



**HENEFER TOWN PUBLIC HEARING &
REGULAR MEETING OF THE TOWN COUNCIL**
Henefer Town Office
150 W Center St
Henefer, UT 84033
9/22/2025

Minutes of the Henefer Town Special Council Meeting held September 22, 2025.

Roll Call: Mayor Kay H. Richins, Casey Ovard, Detton L. Fawcett, Steve Dallin, Mason Kjar, Ashlee Vernon, Ty Bailey, Brent Ovard, Micah Richins, Penny and Spencer Butler, Rob Christensen, Brian Deeter, Chris Thompson, Randall Felter, Chad West, Tom and Laura Bernard, Richard Butler, Briana Kohler, Donna Lee, Karen West, Beverly Mair, Carolyn Ovard, Chelsea Robbins, Michelle Lowe, Kent Trussell, Gary and Teresa Butler, Chris and Christina Windhorst, Forrest Fawcett, Justin Jones, Jared Richins, Wade Kellums, Ben Jones, Tannah Stevens. Absent: Tiffany Richins

Mayor Kay H. Richins opened the meeting at 7:11 p.m. The Pledge of Allegiance was led by Tom Bernard.

Discussion:

Kay Richins has been in contact with contractors doing work on the reservoir. We will fill it for winter. Keep the water above the screen. Fence should be done in about a week. RMP needs an address tag on the box. Kent Trussell has put one on.

Steve Dallin addressed the concern from residents regarding the limited communication about issuing the secondary water charge. We have more fees now as the town grows. What is the best way to communicate with the town residents? He explained we have a loan payment due with no income up to this point. Expenses for secondary system are mostly the same year 'round that need to be covered, not based on product usage. It's not a use fee, it's to pay for a distribution system. He explained why the fee was set at what it was.

Kay Richins also expressed his apology for lack of communication. He further explained how previous systems such as water and sewer were put in by previous generations. We are building something for the current community and the future.

Donna Lee was surprised by the cost of the bill and that it was connected to her water bill. She explained that her bills in California were more expensive and everything was a separate bill.

She expressed her concern about the delays. Casey Ovard explained the breakdown of 6 month use cost vs. spreading it out over 12 months so that it would be cheaper per month. Casey said whether we are using it or not, it's in place and we need to pay for it.

Steve Dallin said additional bills cost the staff more, and would have more postage cost.

Christina Windhorst asked if her bill is itemized for water and secondary water individually? Ashlee responded yes.

Randall Felter asked after the 25 year loan will the rate go down? Kay answered with more residents the rate could come down.

Karen West expressed concern that the secondary water is more costly than the drinking water. Casey Ovard explained that we need a system to relieve the pressure on the culinary system and with that we need to start hiring staff to maintain these systems.

Kay Richins said we have brought in over \$3 million in grants to improve the town. We have upgraded the town hall, civic center and will do a public work facility.

Detton Fawcett said it was cheaper to do a secondary water system rather than upgrade culinary.

Brian Deeter also added that we didn't have a new source of water for culinary anyhow.

Casey Ovard said with secondary water in place there's more culinary water available.

Kay asked if anyone knows where our water comes from? He gave a history lesson on our current water system. He explained how other cities have drilled wells that don't produce enough to pay for the cost of the well.

Ashley Forrest Fawcett asked how many more culinary connections do we get with the secondary system? Brian Deeter explained the master plan that will take us through 2040 which will be about 600 homes.

Chris Thompson said the town has put in place impact fees that future developers would have to pay.

Kent Trussell explained that Coalville City will be pulling water from the river and treating it. Chris Thompson is concerned and gave an in-depth explanation as the engineer for Coalville.

Casey Ovard explained that we have been discussing this topic over many years and many meetings and said residents need to put forth effort to attend meetings and keep up.

Michelle Lowe expressed her concern about not being able to read the minutes from the last meeting. Casey Ovard explained the process for approving the minutes. Christina Windhorst expressed her concern over publishing of the minutes. Detton Fawcett explained the process

for minutes and said they are spelled out by the state. Steve Dallin told Christina to review Utah code 52 Ch 4.

Mason Kjar explained that drafting minutes is not done by Henefer due to budget constraints and limited staff.

