



**HENEFER TOWN
REGULAR MEETING OF THE TOWN COUNCIL
Henefer Town Office
150 W Center St
Henefer, UT 84033
11/6/2025**

A quorum being present at the Town Hall, 150 West Center Street, Henefer, UT 84033, the meeting of the of the Henefer Town Council was called to order at 7:03 P.M.

Council Persons Present: Mayor Kay H. Richins, Steven Dallin, Casey Ovard, Detton Fawcett, Tiffany Richins

Staff/Personnel Present: Elizabeth Breitenbeker, Mason Kjar, Jake Young

Visitors Present: Karen Ovard, Nate Rees, David Owens, Jackson Owens, Justin Jones, Angela Jones, Bob Gibbs, Michelle Lowe, Gary Butler, Kent Trussell, Donald Fulton, Wade Kellems, Carson Close, Jacob Rees, Beverly Mair, Kevin Beenfield

The prayer was offered by Kay Richins. The Pledge of Allegiance was led by Bob Gibbs.

Discussion Items

Carry Over Items From October Meeting

Kay Richins explained the flag on the hill had a tear in it and that it has been replaced.

Business License- Jacob Rees-Conox LLC

Jacob explained he needs a location for the business google search base.

Steve Dallin asked where the manufacturing takes place? Jacob answered onsite. Jacob explained there would be no storage needed except some at his home. Steve asked if there will be noise? Jacob answered no.

Jacob explained the conox box purpose and that is 100% sustainable. He explained sizing options. He will be selling them from \$20,000-\$40,000. Steve asked if there could be zoning issues? Jacob answered he has permits. The business will be run at his home.

Action

Mayor Kay H. Richins called for a motion to approve the business license for Conox LLC. Casey R. Ovard made a **motion** to approve the business license Conox LLC. Tiffany Richins seconded the motion. Passed Unanimously.

Short Term Housing

Mason Kjar explained how the town can regulate short-term rentals and explained different rental types. He suggested using other city's examples of their regulations and ordinances for Henefer. Tiffany Richins commented she feels it's important to get this settled now so there aren't any big impacts on the town like there have been in other places. Wade Kellems agreed that some ordinances are good for the town, such as for B&B's. David Owens commented certain types of short-term rentals could be beneficial for individual Henefer residents owning short-term rentals. Wade gave examples of other places that are affected by short-term rentals. Casey Ovard commented we should look at an ordinance going forward. Mason Kjar suggested we prepare an ordinance to talk about for the next council meeting. It would need to go through the planning commission first. David suggested choosing ordinances in a way that incentivizes residents to build short-term rentals in a way that's beneficial to the town.

Donald Fulton-Secondary Billing Proposal

Donald feels that a one-size-fits-all approach is not appropriate in the circumstance of secondary water billing because the amount of water used per household varies greatly. He feels this method will cause more water usage because homeowners pay the same amount either way. He's concerned there won't be enough water. Donald mentioned the meter reading problems. He suggested we ask the lending entity for the secondary water loan if the payment can be deferred until next spring when the water is on. He suggested we have a tier system that bills according to actual usage. He asked for better ways to inform town residents of changes.

Kay Richins explained that what residents are paying for right now is for the payment that is due next year. He explained the secondary water system is not a service, it is a project the whole town is responsible for together, for current and future needs. He assured the secondary system will give sufficient water. He acknowledged proper notice wasn't given.

Detton Fawcett responded saying we don't yet have data for homeowners moving from culinary to secondary so when that happens, we will modify the billing proposal. It was cheaper for the town to put in the secondary system rather than another treated water plant. He is making progress on meters issues. He added that homeowners pay for the right to use water, not necessarily how much water you use. He hopes when the data is available and a new billing system is adopted, that the base rate goes down to accommodate a tier rate. The loan has been delayed already several times. Jacob Rees asked for clarification about tiers. Detton answered the tiers are based on gallons used. Steve Dallin read off the tier prices.

