower, Jennifer Christiansen, and Brian Francois. Council members voting Nay: None.	
ITEM 4	Yoga Group Request: Carol Tibbs
Mayor Wintch turned the time over to Carol Tibbs to discuss the Yoga group classes and access to a city building. The yoga class organizers requested possible use of the upstairs room in the old city building if they lose access to their current meeting space. The group stated that the classes are free and open to the community. The city attorney advised the council could reduce or waive fees if there is a clear public benefit. Council members supported the idea because the activity promotes health and community involvement. Concerns included possible noise, coordination with existing renters, and paid rentals taking priority. No formal action was taken, but the council appeared supportive of allowing use if needed. The yoga group will reach out if coordination is necessary.	
ITEM 5	Accessory Dwelling Unit (ADU) Ordinance Review and Approval
Mayor Wintch then turned her attention to the new Accessory Dwelling Unit (ADU) ordinance. The council has reviewed the updates to the city's accessory dwelling unit ordinance. The ordinance now allows second-story accessory dwelling units. Privacy concerns have been addressed, including restrictions related to balconies and neighboring properties. ADU's rented out must be rented for longer than 30 days, supporting the state's goal of increasing long-term housing supply. Existing ADUs may be grandfathered if owners apply for permits within 60 days of the ordinance approval. The city plans to notify residents through utility bills, social media, the city website, letters where possible, and public communication. Mayor Wintch called for a motion to approve the new ADU ordinance as it is written. Councilmember Brian Francois made 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.	
ACTION TAKEN	

Approval of the new ADU ordinance as written.

ITEM 6

Short-Term Rental (STR) Ordinance Review and Approval

Mayor Wintch then changed topics to the Short-Term Rental ordinance. The key provisions of the ordinance are: Responds to neighbor complaints and concerns about preserving residential character. Non-owner-occupied short-term rentals will be limited to one per block face. Existing short-term rentals will be grandfathered with completion of an application. Owner-occupied short-term rentals are treated differently because the owner is present and can better manage noise and behavior. The ordinance is intended to prevent outside companies or investors from buying up multiple homes and converting them to short-term rentals. Mayor Wintch called for a motion to approve the new STR ordinance as it is written. Councilmember AJ Mower made the motion and Councilmember Meagan Johnson 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 STR ordinance as written.

ITEM 7

Miss Manti Pageant Report: Kaylie Bailey

Mayor Wintch turned the time over to Kaylee Bailey, the Miss Manti Pageant director. She reported on the recent Miss Manti Pageant. The highlights of the pageant were discussed by Ms. Bailey. Celeste Marsing was crowned the new Miss Manti. The participants gained confidence, public speaking experience, and personal development. Ms. Bailey discussed the need for contracts outlining expectations for royalty members before scholarship money is awarded. There is an unresolved issue involving prior royalty members who apparently did not receive scholarship funds. The council discussed the cost of continuing the program, difficulty recruiting participants, and whether girls may instead participate in Miss Sanpete County. Ms. Bailey said she is willing to continue directing the pageant if the city chooses to continue it. No final decision was made about the long-term future of the Miss Manti program.

ITEM 8

Freedom Fireside Request:

Mayor Wintch then let Ms. Susan Manning discuss the Freedom Fireside. The group, Freedom Through Christ requested advertising access on the city marquee for a non-denominational "Freedom Fireside" event connected to America 250. The fireside date will be May 24, 2026 at the Manti Tabernacle. The speakers; Jacob Oaks and Enik

Moore will discuss the theme on the Declaration of Independence and freedom of religion. Music will include pageant songs, patriotic numbers, and a children's choir. The council agreed by consensus to allow the event to be advertised on the city marquee. The mayor noted the city should eventually adopt a formal marquee-use policy.

Public Hearing

ITEM 9	Cemetery Ordinance Public Hearing
Mayor Wintch opened the public hearing on the updated cemetery ordinance. She explained the specific ordinance language. The ordinance will now allow upright headstones up to 36 inches, updates outdated language from older cemetery rules, add provisions for the columbarium, incorporates responsibilities of the cemetery sexton, and clarifies cemetery rules and maintenance expectations. There were no public comments brought to the council. Mayor Wintch closed the Public Hearing and opened up the discussion to the council regarding the ordinance. The Council discussed whether cemetery speed limits and dog restrictions are properly posted. They also discussed if the ordinance should require a permanent grave marker within 12 months, concerns that some families may not be able to afford a headstone quickly, and burial plot purchase limits which include a maximum of up to three lots in certain cases. The council discussed parents wishing to be buried near a deceased child. The discussion then covered double-depth burial options which may be allowed if arranged before the first burial, and administrative fees related to burial rights exchanges, which will be addressed in the fee schedule. The ordinance was not finalized and further work will be needed prior to implementation.	

The Cemetery Ordinance Public Hearing closed at 7:23 pm

ITEM 10	"Proposed" FY2026-27 Budget: First Draft Review
Mayor Wintch turned the time over to City Manager Jason Brown who presented the first draft of the FY 2026–2027 budget. Manager Brown discussed the general fund budget, which must be balanced under state law and the current budget draft which is still about \$15,500 in the red. The general fund revenue is projected around \$3.6 million. Enterprise funds such as water, sewer, and electric are reviewed separately. Manager Brown stated that the water fund appears temporarily in the red due to delayed state reimbursement for water treatment plant expenses. The sewer infrastructure improvements are expected to require significant future funding, and the city expects a roughly 13% increase in power purchase costs from UMPA. Manager Brown continued by affirming that the city is trying to avoid major rate spikes by considering smaller regular increases. Manager Brown concluded by conveying that long-term needs include a future electrical substation with increased costs for	

infrastructure maintenance. Manager Brown said that the final proposed budget is expected at the next council meeting.

