



**HENEFER TOWN PUBLIC HEARING &  
REGULAR MEETING OF THE TOWN COUNCIL**  
Henefer Town Office  
150 W Center St  
Henefer, UT 84033  
9/2/2025

Minutes of the Henefer Town Council Meeting held September 2, 2025.

**Roll Call:** Mayor Kay H. Richins, Casey Ovard, Steven Dallin, Detton L. Fawcett, Ty Bailey, Mason Kjar, Ashlee Vernon, Elizabeth Breitenbeker, Myron Richins, Justin and Angela Jones, Spencer Butler, Jake Young, Robyn Richins, Kent Trussell, Joel Riches, Carolyn Ovard, Bryce Jones, Teresa and Jack Davis, Randall Felter, Peggy Allen, Virginia Richins, Gary and Teresa Butler

Mayor Kay H. Richins opened the meeting at 7:00 p.m. The prayer was offered by Casey Ovard the Pledge of Allegiance was led by Bryce Jones.

### Carry over items from May Meeting

None

### Business License- Robyn Richins: Robyn Richins Hair Co

Steve asked if she is the only employee and she answered yes.

### Action:

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

### Engineering Standards — Jake Young

These standards are for new developments only. He explained the standards for roads, right of way cross sections and neighborhoods. It's done this way to not have curb and gutter to keep a rural feel. Steve asked if curb and gutter could still be used? Jake answered yes, it could be set as an alternative standard. Kent Trussell stated that utility right of way may need to be larger. Spencer Butler stated his concern about narrow roads. Jake said these are all the basic

essentials. Ty Bailey asked if it shows on the lot where the utilities are hooked up? Kay Richins said we need depth of water meters detailed. Detton Fawcett is more concerned with them freezing based on current depth.

## Public Hearing

Kay explained process of public hearing. Ty Bailey said the public can make comments, but questions don't have to be answered. Ty explained the rate options. Steve Dallin asked how many connections there will be? Ty answered 300. Casey Ovard asked about overage. Ty answered the rate should discourage waste.

### Action:

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

### Public Hearing Comments:

Teresa Davis asked what is the total cost of water/sewer/secondary water? Ty Bailey answered water is \$35, sewer is \$20, secondary is based on what rate is chosen by council. There are no changes to culinary rates at this time. This is based on the assumption you will use secondary water so culinary water use will go down.

Carolyn Ovard asked if proposed rates are based on expense. Ty answered yes. Carolyn asked how can the town charge without supplying the service and how can the town charge during winter? Steve Dallin answered the yearly expense is about 252 750 so you pay \$75 a month, 12 months a year, or \$150 for 6 months a year. Kay Richins said a chainlink fence needs to be installed before filling reservoir. Carolyn asked what is the connection fee? Kay answered maybe \$1500. Ty said we aren't selling water, it's the cost of the system, whether you use the water or not. Start date for charges can be whenever council wants. The first debt service payment starts in October so we'd have to cover the cost without income. Casey said unforeseen circumstances have delayed supply. Mason Kjar answered Carolyn Ovard saying we aren't paying for a service, but rather a system for everyone to use. Gave analogy. We don't donate time. We act through money. It's not like getting an order from Amazon. Gary Butler asked what is the penalty for those who can't or won't pay. Ty answered your utilities will be shut off if you can't pay.

Robyn asked if it was \$1500 for new construction? Can she hook up sprinklers then have an inspection? Casey said yes.

Jared Richins asked if there was an inspection fee? Kay said we don't know at this time.

Spencer Buttler commented most of his neighborhood should not have passed inspection and expressed his concern about water cross contamination. He asked what grants did we get and can we get more? Kay answered saying 20 years ago Henefer was considered lower income and could have gotten a grant for the whole thing, but that is not the case now. It's difficult to get grants so we had to get loans to supplement. Ty explained we have 3 main

entities grants. DDQ Weber Basin. DDQ normally doesn't do secondary water grants, but since it's decreasing drinking water intake that's why they approved it.

Randall Felter asked what kind of pressure for the system and how clean is the water? Steve answered saying you'll want a filter.

Jack Davis asked when once the system is paid for will the rate drop? Kay responded yes. Ty explained that the rates can be revised yearly. Only a few number of people are paying for an entire system.

\*Tiffany Richins left quorum at 7:58\*

Joel Richins Asked when will this show on our water bill? Ty answered saying it hasn't been decided yet. Mason explained that utilities are not a profit center. It pays for the system and that's it. Once the loan debt is paid then we pay for maintenance. Spencer expressed his concern about municipal energy tax. Jack Davis asked if pressure can be regulated? Spencer asked if the longevity of the pumps have been considered?

\*Kay Richins left quorum at 8:03\*

Detton explained we have a "slush" fund to pay for repairs. Gary Butler asked what is the home capacity that water tanks can sustain? Detton answered an exact number was not given and gave an estimate. Casey explained the moratorium was to ensure current residents have water. Teresa Davis asked if secondary water will be tested?

