

Manti City Council Regular Meeting

MINUTES

JUNE 3, 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 Meagan Johnson

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 may be replacing a fence this summer. Councilmember Meagan Johnson disclosed that she owns property that may cause a conflict of interest in the future.	

ITEM 2	Approval of Recent Council Meeting Minutes, May 13, 2026
Mayor Wintch spoke regarding the minutes for the Council meeting on May 13, 2026. She asked if there were any corrections or modifications needed for the regular City Council meeting minutes. Councilmember Jennifer Christriansen noted some corrections from her comments from the previous meeting. She stated that the home and garden show was in Manti at the county building and the community night was in Mt. Pleasant. The mayor called for a motion to approve the minutes for the meeting from May 13, 2026, with the corrections mentioned. Councilmember Meagan Johnson 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 May 13, 2026, meeting.	

ITEM 3	Approval of Payment Report (Bills) May 16-31, 2026
Mayor Wintch proceeded to call for a motion to approve signing of the bills from May 16-31, 2026. Councilmember AJ Mower 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.	

ITEM 4	Veterans Memorial - Site Layout Approval
Dale Nielson presented an update regarding the proposed veterans memorial near the cemetery north entrance. He reported that sufficient funding is anticipated for the main structure, concrete work, and rock work. Additional fundraising is still needed for the statue portion of the project. The estimated full build-out cost is approximately \$150,000 with about \$60,000 of that amount associated with the statue. Mr. Nielson explained that a small model of the statue is being completed and that the full statue will depict a World War II soldier seated on a wall. The sculpture and wall are expected to be bronze and designed as a unique memorial feature. He also discussed the proposed site layout, including distances from the walking path, flagpole area, and planned road improvements. The Council discussed orientation of the memorial and statue, visibility from the road and cemetery entrance, future road widening and pathway improvements, potential parking near the site, and the relationship to the "Welcome to Manti" sign. Dale stated that the site will be staked out so city staff and council members can review the proposed location and make adjustments if needed. No formal action was taken by the council.	

Public Hearing

ITEM 5	Annexation Policy Plan Update Public Hearing
Mayor Wintch then turned her attention to the annexation policy public hearing. She turned the time over to Manti City Planner McKay Muhlestein to clarify the Manti City's general policy on annexation. He stated that Manti City's policy is not to actively pursue annexations. Instead, annexation requests are typically initiated by property owners who wish to be included within city boundaries. Council members discussed whether the annexation planning horizon should align with the general plan and noted a possible correction regarding a reference to a 20-year period.	

After Mr. Muhlestein's summation and council comments, Mayor Wintch opened up the time for public comment. There were no comments, so Mayor Wintch closed the public hearing for the annexation policy.

The Annexation Policy Public Hearing closed at 6:54 pm

Public Hearing

ITEM 6	Subdivision Ordinance Update Public Hearing
Mayor Wintch then opened the public hearing regarding the proposed subdivision ordinance update. City Planner McKay Muhlestein presented an overview of the proposed ordinance changes. He explained that the ordinance is intended to better regulate lot splits, minor subdivisions, major subdivisions, and larger developments. The update also aligns city code with recent state requirements. Key changes include: - Updated purpose and scope language; - Creation of an administrative land use authority; - Clarification of city staff roles; - Definitions added or refined; - Removal of a referenced appendix that did not exist; - New simple lot subdivision process; - New distinction between minor and major subdivisions; - Updated improvement requirements; - Updated fee language; - Plat amendment process; - Parcel combination procedures. Council members discussed the importance of having clear requirements for different subdivision types and expressed appreciation for the proactive work. A significant portion of the discussion focused on water requirements. Staff explained that state law now requires water calculations to be based on a five-year average by type of use, rather than a flat one acre-foot per home standard. The Council and staff discussed: - Water rights and water availability; - Culinary and secondary water systems; - Requirement for secondary water infrastructure in subdivisions; - Conservation measures; - Potential landscaping restrictions; - Xeriscaping; - Tiered water rates; - Future water sources; - Sewer system limitations and future expansion areas.	

Mayor Wintch invited public comment on the subdivision ordinance updates.

Susan Manning - (Manti resident), recommended that the city consider clustered subdivisions, where homes are grouped closer together while preserving open space. She also suggested considering septic systems in outlying areas and encouraging landscaping that supports aquifer recharge and uses drought-tolerant plants.

Heather Weiss - (Manti resident), expressed concern about water conservation. She encouraged the Council to consider ordinances limiting water-intensive uses such as golf courses and data centers. She also suggested water-use limits, restrictions on watering during certain hours, and stronger encouragement of zero-scaping. After the comments Mayor Wintch closed the public hearing for the subdivision ordinance updates.