ITEM 11	Fee Schedule Review
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Mayor Wintch turned the time over to City Manager Jason Brown who presented several items in the new fee schedule. Manager Brown discussed:

- ATV run fees: proposed a \$225 fee for the first rider and \$99 for the second rider.
- Swimming pool fees: 10-punch pass proposed to increase from \$36 to \$45, The 20-punch pass proposed to increase to \$85, and the general admission pass at \$5. The council then discussed whether pool costs may be difficult for families and suggested possible family discount nights or family passes. Manager Brown continued the fee schedule items by stating:
- Water rates may need to increase, including a possible base rate increase to \$35.
- Electric rates may need small increases due to higher wholesale power costs.
- A sewer impact fee of approximately \$3,100 has been added following a sewer impact fee study. The final fee schedule will be adjusted prior to being adopted.

ITEM 12	Continuing Business
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a. Short Term Rentals Moratorium

Administrative work in progress. The final approved ordinance will be codified.

b. Annexation/Subdivision Moratorium

New ordinance language being drafted.

c. Cemetery Ordinance

Language drafted and currently under review.

d. Proposed Veterans Memorial

A new design proposal has been submitted and site locations are being discussed.

e. Quarry Hills Trail Development

Nothing to report.

f. America 250

Watermelon has been ordered

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

Administrative work in progress. The final approved ordinance will be codified.

h. Economic Development

Manti City is currently working on new projects. No additional comments to what was already discussed.

ITEM 13	Council Member Reports
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Council Member Francois

- Nothing to Report.

Council Member Christiansen

- Went to the home and garden show at the county building in Manti, and attended a workshop from the division of water. They had many ways for people to conserve water and have incentives for those putting in more water friendly landscaping.
- The Youth City Council had a small table at the community night in Mt. Pleasant to gather answers to the question "If you could be the Mayor of Manti, what would you want to see?" They received varied answers such as: better roads, trash cleanup, bike trails, more community events, more outdoor activities, hangout places for youth, bubbles, pie, treehouses, and a dunk booth. The youth council will be doing a service project in the future.

Council Member Mower

- Mentioned attending the community event in Mount Pleasant. He also said that he attended the ULCT conference and the R6 conference and it was a great opportunity to ask questions and understand things going on.

Council Member Pipes

- Commented about the walking tours and the community events arranged by the City Planner McKay Muhlestein. She only had a short time to attend, but it is a good way to gather input from the community for the updates to the general plan. She then explained the general plan is a vision of Manti for the next 10 to 20 years.

Councilmember Pipes also attended the County planning and zoning meeting which discussed data centers. She discussed possible future ordinances concerning data centers and solar farms. She said that public comments expressed concern about data centers, particularly water use, while others suggested holding public education sessions.

Council Member Johnson

- Nothing to report.

ITEM 14	Administration Reports: City Manager Jason Brown
City Manager Jason Brown discussed a collaborative picture he received from Councilmember AJ Mower. The picture showed the Manti City employees working side by side with the phone company. Manager Brown thanked the employees of the Manti City electrical department. Manager Brown then talked regarding the meeting at the Richfield airport and airport-related work. City representatives toured other airports. The airport has received multiple requests for new hangars. The city is considering future taxiway expansion, larger fuel tanks, and possible partnerships. The airport could partially support firefighting operations, though larger aircraft would need other airports.	

ITEM 15	Public Comment
<u>Jeff Gallagher</u> - Apologized for any comments made in the meeting in the past. He stated that he was working with City Planner McKay Muhlestein and City Manager Brown regarding	

annexation and the new subdivision ordinance. He hopes that these changes make more sense for things that are being demanded.

Mike Weiss

- Currently not in favor of data centers due to the demand for water. He has done some research into companies working on alternative substances for cooling other than water.

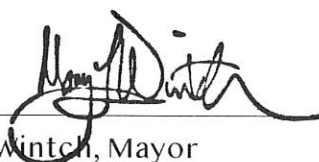
Susan Manning

- Stated that she had lunch with Troy Shelley and discussed data centers. He would like to have a public discussion in a calm way to educate the public.

ITEM 16	Mayor Comments: Mayor Wintch
Mayor Wintch began her comments by reiterating several of the topics discussed during the meeting. She then requested opinions on when to hold the council meeting(s) in June and July. Some discussion regarding dates occurred and the final discussion was to leave council meeting on June 3, 2026, June 17, 2026, and July 1, 2026.	

ITEM 17	Closed Session - for discussion
Mayor Wintch wrapped the meeting up by calling for a motion to move into a closed session. Councilmember Meagan Johnson made the motion, and it was 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	
Adjourned from the regular session into the closed session.	
Signing of bills and payroll occurred after adjournment.	

ADJOURNED	8:27 P.M.
NEXT MEETING DATE	Regular Council Meeting – June 3, 2026



Mary Wintch, Mayor



Matt Gray, City Recorder