Kay Richins asked if we have a hook-up deadline? Casey Ovard responded no date has been chosen yet. It should be around October or November. Kay encouraged water conservation. Casey commented this current billing system is where we're starting and will be amended later. Beverly Mair asked when will we know about the inspector information? Kay responded we have his name and number and will inform everyone by the next meeting. It is Sam Adams. Information will be sent out to homeowners. David Owens asked if livestock should be hooked up to secondary. Kay answered the water is shut off in October so you wouldn't have water for your livestock.

Detton clarified the inspection is to ensure no cross contamination during hook -up. The application is for the inspection.

Jacob Rees asked about pricing for homeowners; culinary vs. secondary.

Detton said the town is trying to make it more economical for homeowners to use the secondary water instead of culinary water by adjusting the pricing tiers.

Enforcement on secondary water usage was discussed.

Kay clarified the secondary water is to conserve culinary water.

Detton mentioned there will be a letter sent out with all the information needed.

Update Fee Schedule

Tiffany Richins asked for clarification on garage fees. Kent Trussell answered the cost is to build, not the fee.

Kay Richins proposed higher fees for the higher impact businesses to get their business license. Jake Young suggested a recreation fee. Wade Kellems commented on what other places do. Karen Ovard also gave examples of other places.

There's no charge to use the park if residents are not reserving it. Steve Dallin asked if the facilities should be available to rent for free as a taxpayer? Detton proposed a rental fee of \$50 with \$25 refundable if the town council room and community center are left clean. Tiffany suggested the fee for non-residents could be \$100 to rent and \$50 refundable. She also suggested adding a clause to the rental agreement stating the renter will pay for any damages. Detton said we could charge different fees for different rooms. Steve suggested residents might feel it might not be worth it to use the facilities for their events because of the fees. Detton suggested for the town council room \$40 for non-residents and \$20 for residents. Steve commented it's less than \$25 for utilities each day. Jacob Rees suggested renting the town council room should be free and the community center have a higher fee. Detton proposed town council room be free for residents and \$20 for non-residents. For the community center for residents \$50 fee \$25 refundable; non-residents will be \$100 fee with \$50 refundable. Casey commented let's start with this draft.

Steve Dallin corrected a cemetery fee on the proposed fee schedule which has already been adopted.

Action

Mayor Kay H. Richins called for a motion to adopt the rates otherwise stated in this meeting. Casey R. Ovard made a **motion** to adopt the rates otherwise stated in this meeting. Detton Fawcett seconded the motion. VOTE: AYE: Mayor Kay H. Richins, Steven Dallin, Detton L. Fawcett, Casey Ovard, Tiffany Richins NAY: none ABSTAINING: none ABSENT: none

Public Works Position

Kay Richins asked Mason Kjar if there's anything more that needs to be done for getting this position ready. Mason explained vested right and said the council needs to decide if this position is exempt and the town will need to post that on the job description. Kay added we already have a job description, salary, and benefits decided.

Street Parking

Mason Kjar addressed potential and current problems. He referenced Utah code 10-8-84 and explained what is applicable for the town. There is not an overnight parking restriction currently in the town code, and the town may want a resolution for that. He suggested we use an example from a nearby town. Detton Fawcett commented we have sent letters in the past asking everyone to move their cars for the snow plows. Kay commented we usually send it out in October, but we haven't this year. We may add the letter to the water bill.

Beenfield Annexation

Jake Young said the planning commission has reviewed this, but doesn't have a recommendation yet and asked council if they support the annexation and with what conditions? He commented zoning is a secondary issue. He explained where the location is. Steve Dallin asked if anything has changed since last month's discussion. Jake answered no. Kay Richins asked how many homes Kevin Beenfeld will be building? Kevin answered he has no immediate plans to build. Tiffany Richins asked if he plans to sell lots? Kevin answered he wants to have options, but he has no immediate plans. Jake Young commented there could potentially be 48 homes on that subdivision and asked if the town wants changes to existing roads. Mason Kjar reminded council that an annexation should be at the town standard per city code. Steve asked if the property owners to the north inquired about annexing. Another question is dividing the parcel into two. Kevin answered he has no plans to divide the parcel into two. Jake commented the county may require the subdivision be divided into two. He reminded the council the town makes decisions on annexation. Tiffany asked if it would be better if the other families in the north were added? Steve answered it may not be necessarily better, but it would