The Annexation Policy Public Hearing closed at 7:16 pm

ITEM 7	National Historic Register: City Planner McKay Muhlestein
Mayor Wintch turned the time over to City Planner McKay Muhlestein to present information regarding the National Register of Historic Places and the possibility of pursuing a historic district designation for Manti. He explained that the National Register is the federal list of properties significant to American history, architecture, archaeology, engineering, or culture. Properties may be listed individually or as part of a district. He stated that listing does not impose restrictions on property use, maintenance, alteration, or demolition, but it may make property owners eligible for historic preservation tax credits and other assistance. McKay noted that: - Manti has a high number of historic buildings per capita; - The State Historic Preservation Office has expressed interest; - The Mormon Pioneer Heritage Area Board may have grant funding available; - A building survey would be required; - The city has recently reestablished a Historic Preservation Commission; - Historic designation could support Main Street revitalization. Council members discussed potential tax implications and requested more information regarding whether the tax credits would affect city property tax revenues or apply primarily to state and federal taxes. The Council expressed general interest in learning more, but no formal action was taken.	

ITEM 8	Proposed FY2026-27 Budget/Long-term Debt Schedule
Mayor Wintch then gave the time to City Manager Jason Brown to present the proposed Fiscal Year 2026–2027 budget and long-term debt schedule. He reviewed the	

city's current long-term debt, including debt associated with the aquatic center, sports complex, ambulance building, sewer bonds, water bonds, and the water treatment plant. The total city debt was reported at approximately \$11 million. The city is expected to pay approximately \$445,000 in debt during the next fiscal year. A significant portion of the city's debt is related to the water treatment plant. Manager Brown reviewed the proposed budget by fund. The General Fund proposed budget of approximately \$3.8 million, balanced between revenues and expenses. The water fund proposed revenues of approximately \$7.9 million and expenses of approximately \$7.8 million. The sewer fund budget was reported at approximately \$500,000. The electric fund includes projected increases in power costs city wide, proposed revenues are slightly over \$15 million and expenses slightly under \$15 million.

The Council then discussed planned equipment and vehicle upgrades, a new bucket truck estimated at approximately \$250,000, the need to replace or upgrade older city vehicles, possible use of state surplus or leased-return vehicles, e-911 fee impacts and possible pass-through costs to residents, water treatment plant funding, future power substation needs, and sewer infrastructure needs.

Jason stated that the final proposed budget and an amended current-year budget would be presented for approval at the next council meeting and must be submitted to the state by the required deadline.

ITEM 9	Fee Schedule Review
Mayor Wintch again let Manager Brown discuss the updates to the city fee schedule for the coming FY27 year. Jason reported that a detailed water fee study is being prepared through the Rural Community Assistance Corporation (RCAC). Preliminary recommendations included: - Increasing the water base rate from \$33 to \$35; - Reviewing water tier rates for higher usage; - Increasing the sewer base rate by approximately \$1; - Increasing electric rates by approximately 3% to 5%, with continued monitoring of power cost increases. The Council discussed rising costs and the importance of keeping rates current to avoid depleting reserves. Councilmember Brian Francois raised a concern regarding the pool admission fee increasing to \$5 per person. He suggested considering a reduced-rate time, such as Monday afternoons, to allow families and individuals with limited income to use the pool at a lower cost. Council members discussed the need to review staffing and operating costs before making a decision.	

ITEM 10	Continuing Business
a. Annexation/Subdivision Moratorium (expires July 21, 2026) New language being drafted for final version. b. City Ordinance Corrections on rear-yard accessory buildings capacity	

New language being drafted for final version.

c. Master Plan (General Plan) Update

Language drafted and currently under review.

d. Proposed Veterans Memorial

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

e. Parks, Paths & Trails

City Manager Brown gave an update on this section.

f. America 250

Youth City Council interested in participating in the July 4th parade and promoting general plan survey. Youth Council to walk parade route and hand out general plan survey fliers.

