



Meeting Minutes  
Regular Meeting of the Henefer  
Town Council  
April 7, 2026 7:00 P.M.

Henefer Town Office 150 West Center Street, Henefer, UT 84033

### Meeting Minutes

Council Persons Present: Mayor Kay H. Richins, Alec Deru, Chad West, Rush Hotchkiss

Absent: Steven Dallin

Staff/Personnel Present: Elizabeth Breitenbeker, Mason Kjar, Ty Bailey

Visitors Present: Tim Loveday, Janna Young, Rulon Richins, Bryant Stevens, Kent Trussell, Kevin and Valerie Beenfield, Laralyn and Jordan Petrie, Karen Ovard, J Rich

#### I. Opening Ceremony

##### A. Call to Order

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 7:00 P.M.

##### B. Legislative Prayer was offered by Kay Richins

##### C. Pledge of Allegiance was led by Virginia Richins

#### II. Discussion Items

##### A. Business License for Underground Dirt Works LLC

Audio Time 2m

Jordan Petrie explained his business is commercial and residential excavation. He is looking for a storage space to put equipment. He will soon have a contractor's license.

Action:

Mayor Kay Richins called for a motion to approve the business license for Underground Dirt Works LLC. Chad West made a motion to approve the business license for Underground Dirt Works LLC. Alec Deru seconded the motion. Passed Unanimously.

Absent: Seve Dallin

##### B. Janna Young-County Solid Waste Action Plan

Audio Time 47m

Janna Young and Tim Loveday presented summit county's solid waste action plan. The summit county landfill is beginning to fill up. Strategies were shared such as composting and focusing on recycling, rather than garbage. 85% of what is sent to the recycling plant actually does get recycled. Kent Trussell asked if mulch could be made. Tim responded it has been attempted and it was unsuccessful. Burning waste is also being

considered. Janna shared Summit County resident survey results. Residents would like more convenient places to recycle and could benefit from further education on what items are recyclable. The Summit County Re-store was discussed. One issue is that people dump their waste in landfills that are not within their own communities. Solid Waste employees are trying to control that. They will establish a local drop off recycling site this summer.

**C. Purchase Approval for Risen Rippler Pond Optimization System Audio Time 7m**

Kay Richins explained this system is to keep the water stirred up and creates oxygen. Alec Deru mentioned it is working and helping with the sewer. Chad West commented the system is effective at clearing duckweed.

**D. Beenfield Annexation Petition and Negotiation Audio Time 9m**

Mason Kjar explained legislative power and administrative power. Council should consider if the petition is abiding by all town ordinances. Council should consider if the annexation is a good idea and what will need to happen to make it work. He explained the process of how to negotiate a development agreement for an annexation. Kevin Beenfield mentioned they would like the land for family; they have no plans for a large-scale development. Donald Fulton is concerned annexing may create over development and encouraged Council to consider the gravity of this decision.

**E. Secondary Water Audio Time 1hr 36m**

A brochure is available for residents to reference on the town website. Residents should hire a contractor for the installation; then have Sam Adams do the inspection.

**F. 4<sup>th</sup> of July Audio Time 1hr 41m**

Discussed during council reports – Audio Time 2hr 30m

**G. Ordinance for Enforcement Officer Audio Time 1hr 42m**

The need for an enforcement officer to enforce town ordinances was discussed. Laralyn Petrie and Council discussed follow-up on her neighbor complaint. Hiring an enforcement officer may produce results.

**III. Public Comment Audio Time 1hr 49m**

Rulon Richins is concerned the changes to town water shares will compromise his ability to irrigate his lots. He referenced an agreement he had with the town about water shares. Kay Richins will work with him to resolve this.

Bryant Stevens asked where he could ask questions about secondary water. He is concerned that he has a shared meter with another home. Kay Richins directed him to

check with Brent Ovard. Other information will be on the brochure which will be available to residents soon.

