

Town of Mantua Council Meeting Minutes
Public Hearing: Main Street Improvement Project
For May 20th, 2026
Location: Town Hall, 409 North Main, Mantua, Utah

Council Members Present: Mayor Annette Ash, Council Member Cheryl Burgan, Council Member Scott Ross, Council Member Henry Dovey

Absent: Mayor Pro Tempore Matt Jeppsen

Recorder: Sherita Schaefer

Audience Present: Desiree Stokes, Jeff Stokes, Harper Johnson, Janis Johnson, Tim Miles, John Hurd, Pam Eaves, Karen Nelson

The meeting was opened by Mayor Annette Ash

Motion to Open Public Hearing: Main Street Improvement Project

Council Member Ross motioned to open the public hearing for the Main Street Improvement Project. Council Member Burgan seconded the motion.

Yes Votes: Mayor Annette Ash, Scott Ross, Cheryl Burgan, Henry Dovey

No Votes: None

Abstained: None

Absent: Mayor Pro Tem Matt Jeppsen

MOTION PASSED

Main Street Improvement Project

Lead by Town Grant Writer, Karen Nelson

Project Background & History

Main Street historically served as a primary artery for the highway system. In 2018, under former mayor Mike Johnson, a proposal to fix the road via a municipal loan was presented at a public meeting, but residents heavily opposed taking on a loan burden, causing the project to be tabled.

Funding & Administrative Challenges

To eliminate the financial burden on residents, a federal Community Project Funding (CPF) grant was successfully pursued through Representative Blake Moore. Securing the funds required a multi-year administrative process involving shifting compliance demands from various agencies before final clearance was coordinated with HUD and engineer Chris Wight. The town's required 20% match (roughly \$350,000) will be entirely covered by impact fees, B&C road funds, and COVID-19 ARPA funds, the town match would be covered through impact fees, Class C Road funds, and ARPA funds.

Road Specifications

The final design expands the road width by two feet—moving from an estimated historical standard of 24 feet to a finished width of 26 feet. The new asphalt will tie directly into all existing driveways along Main Street, and adjustments will be made to manage side slopes to ensure proper water runoff away from the road shoulders. The project footprint also encompasses all public parking areas in the immediate vicinity.

Infrastructure Coordination

After extensive reviews with Public Works Director Marcus Abel to protect existing utilities, officials determined that full upgrades on the north end of town are unnecessary due to the durable materials of the current lines. The water and sewer systems will not require separate town funding and will experience minimal to no service disruptions. A pressure-reducing valve (PRV) will be installed on Fish Hatchery Road to formally tie the town's two separate water zones together.

Logistics & Phasing

Due to widespread contractor backlogs, physical work is projected to begin in March 2027 with a target completion date of early July 2027. The project will be executed in rolling segments to ensure a continuous traffic route remains open on the town's primary arterial road.

Public Comment on Main Street Improvement Project

Mayor Ash opened the floor for public comment.

Harper Johnson suggested delaying the project until spring, noting that a potential drop in oil prices could lower construction costs.

- **Karen Nelson** concurred, stating that contractors often use high oil prices to justify inflated bids and that prices should level out once those costs decrease. Additionally, Nelson confirmed that work on Main Street will be executed in rolling segments to prevent total traffic stoppages along the arterial route.

Pam Eaves asked about the impact on road irrigation ditches.

- **Karen Nelson** confirmed that existing ditches will remain untouched, as the 2-foot road expansion will only use the gravel shoulders on town property.

John Hurd inquired about project boundaries and whether there were future plans to pave the gravel road near Indian Trail Road.

- **Karen Nelson** clarified that there are no town paving plans for that area as it lacks a developer agreement, but she noted that she plans to survey Center Street for a future CDBG grant application to improve cemetery access.

Action Items

Mayor Ash presented and read the required HUD environmental certification.

Authorize the submission of the request for release of project funds to HUD.

Council Member Burgan motioned to authorize the submission of the request for release of project funds to HUD for the Main Street Improvement Project. Council Member Dovey seconded the motion.

Yes Votes: Mayor Annette Ash, Scott Ross, Cheryl Burgan, Henry Dovey

No Votes: None

Abstained: None

Absent: Mayor Pro Tem Matt Jeppsen

MOTION PASSED

Adopt the Environmental Review Record and the accompanying Finding of No Significant Impact (FONSI) certification.

Council Member Dovey motioned to formally adopt the Environmental Review Record and the accompanying Finding of No Significant Impact (FONSI) certification for the Main Street Improvement Project. Council Member Burgan seconded the motion.

Yes Votes: Mayor Annette Ash, Scott Ross, Cheryl Burgan, Henry Dovey

No Votes: None

Abstained: None

Absent: Mayor Pro Tem Matt Jeppsen

MOTION PASSED

Adjournment

Council Member Ross motioned to adjourn the Public Hearing for the Main Street Improvement Project. Council Member Burgan seconded the motion.

Yes Votes: Mayor Annette Ash, Scott Ross, Cheryl Burgan, Henry Dovey

No Votes: None

Abstained: None

Absent: Mayor Pro Tem Matt Jeppsen

MOTION PASSED