

# Town of Mantua Council Meeting Minutes

Held on September 21 2023, 2023

6:30 at Town Hall 409 North Main Mantua, Utah

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## Council Members present:

Karen Nelson

Matt Jeppsen

Mayor Terry Nelson

Jared Jeppsen

Angela Madsen – Recorder

## Audience present:

Mike Hansen  
Harper Johnson

Ken Jones  
Becky Brotherson

Keith Johnson  
Lily Pugsley

Paul Jensen

Mark Whitworth  
Brad Hicken

Jake Pugsley  
Shane Stokes

John Hurd

Clark Whitworth

Becky Pugsley

Cindy Facer

Darla Jones

Josh Pugsley

**Meeting opened by Mayor Nelson and the invocation offered by John Hurd.**

**Pledge of allegiance – led by mayor Nelson followed by all in attendance.**

**Mayor Terry Nelson approved the minutes for the meeting held on September 7, 2023 as printed.**

**Matt Jeppsen made a motion to approve the bills, Karen Nelson seconded.**

Karen Nelson-YES    Jared Jeppsen-YES    Matt Jeppsen-YES    Terry Nelson-YES    Justin Brown-YES

MOTION PASSES

**Public Comments:** Ken Jones commented that he didn't think there should be septic tanks in town because of ground contamination. He wants to see the 5-acre lot topic clarified; he heard some people are trying to convert 5 acre lots into ½ acre lots. Ken feels there should be a building moratorium on houses until the codifying of the ordinances is complete. He asked how many city water connections there are left in the town and wondered about subdivisions and water sharing from builders. He heard that potential builders could access Brigham city's water. He feels we should pay to get updates on the electronics for the water pumps in town. Ken thanked Karen for getting all the grants that she could for the town.

## Discussion items:

Bryce Brothersen and Josh Pugsley came to the meeting to present their Eagle projects. Bryce laid down weed barrier and bark around the equipment Danes park. They also built trails and cleaned up. Eighteen plus people worked on this project with 110 hours of work done. Josh worked on the east end of the park by the two entrances of the parking lot.

They put down more weed barrier, and placed boulders by the parking spots, then backfilled it with rock. He also laid some bark and planted some trees and shrubs.

### **Presentation by Mike Hansen of Rural Community Consultants**

Mike came to the meeting to give his presentation about codifying the town ordinances. He wanted to make sure the minutes stated that he's tall, dark, and handsome. Doing this will help with the town's general plan. Our plan is out of date and needs to be cleaned up, with the towns help to write this. He's taken the existing plan and adding goal, vision, and why we do things for Mantua. The consultants will have a public workshop. A three-hour meeting where the residents of Mantua will come and draw on a map, take a survey, or tell a story about things that have happened. After that there will be a public hearing at town council. The next step is to update the codes. The ordinances will be web-based and more approachable. First, General plan, second write new codes, third collect information, then put all 3 steps together. He is hoping that this could be accomplished by early 2024. The mayor told the audience that this is the community plan, and we can use a grant to help with this process. The goal is to show anyone that they can google Mantua and tell what the town wants to be when it grows up. The general plan is to be internally consistent, to show how things fit together. Karen mentioned Mantua is on the verge of becoming a gateway community.

### **Textmygov**

Spencer Frandsen and Trey from Textmygov came to present to the meeting to show the benefits of texting to ask questions and get information about the town. They provide automated replies so that it doesn't take extra time from the town staff. Residents of the town can also report issues to the town with this service. An email is sent to staff when a citizen has reported an issue. Residents can receive emergency alerts, general items, and custom alerts are available. The office is in Logan and will offer any support the staff needs to help with this program. Spencer invited the audience and council to try this out at the meeting, and it worked. Spencer shows the program that the staff would be using to help with information for the town. They provide licenses to the town staff so every staff member can log in. They have also extended the amount allotment for the town from 25 thousand to 50 thousand. Extra texts will roll over. Someone asked how this company compares to another source called Code Red. Code Red is more for emergencies, whereas Textmygov is for information and town business. Karen said that Garland and Perry have had good things to say about this service. This won't be voted on until we have more input. The mayor asked about the cost of this service. It's \$2500.00 annually with a \$12.50 set up fee.

### **Action Item:**

#### **Business license**

Patti Seffker came to the meeting to discuss having a short-term rental license for a summer home in Mantua. The home is for family parties and for short-term visits. Karen asked Patti if there would be a parking problem to which Patti told her that she made sure there are 35 parking spots. She's thinking that they will be here twice a month. Karen mentioned having the Chief of the fire department come and inspect the home for safety. Because they applied for a business

license to have a short -term rental, they name the Business, Mantua Lake house. Terry assigned Matt to ask the fire chief, Chief Derricott to do the inspection.

