

Town of Mantua Council Meeting Minutes
Regular Meeting
For May 21st, 2026
Location: Town Hall, 409 North Main, Mantua, Utah

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

Absent: Mayor Pro Tempore Matt Jeppsen, Sherita Schaefer

Deputy Recorder: Angela Connell

Audience Present: Kimberly Briggs, Katie Finders, Michael Finders, Corey West, Caralee West, Jim Peters, Pam Eaves, Morgan Florence, Summer Florence, Justin Tolbert, John Hurd

The meeting was opened by Mayor Annette Ash. Invocation by Council Member Burgan.

Pledge of Allegiance led by Mayor Annette Ash; all in attendance participated.

Council Member Burgan motioned to open the regular meeting. Council Member Ross seconded the motion.

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

No votes: None

Abstained: None

Absent: Matt Jeppsen

MOTION PASSED

Approve Meeting Minutes

Approve minutes for Town Council to Approve the Amended Budget for the Current Year held on April 16th, 2026.

Council Member Dovey motioned to approve the minutes for Town Council to Approve the Amended Budget for the Current Year held on April 16th, 2026. Council Member Ross made the second.

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

No votes: None

Abstained: None

Absent: Matt Jeppsen

MOTION PASSED

Approve minutes for Town Council Regular Meeting held on April 16th, 2026.

Council Member Ross motioned to approve the minutes for the Town Council Regular Meeting held on April 16, 2026. Council Member Dovey made the second.

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

No votes: None

Abstained: None

Absent: Matt Jeppsen

MOTION PASSED

49
50 **Approve minutes for Town Council Special Meeting held on April 24th, 2026.**

51
52 Council Member Burgan motioned to approve the minutes for the Town Council Special Meeting held on April
53 24, 2026. Council Member Ross made the second.

54
55 **Yes votes:** Mayor Annette Ash, Scott Ross, Cheryl Burgan, Henry Dovey

56 **No votes:** None

57 **Abstained:** None

58 **Absent:** Matt Jepps

59 **MOTION PASSED**

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

61
62 Council Member Ross motioned to approve the bills signed. Council Member Burgan made the second.

63
64 **Yes votes:** Mayor Annette Ash, Scott Ross, Cheryl Burgan, Henry Dovey

65 **No votes:** None

66 **Abstained:** None

67 **Absent:** Matt Jepps

68 **MOTION PASSED**

69
70 **Public Comment**

71
72 Katie Finders spoke in favor of maintaining the local police department. The department is a highly valued part
73 of the community and performs a great service. She requested specific citation declination data for the local
74 department itself instead of city-wide numbers. She asked to organizationally separate the police department
75 from the municipal courts, letting courts handle their own operations while keeping the police presence intact.
76 The town is growing and needs traffic enforcement. When residents complained about speeding near a school
77 bus stop. Chief Midkiff sat at the location and successfully caused drivers to slow down during school bus
78 times.

79 John Hurd Agreed with keeping the local police department. The department is very important for the
80 community. Drivers speed down 100 South. Construction workers and local youth frequently speed while
81 turning the corner onto 100 West. Because of this fast-moving traffic, pedestrians must exercise extreme
82 caution when crossing the street. He suggested adding pedestrian crosswalks on 100 West to improve safety
83 and temporary speed signs. He doubted the county sheriff's department could supply enough service hours to
84 cover the town. Most citation fines go to the state instead of staying local. Changing this to help protect the area
85 might take legislative action.

86
87 **Presentations & Informational Items** *(none)*

88
89 **Action Items**

90
91 **Business Licensing**

92
93 Morgan Florence applied for a home-based business license to open a preschool. She is a certified teacher. She
94 plans to host a maximum of 10 to 12 children total. The preschool will operate from 9:00 AM to 12:00 PM. She
95 intends to split the children into smaller groups. One group will attend three days a week. A different group will
96 attend two days a week. Only one group will be at her home per day. The mayor raised safety concerns

97 regarding traffic congestion during student drop-off and pick-up times. Florence states that she has a wide
98 driveway and road-base frontage to accommodate vehicles safely off the main road.
99

100 Council Member Ross motioned approve the business license application for Morgan Florence's Home
101 Preschool located on North Dam Road. Council Member Burgan seconded the motion.
102

