



**HENEFER TOWN PUBLIC HEARING &
REGULAR MEETING OF THE TOWN COUNCIL**
Henefer Town Office
150 W Center St
Henefer, UT 84033
8/5/2025

Minutes of the Henefer Town Council Meeting held August 5, 2025.

Roll Call: Mayor Kay H. Richins, Steven Dallin, Detton L. Fawcett, Ty Bailey, Mason Kjar, Ashlee Vernon, Tiffany Richins, Carolyn Ovard, Justin Jones, Gary and Teresa Butler, Randall Felter, Allie and Kevin Joiner, Beverly Mair, Jesse Kavalauskas, Bob Gibbs, Michelle Lowe, Keisha Sargent, Donald Fulton, Kent Trussell, Kylie Smith, Alan Fawcett, Virginia Richins, Kent Wilkerson, Laird and Julie Severinsen, Peggy Allan, Grant Richins, Dawn Langston, and Anthony Sliger, Jaxon Hortin, Elizabeth Breitenbeker, Wade Kellems, Rush and Jody Hotchkiss, Paul Wansgaard.

Mayor Kay H. Richins opened the meeting at 7:07 p.m. The prayer was offered by Tiffany Richins the Pledge of Allegiance was led by Laird Severinsen.

Carry over items from May Meeting

Steve Dallin asked if we have not already, can we provide the flow test to NSFD. Ashlee Vernon will get it sent.

Business License- Hortin Horses and Hunting- Jaxon Hortin

Jaxon Hortin explained that his business will basically be a guiding business and no parking is needed, he helps with R & K hunting and will guide on the Beenfield property.

Action:

Mayor Kay H. Richins called for a motion to approve the business license for Hortin Horses and Hunting. Steven Dallin made a **motion** to approve the business license for Hortin Horses and Hunting. Tiffany Richins seconded the motion. VOTE: AYE: Mayor Kay H. Richins, Steven Dallin, Detton L. Fawcett, NAY: none ABSTAINING: none ABSENT: Casey R. Ovard

Sewer Upgrades IFFP Report and Bids

Detton Fawcett explained the needs of the sewer system. Kent Wilkerson went over a list of items explaining the cost of upgrades and maintenance for each item, all together totaling

\$125,000. These are recommendations from JUB, not the state. Steve Dallin asked is there an item(s) that can be prioritized that need to be done now? Kent responded videoing the system needs to be done now. Tiffany Richins asked how much water will be pulled from the system and where does waste go to? Detton answered saying waste water goes directly into the sewer ponds. The IFFP report and video monitoring is what we committed to doing in our letter to the state. He got us in line for a planning grant to cover some of the upgrades needed to comply with state requirements. Detton said we must have a plan of what needs to be done in the future, we currently have too much infiltration and our insurance requires us to camera the sewer lines every three years. Kent explained that the plan is a 10-year plan that protects the citizens. Steve asked what happens if none of the list gets done? Kent responded saying if we continue to violate regulations it could be more costly than doing the upgrades. Steve asked what if there is no growth and no impact fees? Kent said if there's growth the impact fees can cover the upgrades and it is not a burden on current citizens. Kent gave a cost breakdown of charges that could potentially be paid for with the planning grant. Detton said we have funds to cover videoing of the sewer lines. Kent Trussell asked how many bids did we receive? Detton responded, two. Kay Richins asked how much are the cost violations? Kent W. answered \$10,000 per day. Detton explained discharging. Grant Richins asked what is the difference in flow in summer vs winter. Detton answered the flow is less when the irrigation is not a factor and that it varies in winter due to temperature depending on if the snow is melting or if everything is frozen. Steve asked if we approve the IFFP report as is then what? Ty Bailey answered an impact fee study would need to be done. Kent W. explained that the cost for the impact fee study is included in the \$125,000 cost. Donald Fulton asked what is the sewer discharge amount per home? Detton answered 400 gallons per day used in a home, which is the state average.

Action

Action:

Mayor Kay H. Richins called for a motion to approve the IFFP Sewer report. Detton L. Fawcett made a **motion** to approve the IFFP Sewer report. Tiffany Richins seconded the motion. VOTE: AYE: Mayor Kay H. Richins, Steven Dallin, Detton L. Fawcett, NAY: none ABSTAINING: none ABSENT: Casey R. Ovard

Action

Action:

Mayor Kay H. Richins called for a motion to approve the Val Kotter Bid for video monitoring. Steven Dallin made a **motion** to approve the Val Kotter Bid for video monitoring. Detton Fawcett seconded the motion. VOTE: AYE: Mayor Kay H. Richins, Steven Dallin, Detton L. Fawcett, NAY: none ABSTAINING: none ABSENT: Casey R. Ovard

Public Hearing Cemetery Annexation

Kay Richins explained what property is to be annexed. Steve Dallin asked if we should revise cemetery fees? He explained that the cemetery will move from a special district to a city cemetery, meaning in the future anyone can be buried there.