Spencer Butler asked are we putting in a second culinary tank? Casey Ovard answered hopefully. We're looking at acquiring ground or land to do so.

Brent Ovard explained that the culinary lines are 30 years old, but are still in good condition.

Steve Dallin explained Coalville City's base rates for utilities, which are much higher base rates.

Donna Lee asked if there is a contact for who she needs to call for hooking onto the system. Kay said we will provide a list of contractors that could be used. Casey Ovard said new homes will pay the impact fee and hook up fee. We don't know if existing homes will have a hook up fee. That will be discussed in the work session.

Ben Jones said posting draft minutes opens pandoras box. He opposes posting draft minutes. Mason Kjar agrees.

Beverly Mair asked if the filter for the secondary hookup at her house is her responsibility? The council answered yes although backflow is not required.

Donna Lee asked if there will be a report like culinary that shows particles in the system? Kay Richins answered no.

Kay said secondary is still a limited supply.

Tannah Stevens asked if it is a requirement to pay the secondary fee?

Jared Richins asked if it will be enforced? Detton Fawcett answered you pay the fee whether you choose to use the secondary water or not. In the future culinary would need to be more costly than secondary in order to get people to want to use secondary. In that instance we would consider modifying the fee structure to incentivize.

Donna Lee asked what is the hookup deadline? Kay Richins answered it will be discussed in the work session.

Richard Butler asked will there be restrictions? Brian Deeter said no requirement right now. The system will handle 24/7 use, however the state encourages conservation.

Detton said use requirements and restrictions will be discussed once we see actual usage.

Beverly Mair said the sewer system got penalized and can you explain?

Michelle Lowe asked if we will still have the ditch water tax. Kay answered that is up to the ditch company.

Detton gave an overview of state sewer requirements and what problems we've encountered and what is being done to fix it. We have too much infiltration into the system, to find the issues and satisfy insurance company requirements, we have begun cameraing the lines. We have an abandoned sewer line system so we had to delay the cleaning until Detton and Brent could label the proper man holes. Detton apologizes for the issues involved with the cleaning. We didn't know when the company was coming until the day of.

Wade Kellums explained the public notice website and explained that there are only like three residents that regularly attend meetings and the council doesn't get paid enough for what they do and it's sad to see the town turn on them. Chris Thompson also explained that the council has put a lot of work and volunteer time. Micah Richins appreciates what has been done. Ty Bailey expressed his thanks to council and that most cities you don't get to interact as much with the council. He explained how work sessions work and it's not for public comment. The council is great to give an in-person explanation, not just a letter. No decision or voting will be made in the work session.

Work Session

How do we certify that all houses have properly connected and been inspected? Ty Bailey said we don't have standards for secondary. Brian Deeter said if there's no disconnect from culinary you don't have to have a certified inspector. Detton Fawcett said a licensed contractor is required for our side of the system, but not for homeowners and we should absorb the inspection fee. Steve Dallin said it depends on the cost of the inspection. Casey Ovard will contact licensed backflow inspectors to see who is available and what the cost is.

Detton suggested we should coordinate for inspections to happen on certain days of the week.

Culinary water is certified by Brent Ovard. Sewer water is certified by Kent Wilkerson.

Kay Richins asked about new connections? The cost goes to homeowner, but we need to provide meters and boxes. Detton said we need to provide a list of what the connection fee covers.

Brian Deeter said residential connection is different from commercial.

Ashlee Vernon mentioned secondary meters need to be activated in spring about one month before activating the system. Brian Deeter explained that it is expensive for them to create secondary meter number list. Kay will have Luke do it.

Brian explained irrigation shares and water rights to council. Mason Kjar advises against fee in lieu.

Ty Bailey said we should update the secondary water code when we adopt the new fees, etc. Mason said yes, add it, or adopt an administrative code.

Ty presented to council a letter explaining the secondary water charge that can be mailed out and posted online.

Detton explained issues found during the sewer maintenance cleaning that need to be addressed this fall. Val Kotter is taking the cost for the flooded basement at Leslie Calderwood. Sump pumps tied into sewer was found, we need to better regulate sump pumps. If any claims are made from the sewer maintenance mishaps we turn them into insurance company.

Action

Adjourn

Action:

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