103 **Yes votes:** Mayor Annette Ash, Scott Ross, Cheryl Burgan, Henry Dovey

104 **No votes:** None

105 **Abstained:** None

106 **Absent:** Matt Jeppsen

107 **MOTION PASSED**
108

109 **Business Licensing**

110
111 Justin Tolbert applied for a home-based business license for Coldwater Crane. The business is a boom truck
112 crane service. He is a crane operator with 10 years of experience and is the sole operator. The home license is
113 for bookkeeping, invoicing, and scheduling jobs from their home. The crane is a large 10-wheeler truck with a
114 boom. Its primary parking yard is located south in the Huntsville and Ogden area. The crane will be brought to
115 the Mantua home occasionally for one or two days a month for northern jobs. It will park off the street on a 15-
116 foot road-base parking area to the side and back of his yard overnight. He might park briefly at the curb for an
117 hour to grab lunch. He spoke with immediate neighbors. They expressed no concerns.
118

119 Council Member Burgan motioned to approve the business license application for Coldwater Crane. Council
120 Member Dovey made the second
121

122 **Yes votes:** Mayor Annette Ash, Scott Ross, Cheryl Burgan, Henry Dovey

123 **No votes:** None

124 **Abstained:** None

125 **Absent:** Matt Jeppsen

126 **MOTION PASSED**
127

128 **New Water Tank SCADA Add-on:**

129 Public Works Director Marcus Abel discussed the New Water Tank SCADA Add-on. He can get the project
130 completed for \$16,000. Abel felt highly uncomfortable moving forward with the proposal. The physical
131 positioning of the water tank is an issue. The SCADA system was omitted from the project's primary contract
132 bid. It is a necessary component for the tank. The water tank is moving along. It is scheduled to be filled next
133 week. He recommended waiting another month to review the SCADA add-on details.

134 Council Member Ross motioned to table New Water Tank SCADA Add-on until June 18, 2026 town council
135 meeting. Council Member Dovey seconded the motion.
136

137 **Yes votes:** Mayor Annette Ash, Scott Ross, Cheryl Burgan, Henry Dovey

138 **No votes:** None

139 **Abstained:** None

140 **Absent:** Matt Jeppsen

141 **MOTION PASSED**
142

143 **Fire Hydrant Repair**

Public Works Director Abel discussed fire hydrant repairs. Volunteers can no longer paint hydrants because they have painted over the caps, leaving public works crews unable to remove them even with torches or cheater bars. The council considered this an operational emergency for fire suppression. Emergency responders cannot operate these defective hydrants and lose crucial time turning them on and off using road valves with defective valve keys. To justify immediate repairs, Abel cited these mechanical limitations and active leaks as part of the repair justification. He presented three repair invoices from Mountain Land Supply Company totaling roughly \$8,000. Because Mountain Land Supply is on the state procurement list and holds a monopoly on Watrous hydrants, the town must use them as the authorized vendor. One hydrant on Wholesome costs \$935 due to warranty coverage, a second hydrant costs \$4,282.11, and a third hydrant costs \$2,935.85. Public Works will handle the physical labor and digging to keep costs down, and they are ready to start the project immediately. The mayor requested a summary assessment of remaining hydrants so the town can plan and budget for them sequentially over June, July, and August.

Council Member Ross motioned to approve an expenditure of approximately \$8,000 across three specific invoices \$874.18, \$4,282.11, and \$2,935.85. Council Member Dovey seconded the motion.

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

No votes: None

Abstained: None

Absent: Matt Jeppsen

MOTION PASSED

Appointment of Mayor Pro Tempore & Authorized Check Signer

Mayor Ash discussed appointing a Mayor Pro Tempore and authorized check signer. A formal appointment was required for bank approval to authorize Matt Jeppsen as a legal signer on town checks. This ensures he can sign checks and act as mayor during her absence or disability. Jeppsen served as Mayor Pro Tem with the previous council. He signed preliminary bank paperwork. A formal vote was necessary to make it fully legal.

Council Member Ross motioned to approve the appointment of Matt Jeppsen as Mayor Pro Tempore and Authorized Check Signer. Council Member Burgan seconded the motion.

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

No votes: None

Abstained: None

Absent: Matt Jeppsen

MOTION PASSED

Cemetery Grant FY2027

Council Member Dovey discussed the Cemetery Grant FY2027. The State Historic Preservation Office issues grant's up to \$20,000. Due to its size category, Box Elder County requires a 30% local match. The grant funding will be used exclusively to digitize cemetery records into an electronic database format. The town is working with Sunrise Engineering, based out of Logan, which is honoring an April 2026 quote for this grant cycle. Sunrise Engineering identified four core tasks that will take three months to complete. They will spend an additional one to two months implementing the system on a computer in Mantua and training town staff. Following implementation, the town will have an annual financial commitment of \$950 for software licensing, which covers one viewer license and one editor license. The total project cost is just over \$12,975, with a grant request amount of \$9,083 and a town local match of approximately \$3,893. Grant awards will begin in July, and the required matching funds are already allocated in the upcoming FY2027 budget. Council Member Dovey

requested authorization for Town Recorder Sherita Schaefer to formally submit the grant application before the May 31st deadline. Council Member Dovey clarified that the Town of Mantua will fully own and maintain its database, while the software simply provides the platform to view and edit records. Once active, the system will allow the town to host the cemetery map on its public website, enabling residents to perform online grave site searches.