solve this problem. Jake commented the town needs more roads for homes to connect for future developments. Detton suggested council should consider potential new homes' water use as the town accepts more annexations. Mason mentioned road size could be a concern. Steve is concerned that the peninsula zoning could be an ordinance violation. Mason asked council what direction they want to go and offered to draft a development agreement. He is concerned about county veto power. Steve suggested we make sure this annexation meets town ordinances. Casey Ovard suggested the town create ordinances to prepare us to go forward with annexation. Jake commented developments should pay their own way going forward. He said he's unsure if the county will approve this annexation. Carson Close asked if the annexation could get approval with the contingency of getting requirements done? Jake answered it can't work that way. This will be revisited.

Sewer Maintenance

Detton Fawcett explained the cameraing results. He is getting a priority list together. The Ridley Rippler increased the sewer capacity. He is trying to keep it within state regulations. The free trial period is over. The town needs to decide whether or not to purchase it or remove and install in the spring. A major concern is what it will do with ice in the winter. It is a \$1,500 installation fee. The fee is better than paying for ice damage. Kent Wilkerson has discussed leasing it through the winter. It is unknown if the company will give a guarantee through the winter. Casey Ovard suggested if the company provides no guarantee through the winter, let's take it out and re-install in the spring. Kay Richins agreed that would be fine, or we could explore other options too. Detton believes the current system costs \$55,000 plus the power cost. He attempted air compression in the pond already, but it froze in winter so it was unsuccessful. Kay mentioned 60-90 percent of cost is electricity. Detton commented he's trying to stay within state guidelines. Casey said if the company will take the liability, then yes to keep it. If not, then we can decide in the spring to possibly purchase. Detton commented Kent wanted to attempt keeping it through the winter on rental agreement, but the town would be liable if it breaks. The town would need a contract from the company. Rippley Rippler decision will be made by the subcommittee, which is Detton and Kay.

Action

Detton Fawcett made a motion that we proceed the Rippley Rippler decision of a subcommittee of myself and the mayor pending agreement with the lawyer in the company to decide whether we are going to purchase, rent or remove. Passed Unanimously.

Secondary Water Equipment

Kay Richins showed the hardware of the secondary water meters and explained how they hook up.

Review of October 7, 2025 Town Council Meeting Minutes

Mayor Kay H. Richins called for a motion to approve October 7, 2025 Regular and Public Hearing meeting minutes. Steven Dallin made a **motion** to approve the October 7, 2025 Town Council Meeting minutes with corrections. Casey Ovard seconded the motion to approve the October 7, 2025 Town Council Meeting minutes with corrections. Passed unanimously.

Mayor Kay H. Richins called for a motion to approve October 7, 2025 Closed Session Town Council meeting minutes. Steven Dallin made a **motion** to approve the October 7, 2025 Closed Session Town Council Meeting minutes with corrections. Detton Fawcett seconded the motion to approve the October 7, 2025 Closed Session Town Council Meeting minutes with corrections. Passed unanimously.

Reports by Council Members and Staff

- **Steven Dallin- Cemetery:**
 - A family member of a deceased military service person donated two flags. There will be a ceremony at the cemetery in honor of them on Veteran's Day and the flag at the cemetery now is the donated one.
 - Looking into possibly giving deeds or certificates for cemetery lots
- **Casey R. Ovard- Water and Sewer Utilities:**
 - Need to send a letter to Lundquist
- **Detton L. Fawcett- Water and Sewer Utilities:**
 - Franklin Canyon is getting worse quickly
 - Drained secondary system
 - PFAS test came back clean
 - Need to certify residential lines are not lead pipes
- **Mayor Kay H. Richins- Streets:**
 - Nothing to report
- **Mason Kjar:**
 - Nothing to report
- **Tiffany Richins -Parks:**
 - Discussed Santa plans

Action:

At 10:40 P.M., Councilperson Detton Fawcett moved to adjourn the meeting. Councilperson Casey Ovard seconded the motion. Motion passed by unanimous vote (5-0)