**Matt Jeppsen made a motion to approve the short-term rental business license for Mantua Lake house, contingent on Chief Derricott's inspection of the home, Justin Brown seconded.**

Karen Nelson-YES Jared Jeppsen-YES Matt Jeppsen-YES Terry Nelson-YES Justin Brown-YES

MOTION PASSES

### **Bid for Road Construction Reconstruction Project.**

The Staker Parson companies bid is the bid that will be accepted for this project. Mantua received a grant for this project. Terry stated that the town engineer recommends that we take this bid. The hope is to get this project done before this coming winter. This project will make sure that the road joins in with the new main street project happening next year and that the road is re-paved. They will be pushing the intersection back some and making sure it's a four way stop. Fish hatchery will be coming at a right angle. Matt asked about removing the stop signs going north and south. Terry suggested following the engineers' recommendations. If the stops signs are perpendicular, there is more of a visual field and should have less accidents. Justing suggested painting the curb by the church red so that citizens don't park there and block the intersection.

**Matt Jeppsen made a motion to accept the bid from the Staker Parson's to redo the intersection at Willard Peak Road and Fish Hatchery Road, Karen Nelson seconded.**

Karen Nelson-YES Jared Jeppsen-YES Matt Jeppsen-YES Terry Nelson-YES Justin Brown-YES

MOTION PASSES

### **Roads and Traffic**

John Hurd came to the council to discuss an alternate route going into subdivisions for the town. He wants a solar speed sign on 100 South. The signs are expensive, and they are seeking a grant to have our own solar speed signs. He recommends having a yield sign or artificial speed bumps. He invited Shane Stokes to talk about the speed bumps to slow down the traffic, which are not used during the winter. The mayor mentioned many people using the roads for biking and walking, and that the town is working on slowing down the speed limit because it's a process. Shane also brought up the semi-trucks going through town and that they speed sometimes. John stated that the fire station roof is sagging. John brought a letter he wanted to send to UDOT, read the letter and asked that it be put into the minutes. The mayor said that they had a meeting with the UDOT engineers and had discussed many of the topics that John brought up. Suggestion can be given to UDOT regarding safety.

### **Sewer Ordinance Amendment**

It was discovered that the current ordinance signed in 2020 stated that you could not hook into the sewer system if you are below grade, even though this has been allowed for years. The mayor

researched this and received an email from Chris Hansen explaining the original meetings regarding the Mantua sewer. They originally wanted to build a treatment plant for the sewer down on the lower flat and the state board of health said no. Mantua has too many water sources for too many people and this could eventually pollute them. In 1981 a resolution was passed that no septic tanks could be built from that time on. Then it was realized that some people wouldn't know what to do if they lived below grade and couldn't hook onto the sewer system. Brigham city stated what the ordinance should have said, which is, "This does not include low-pressure pumping stations." So, the goal is to reinstate what was stated in 1981, which says if you want to live in Mantua, you need to hook into the sewer system. The land use code book says no septic tanks. Septic tanks were disallowed due to leakage into the reservoir (from the state health department) Low pressure pumping stations are allowed and required if you live below where gravity-feed is not an option. Many people that voted on the ordinance in 1981 have passed away. Those that already have a septic tank will be grandfathered into this policy. The ordinance will be approved including this sentence, "All associated fees with a private pressurized sewage system, shall be paid for by the owner."

**Jared Jeppsen made a motion to approve Ordinance No. 2023-09-01 an ordinance amending the Mantua sewer ordinance as presented and to include, "All associated fees with a private pressurized sewage system, shall be paid for by the owner.", Karen Nelson seconded.**

Karen Nelson-YES Jared Jeppsen-YES Matt Jeppsen-YES Terry Nelson-YES Justin Brown-NO

MOTION PASSES

### **Sponsorship contribution**

The question is, can we take a contribution from someone who wants to improve the parks? On the day of service there were 950 volunteer hours, and 330 people from the town that helped. Someone asked about a tier system when doing a donation. Keith mentioned some donors that may want to be anonymous, and some donors could have their name on the building. At this meeting, tonight, it will just be voted on to receive contributions.

**Justin Brown made a motion to accept contributions on behalf of the parks, Matt Jeppsen seconded.**

Karen Nelson-YES Jared Jeppsen-YES Matt Jeppsen-YES Terry Nelson-YES Justin Brown-YES

MOTION PASSES

### **Day of Service and grant discussion**

Keith brought 3 bids for asphaltting to improve the walking paths, parking lots, and an area that needs to be repaired at Maple Springs Park. 800 ft of walking paths, 8ft wide. Anderson asphalt did the job last year. Top Job and Eccles paving are the other 2 bids received. There has been a grant approved for this project, and Anderson Asphalt had the best bid.