Donald Fulton commented he feels the secondary water billing tier system doesn't make sense. He also commented Amazon buys cardboard boxes back.

#### IV. Action

**A. Accept property bid for the old dump property**

Audio Time 2hr 5m

Mayor Kay Richins called for a motion. Chad West made a motion to accept the bid from Jenni Wayment for the old dump ground for the amount of the bid. Alec seconded the motion. Passed Unanimously. Absent: Seve Dallin

**B. Purchase Approval for Risen Rippler Pond Optimization System**

Audio Time 2hr 8m

Mayor Kay Richins called for a motion. Alec Deru made a motion to approve the purchase of the Ridley Rippler Pond Optimization system. Rush Hotchkiss seconded the motion. Passed Unanimously. Absent: Steve Dallin

**C. Accept Petition for Beenfield Annexation**

Audio Time 37m

Mayor Kay Richins called for a motion. Alec Deru made a motion to accept the petition and annexation on a condition that at a future time we have a development agreement and we accept that to the master plan and that we're all in agreement to that; and if we fail to enter into an acceptable development agreement the petition will be denied. Rush Hotchkiss seconded the motion. Roll Call Vote Chad West – aye, Kay Richins – aye-, Alec Deru – aye, Rush Hotchkiss - aye Absent: Steve Dallin

Mayor Kay Richins called for a motion to form a subcommittee. Chad West made a motion to form a subcommittee of the Mayor and Steve Dallin to negotiate with the applicant an acceptable development agreement and to come back and present to the council depending on the outcome of the agreement. Alec Deru seconded the motion. Passed Unanimously. Roll Call Vote Chad West – aye, Kay Richins – aye-, Alec Deru – aye, Rush Hotchkiss - aye Absent: Steve Dallin

**D. Ordinance for Enforcement Officer**

Audio Time 2hr 9m

An enforcement officer will ensure residents are abiding by town ordinances. Alec Deru asked what the pay will be. Ty Bailey will draft a proposal. The town fee schedule will be amended to include the fee charged to the resident for the enforcement officer's services.

#### V. Review of March 3, 2026 Regular and Closed Session Town Council Meeting Minutes

Audio Time 2hr 19m

Mayor Kay H. Richins called for a motion. Chad West made a motion to approve March 3, 2026 Regular Town Council Meeting Minutes. Rush Hotchkiss seconded the motion. Passed Unanimously. Absent: Steve Dallin

Mayor Kay H. Richins called for a motion. Alec Deru made a motion to approve March 3, 2026 Closed Session Town Council Meeting Minutes. Chad West seconded the motion. Passed Unanimously. Absent: Steve Dallin

VI. Mason Kjar – Legal Counsel Training Audio Time 2hr 20m

Mason Kjar explained Henefer has a council-mayor form of government. He explained how that is different than other municipalities. Henefer is classified as a town. Other than receiving more taxes there isn't much benefit for the town in changing classifications. The meeting minutes chapter from the Powers and Duties book will be discussed next month.

VII. Reports by Council Members and Staff Audio Time 2hr 27m

- **Ty Bailey**- There will be a budget hearing in May
- **Rush Hotchkiss**- He is organizing the 4<sup>th</sup> of July activities. He welcomes recommendations on volunteers.
- **Chad West**- The secondary water test went well. Residents will hook up their own secondary water system and will need to get an inspection before use.
- **Kay Richins**- Getting bids from contractors to get some roads paved in town. The county may require fees for town use of police services. It will be discussed further at another time.

At 9:48 P.M. Councilperson Chad West moved to adjourn the meeting. Councilperson Alec Deru seconded the motion. Motion passed by unanimous vote (4-0) Absent: Steve Dallin

Rush Hotchkiss – Parks  
Chad West – Water and Sewer Utilities  
Alec Deru – Water and Sewer Utilities

Steven Dallin – Cemetery  
Mayor Kay H. Richins – Streets  
Ty Bailey