\*Kay Richins joined quorum at 8:08\*

Casey answered saying no, it's ditch water. Virginia asked if you prepay can you get a discount or can we have a hardship fund? Myron Richins commented we need to do this to provide for future generations. Doesn't everyone have to hook on? We need the funds to pay for the loan. Joel asked if we can have it for spring he'll hook on this fall, can that be guaranteed?

#### Action:

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

#### Public Comment

Spencer asked why are trucks dumping in the sewer pond? Detton answered saying it's maintenance. Steve asked how will we make loan payments without the rates in place? He explained what Coalville residents pay. Casey asked how do we help incentivize conserving water? He leans more towards option A. Detton said he likes B or C with overages. Self

monitoring is labor intensive to turn the water off and on instead of just having overage amount paid. Casey commented that at one time Henefer dictated the requirements of landscaping installed for new builds and now it feels as if they're being punished for having had to follow those rules for a big lawn. Ty explained the base fee has to cover for the cost of the system, not including any overages. Steve leans more towards A.

## Action

### **Approval of Secondary Water Rate Schedule Resolution #2025-270 option A with overages, no shut off, effective today, subject to billing configuration**

#### Action:

Mayor Kay H. Richins called for motion to approve the Secondary Water Rate Schedule Resolution #2025-270 option A with overages and no shut off. Casey Ovard made a **motion** to approve the Secondary Water Rate Schedule Resolution #2025-270 option A with overages and no shut off. Detton Fawcett seconded the motion. ROLL CALL VOTE: AYE: Mayor Kay H. Richins, Casey R. Ovard, Detton L. Fawcett, Steve Dallin NAY: none ABSTAINING: none ABSENT: Tiffany Richins

Even with first month payment we can't cover the first payment. It's a yearly payment. Mason Kjar will look into what needs to be done with this.

## Review of August 5, 2025 Truth in Taxation Meeting Minutes

Mayor Kay H. Richins called for a motion to approve August 5, 2025 Truth in Taxation meeting minutes Detton Fawcett made for a **motion** to approve the August 5, 2025 Truth in Taxation Meeting minutes with the grammatical corrections. Steven Dallin seconded the motion to approve the August 5, 2025 Truth in Taxation Meeting minutes, once the grammatical corrections are made. ROLL CALL VOTE: AYE: Mayor Kay H. Richins, Casey R. Ovard, Detton L. Fawcett, Steve Dallin NAY: none ABSTAINING: none, ABSENT: Tiffany Richins

## Review of August 5, 2025 Town Council Meeting Minutes

Mayor Kay H. Richins called for a motion to approve August 5, 2025 Regular and Public Hearing meeting minutes Steven Dallin made for a **motion** to approve the August 5, 2025 Town Council Meeting minutes with the grammatical corrections. Casey Ovard seconded the motion to approve the August 5, 2025 Town Council Meeting minutes, once the grammatical corrections are made. ROLL CALL VOTE: AYE: Mayor Kay H. Richins, Casey R. Ovard, Detton L. Fawcett, Steve Dallin NAY: none ABSTAINING: none, ABSENT: Tiffany Richins

### Mason Kjar- Legal Counsel training:

Mason provided training on annexation and gave examples of why we should annex. Ty commented that Henefer is unique because there's no competing cities. A general recommendation is don't annex and if you do you need a development agreement. Mason provided information on development agreements and explained it. He gave a checklist for a development agreement and spoke about Utah land use regulation.

### Reports by Council Members and Staff

- **Steven Dallin- Cemetery:**
  - All water leaks are fixed at the cemetery.
- **Casey R. Ovard- Water and Sewer Utilities:**
  - Asked if we're moving forward with Lundquist Project. Mason Kjar answered yes
- **Detton L. Fawcett- Water and Sewer Utilities:**
  - He's been trying to regulate the chlorine in the water system.
  - The agitator on the sewer ponds is a free trial.
  - The sewer cleaning ran into some problems with man holes being paved over. We need risers for man holes.
  - JUB and Brent Ovard met and discussed inspections needed.
- **Mayor Kay H. Richins- Streets:**
  - It was JUB's fault that secondary water is behind. How can we hold them accountable? Mason answered a legal rights discussion is for a closed session.
  - The streets have some chip sealing done.
  - The Civic Center remodel is going well.
  - We would like to get a public works building installed before winter.
  - DUP old building reverse contract like on the new building. We could potentially get a historical grant to make improvements.
  - Water meters paved over. Detton will reach out to the homeowners before Mason sends out a letter.
- **Ty Bailey:**
  - DDQ gave the town a \$60,000 grant. Kent received it.
- **Mason Kjar**
  - Nothing to report

### Action:

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