**Karen Nelson made a motion to accept the Anderson asphalt bid for Maple Springs Park, Justin Brown seconded.**

Karen Nelson-YES Jared Jeppsen-YES Matt Jeppsen-YES Terry Nelson-YES Justin Brown-YES

MOTION PASSES

Keith Johnson would like to use some of the grant money to buy a cross-country ski sled to create ski tracks. He wants to make ski tracks around the firehouse trail. Harper asked where this ski sled would be parked and recommended getting a place to park it before making the trails. Keith would like to petition the church to use one of their parking spots. The question was asked, how often is one of these trails groomed, and the answer is every time it snows. This topic was tabled.

During the day of service, there were 3 skid-steers, 3 mini-excavators, 12 tractors, 3 four-wheelers, and many tools to complete this project. Many locations received this help and Don Rule went around town trimming weeds. There will be power run to the maintenance shed, with a welding station outlet. A work bench and shelves will be made within the week, and landscaping will be put in on the back side of the hill. Pump track work, mini-ex work on fire house loop, and work on eagle rise trail. Bathrooms are still pending. A report on RAB lighting is being reviewed. The volunteer hours are 45% of the way towards the 80-thousand-dollar in-kind donation. So, when the volunteer hours are met, they don't have to make the payment in cash. May of 2025 is the deadline. Karen stated that Tracy approved the fire mitigation for the fire station route. Keith mentioned the UR grant, and the LWCF grant. The LWCF grant is still in the approval process. This will help with the pavilion, pickle-ball court, tennis court, landscaping, and playgrounds.

### **Beehive Broadband internet**

Karen discussed costs for Century Link and Beehive Broadband. Century Link works best with the fire department in town. 50 Mbs will be allotted for the fire station and 100 Mbs for the town office. Long-distance fees are included, and the router will be rented. This service is \$50 more each month, but includes having internet at the fire station, which is new. Matt asked about the speed of the internet and doing a speed test. It's cheaper to sign up for Beehive communications sooner than later. Some representatives from Beehive came to the town office to see what kind of equipment we would need.

### **Matt Jeppsen Motion to accept Beehive broadband quote for the Fire Station, Town Hall and the Maintenance Shed, Jared Jeppsen seconded.**

Karen Nelson-YES Jared Jeppsen-YES Matt Jeppsen-YES Terry Nelson-YES Justin Brown-YES

MOTION PASSES

**Discussion Items:** Eileen Moss was going to attend the meeting but was not there. The mayor asked about emergency communications, and it's like Textmygov. Karen brought up using Squarespace, the program we use for the town website, to get information out. Squarespace offers text messaging through their program. Ten dollars a month for texts and \$25 a month for emails for under 500 people. There's an additional charge that Karen is going to follow up on.

There is also another service called Yoppify with unlimited emails being sent out, for \$833.10 a year. This company created a package just for Mantua. This would include webchat where a resident could use to access the office staff. They offer Emails, texts messaging, speech-to-text messaging, and the ability to reach a landline. They can also deliver postcards and letters. Karen brought up sending the newsletter to them to then email to the residents. Justin will be doing a test on the town radio. During an emergency a text could be sent out to tune into a certain station for updates. These texts will be sent to the people the emergency is affecting based on geographical location. Karen is going to keep looking and feels that we need to move in a direction where we can alert the town.

**Planning and Zoning:** Nothing.

**Fire Department:** Matt appreciated Box Elder County came up and gave a training on 4 wheelers. Terry asked Paul about the bike race on Saturday. Matt is involved in this too.

**Public Works:** Harper said that the sewer clean up is almost done. They still need to work down in the canyon. UDOT paved over 2 manholes that need to be uncovered. He said that the water alarm is waking him up in the night and he's hoping that Dave from Intermountain environmental is working on a program. The system records data every 90 seconds, but for trouble shooting, it updates every 15 minutes. Dave is going to rewrite the system so that they can figure out what is going on.

**Grants:** The town received the State and Local Cyber Security Grant Program, and they will be sending the money next week. We must show them that we are spending the funds on what we should be spending the funds on. The amount of \$5348 was given through FEMA, and some other things will be given from the state will be given which will bring the total higher.

**Council and Mayor Comments:**

Terry told everyone that the reservoir will be closed on Monday because they will be treating the water. There will be a company treating the algae and they are confident this will get rid of it. Brigham city was able to trade green points for this service.

DNR approval to put a parking lot up by a gate in town on county property. Daniel Olsen will be coming to the next town hall meeting to give us information about this. Justin stated that they are going through Dr. Bets and the fire department to be set up as a national registry EMT training location. Salt Lake community college is doing advanced EMT training classes for free.

Justin Brown is working on the AM radio transmitter amateur Mantua radio club with Mark Millet. They got their radios that have been flashed and programmed appropriately and are still waiting on the repeater. They want to do a monthly communications drill.

**Jared Jeppsen made a motion to adjourn, Karen Nelson seconded.**

Karen Nelson-YES    Jared Jeppsen-YES    Matt Jeppsen-YES    Terry Nelson-YES    Justin Brown-YES

MEETING ADJOURNED