Council Member Ross made a motion to approve the Cemetery Grant FY2027. Council Member Burgan seconded the motion.

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

No votes: None

Abstained: None

Absent: Matt Jeppsen

MOTION PASSED

Internet & Acceptable Use Policy

Council Member Dovey discussed the Internet and Acceptable Use Policy. The policy covers guidelines and regulations regarding town-owned computers, technology infrastructure, and phone usage. The town received updates and feedback from Mayor Ash capturing additional necessary points. Town Recorder Sherita Schaefer generated the foundational policy text. The council was not prepared to vote on or adopt the final document during this meeting due to incorporating the new updates and adjustments. There was no hard, fast deadline driving the immediate adoption. Council Member Dovey suggested giving the council another month to finalize the text and review the comprehensive draft.

Council Member Dovey made a motion to table the Internet & Acceptable Use Policy. Council Member Burgan seconded the motion.

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

No votes: None

Abstained: None

Absent: Matt Jeppsen

MOTION PASSED

Econo Waste Inc Contract Extension

Council Member Dovey discussed the Econo Waste Inc. Contract Extension. Econo Waste has been the town's garbage provider since 2019. The current contract was set to terminate on July 31, 2026. The town negotiated a three-year contract extension to July 31, 2029. The contract holds rates at current levels for FY2027. Future rate adjustments are anticipated in FY2028 and FY2029, with a 5% annual increase applying for those subsequent fiscal years. Econo Waste will pick up additional town-owned containers at no extra cost. The town added provisions to lease portable toilets and large commercial containers under the contract for events like Little Valley Days. Updated language officially corrected the designated pickup day from Monday to Tuesday. A standard termination clause for performance or breach of contract was added. The town has not raised waste rates for residents since fiscal year 2023. Council Member Dovey recommended eventually increasing resident utility rates by \$2 for black cans to \$16 and \$1 for blue cans to \$8. This will be voted on during a separate budget proposal.

Council Member Burgan made a motion to accept the Econo Waste Inc Contract Extension. Council Member Ross seconded the motion.

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

No votes: None

Abstained: None

Absent: Matt Jeppsen

MOTION PASSED

Annexation Application (A26-004)

Procedural Motion to Move Item to Action Status

Council Member Ross motioned to move the annexation application from a discussion to an action item.

Council Member Burgan seconded the motion.

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

No votes: None

Abstained: None

Absent: Matt Jeppsen

MOTION PASSED

Annexation Application (A26-004)

Chet Jensen submitted Annexation Application A26-004 requesting the Town of Mantua reject the annexation of his 96-acre parcel to allow for subdivision into five-acre lots under Box Elder County jurisdiction. The parcel consists of highly irregular terrain with steep hills and valleys, leaving only three or four lower lots usable for building without massive excavation. Water entitlement calculations indicate the property holds minimal rights, yielding approximately 4 equivalent domestic units (EDUs). Because the land sits 50 feet higher than the town's water floor elevation, council members engaged in detailed infrastructure burden discussions. Annexing the property would legally obligate the town to guarantee water infrastructure and maintain expensive high-elevation pumps. Furthermore, the council raised critical easement and road maintenance concerns. The town would receive only \$800 to \$900 a year total in property tax revenue, which would not cover the heavy operational costs of snow removal, road upkeep, sewer lines, or emergency services across the rugged terrain. To ensure legal compliance, the council requested a clarification of state annexation statutes regarding logical municipal boundaries. The surrounding county land is already zoned as Rural Residential five-acre lots, and annexing this parcel would violate the intent of state planning guidelines by creating an isolated island of city jurisdiction. Following this evaluation, the council entered a discussion regarding the exact wording of the annexation denial to ensure the final resolution explicitly cites these infrastructure, safety, and budgetary deficiencies as the formal basis for rejection.

Council Member Ross motioned to reject the application for annexation A26-004. Council Member Burgan seconded the motion.

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

No votes: None

Abstained: None

Absent: Matt Jeppsen

MOTION PASSED

Discussion Items (*none*)

Department Updates

Planning and Zoning: *(none)*

Public Works: *(none)*

Adjournment

Council Member Burgan motioned to adjourn the regular meeting. Council Member Ross made the second.

Yes votes: Mayor Annette Ash, Council Member Scott Ross, Council Member Cheryl Burgan, Council Member Henry Dovey

No votes: None

Abstained: None

Absent: Mayor Pro Tempore Matt Jeppsen

MOTION PASSED