g. Economic Development

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

ITEM 11	Council Member Reports
<u>Council Member Francois</u>	
- Encouraged residents to participate in the general plan survey and remain involved in city planning efforts. He emphasized the importance of citizen input, including attendance at meetings, participation in surveys, and following city communications through the website and social media.	
<u>Council Member Christiansen</u>	
- Previously provided updates during the America 250 and July 4th discussion regarding the youth city council participation in the July 4th parade and general plan survey.	
<u>Council Member Mower</u>	
- Reported that Barbara Barton requested public notice of a Daniel Funk memorial community event scheduled for August 8 at 11:00 a.m. at the Manti City Park. Donations are being sought for the memorial project. He also thanked city crews for their work preparing for Memorial Day at the cemetery and for graduation activities on Main Street. He noted that the cemetery looked good and that he had received positive comments.	
<u>Council Member Pipes</u>	
- Thanked city crews for cemetery work and mentioned a tree damaged by wind in the newer part of the cemetery. She encouraged residents to visit drought.utah.gov for information on water conservation. She also reported concern about a park restroom door issue in which someone was reportedly locked inside. She asked that the restrooms be checked before upcoming events. Council Member Pipes reported on a Chamber of Commerce meeting where Representative Troy Shelley discussed ways residents can track bills and participate in the legislative process through le.utah.gov . She encouraged residents to become involved while bills are still in committee.	
<u>Council Member Johnson</u>	

- Nothing to report.

ITEM 12

Administration Reports: City Manager Jason Brown

City Manager Jason Brown reported that UDOT has approved a proposed paved bike path between Manti and Ephraim as part of a statewide trail network. The proposed path would be located along the east side of Highway 89. UDOT would construct the trail, but Manti City, Ephraim City, and Sanpete County would be responsible for maintenance. The estimated maintenance costs were discussed at approximately \$125,000 every seven years, or approximately \$8,000 to \$10,000 per year per entity. The Council discussed many of the issues that they see with the pathway from Manti to Ephraim. The council consensus was to request additional information from UDOT and return the matter for further discussion. City Manager Brown requested approval to award the 2026 chip seal project to Hale Sand & Gravel, the low bidder of the project. There were several bids for the project. The motion was set forth by Councilmember Brian Francois 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. City Manager Brown then reported that the senior center project has an approved contractor and that a pre-construction meeting is scheduled. The senior center will need to temporarily relocate during construction.

ITEM 13

Public Comment

Susan Manning - Commented that trails can attract tourism and stated that good trail systems have benefited other towns.

Russ Hatch - Expressed interest in the National Historic Register proposal and said it could help preserve historic resources, support tourism, and provide educational opportunities. The resident also expressed concern about power costs and regional power issues.

Gerald Christiansen - Thanked McKay for visiting his business and asking for input on ways to improve the city. He said it was meaningful and the first time in many years that someone had come to his business on official city planning business to ask those questions.

Glade Nielson (Sunrise Engineering) - Thanked the Council for its service and stated that Sunrise Engineering is available to assist the city.

Payton Larsen (Sunrise Engineering) - Thanked the Council and expressed appreciation for being involved with the city.

Nate Brown - Spoke in support of bike paths from the perspective of a regular cyclist. He stated that separated bike paths greatly reduce stress and improve safety for riders. He also noted benefits for children, families, scouting activities, and

recreational use, while acknowledging that the city must carefully consider long-term maintenance responsibilities.

ITEM 14

Mayor Comments: Mayor Wintch

Mayor Wintch reported that the Miss Manti program may be scaled back in future years due to limited participation. The city will honor prior commitments to the previous and current Miss Manti. She also shared information from meetings she recently attended which included: 1) Encouraging city officials and residents to contact legislators before the next legislative session, 2) Opportunities to participate in interim advisory groups on issues such as annexation, economic development, impact fees, and water, 3) Availability of state funding for system infrastructure related to housing development, and 4) e911 funding discussions with county officials and mayors. Mayor Wintch stated that town hall meetings regarding e911 funding are scheduled as follows: June 8 in Gunnison; June 15 in Mount Pleasant; and June 30 at the county courthouse. She explained that if the proposed countywide funding approach is not approved, costs may fall more heavily on cities and residents. Mayor Wintch also discussed rising power costs related to reduced hydroelectric generation, Lake Powell conditions, and replacement power needs. She noted that Lake Powell inflow has been extremely low and that power rates are expected to increase as a result.

ITEM 15

Closed Session - for discussion

Mayor Wintch wrapped the meeting up by calling for a motion to move into a closed session. Councilmember Mary Pipes made the motion, and it was seconded by Councilmember Jennifer Christiansen. 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.

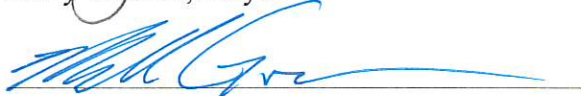
ADJOURNED

8:38 P.M.

NEXT MEETING DATE

Regular Council Meeting – June 17, 2026


Mary Wintch, Mayor


Matt Gray, City Recorder