Action

Action:

Mayor Kay H. Richins called for a motion to open the public hearing. Detton L. Fawcett made a **motion** to open the public hearing. Tiffany Richins seconded the motion. VOTE: AYE: Mayor Kay H. Richins, Steven Dallin, Detton L. Fawcett, NAY: none ABSTAINING: none ABSENT: Casey R. Ovard

Open for comment, no comments.

Action

Action:

Mayor Kay H. Richins called for a motion to close the public hearing. Steven Dallin made a **motion** to close the public hearing. Tiffany Richins seconded the motion. VOTE: AYE: Mayor Kay H. Richins, Steven Dallin, Detton L. Fawcett, NAY: none ABSTAINING: none ABSENT: Casey R. Ovard

Action

Action:

Mayor Kay H. Richins called for a motion to approve Henefer Town Cemetery Annexation Ordinance #2025-269. Steven Dallin made a **motion** to approve the Henefer Town Cemetery Annexation Ordinance #2025-269. Tiffany Richins seconded the motion. VOTE: AYE: Mayor Kay H. Richins, Steven Dallin, Detton L. Fawcett, NAY: none ABSTAINING: none ABSENT: Casey R. Ovard

Action

Action:

Mayor Kay H. Richins called for a motion to approve A/P July 2025. Detton L. Fawcett made a **motion** to approve A/P July 2025. Tiffany Richins seconded the motion. VOTE: AYE: Mayor Kay H. Richins, Steven Dallin, Detton L. Fawcett, NAY: none ABSTAINING: none ABSENT: Casey R. Ovard

Public Comment

Paul Wangsgaard asked who is responsible for fixing the sprinklers at the cemetery? Steve Dallin responded that he is and when he gets the time, he is aware that there are two valves and sprinklers that need repair. Some residents volunteered to help make fixes. Grant Richins asked when will secondary water be done? Kay Richins responded hopefully September 5th then testing can be completed, and we would be ready to go for next year. Carolyn Ovard asked how can you charge a fee for something we are not using? Kay Richins answered saying it is how we will pay for the loan on the system; however, the fees have not been voted on yet. Dawn Langston said she has no outside water faucet does she have to still pay? Ty Bailey explained that you get an opportunity to hook up whether you use it or not. Grant Richins asked where do new homes get the green irrigation boxes? Kay said you can get them at Home Depot.

Review of July 1, 2025 Town Council Meeting Minutes

Action:

Mayor Kay H. Richins called for a motion to approve the Henefer Town Council minutes from July. Detton L. Fawcett made a **motion** to approve the Henefer Town Council minutes from July with corrections. Steven Dallin seconded the motion. VOTE: AYE: Mayor Kay H. Richins, Steven Dallin, Detton L. Fawcett, NAY: none ABSTAINING: none ABSENT: Casey R. Ovard

Mason Kjar- Legal Counsel training:

Mason Kjar explained that the Timpanogos Special Service District outsources their sewers. The developers in the area were upset about how the impact fees were calculated and used, a lawsuit ensued. Timpanogos was found to be liable for \$10,000,000. Timpanogos since revised their plan, based on demands and reasonable expectation. An entirely new system would cost \$25,000,000. That is why Impact fees are critical so that existing citizens do not have to pay for the upgrades. New homes need to carry their weight by paying impact fees. Mason explained that we currently have a water impact fee, but not yet a sewer impact fee. Mason briefly went over general annexation practices and why one could be denied, he will plan on another training for annexation specifically.

Reports by Council Members and Staff

- **Steven Dallin- Cemetery:**
 - He explained that the cemetery dumpster needs dumped, Ashlee will call Republic.
 - He fixed some leaks and more have popped up due to mice chewing on the wires.
- **Casey R. Ovard- Water and Sewer Utilities:**
 - Absent
- **Detton L. Fawcett- Water and Sewer Utilities:**

- Current water levels are acceptable.
- **Mayor Kay H. Richins- Streets:**
 - Crack sealing and chipping of the roads in town has begun. South Henefer Road has been asphalted where it was previously dug up.
- **Ty Bailey:**
 - Nothing to report
- **Mason Kjar**
 - Nothing to report
- **Tiffany Richins - Parks:**
 - Will discuss the 4th next month

Closed Session for Interviews

Action:

Mayor Kay H. Richins called for a motion to go into a closed session for staff interviews. Steven Dallin made a **motion** to go into a closed session for staff interviews. Tiffany Richins seconded the motion. VOTE: AYE: Mayor Kay H. Richins, Steven Dallin, Detton L. Fawcett, NAY: none ABSTAINING: none ABSENT: Casey R. Ovard

Action:

Mayor Kay H. Richins called for a motion to adjourn. Detton L. Fawcett made a **motion** to adjourn. Steven Dallin seconded the motion. VOTE: AYE: Mayor Kay H. Richins, Steven Dallin, Detton L. Fawcett, NAY: none ABSTAINING: none ABSENT: Casey R. Ovard