



Meeting Minutes
Regular Meeting of the Henefer
Town Council
June 2, 2026 7:00 P.M.

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

Meeting Minutes

Council Persons Present: Mayor Kay H. Richins, Chad West, Rush Hotchkiss, Steven Dallin

Absent: Alec Deru

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

Visitors Present: Karen Ovard, Jodi Hotchkiss, Trever and Monique Rowser, Beverly Mair, Jim Richins, Donald Fulton, Kent Wilkerson

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 Elizabeth Breitenbeker

C. Pledge of Allegiance was led by Karen Ovard

II. Discussion Items

A. **Business License for Rowser Transport LLC - Trever and Monique Rowser**

Trever and Monique Rowser explained their business is parking equipment

Mayor Kay Richins called for a motion. Steve Dallin made a motion to approve Rowser Transport LLC Business License. Chad West seconded the motion. Passed unanimously.
Absent: Alec Deru

B. **Sewer Discussion with Kent Wilkerson**

1. Review and Approve Municipal Wastewater Plan Program-

This document is state required. It specifies planning and action. The ripple rippler the town has been using is effective.

Mayor Kay Richins called for a motion. Chad West made a motion to approve the municipal work order plan. Rush Hotchkiss seconded the motion. Passed unanimously.
Absent: Alec Deru

2. Impact Fee Assessment/Rate analysis-

The analysis will study what will be needed in the next 6 years. A sewer impact fee for new homes built was discussed.

3. System Maintenance -

Current staff helping with sewer maintenance was discussed. The sewer headgates need to be replaced. Pricing for new headgates will be researched.

4. Grant Application-

Kent Wilkerson will try to secure a grant from the State. He will check water rights with Henefer Irrigation Company to compare with what is actually being used. He confirmed watering lawns twice a week is reasonable.

C. Ordinance 2026-275 Fire Restrictions

Mayor Kay Richins called for a motion. Steve Dallin made a motion to approve Ordinance 2026-275 Restriction for Fireworks and Open Burning. Rush Hotchkiss seconded the motion. Passed unanimously. Absent: Alec Deru

III. Public Hearing

Steve Dallin made a motion to open the Public Hearing. Chad West seconded the motion. Passed unanimously. Absent: Alec Deru

Rush Hotchkiss made a motion to close the Public Hearing. Steve Dallin seconded the motion. Passed unanimously. Absent: Alec Deru

A. Approve Amended 2025-2026 Budget

IV. Public Comment

Beverly Mair asked what the overage fees are for secondary water. There are no overage fees. 325,000 gallons over a 5 month period is allowed. Residents' secondary water will be shut off if the gallons used exceeds that amount.

Donald Fulton feels the secondary water pricing system encourages more water usage rather than less.

Karen Ovard asked if there is a secondary impact fee for a new home built. There currently is not. The resident pays for the system to be installed.

V. Action

A. Adopt Resolution 2026-276 Amended 2025-2026 Budget

Chad West made a motion to approve amended budget 2025-2026. Steve Dallin seconded the motion. Passed unanimously. Absent: Alec Deru

B. Adopt Ordinance 2026-275 Fire Restrictions

Mayor Kay Richins called for a motion. Steve Dallin made a motion to approve Ordinance 2026-275 Restriction for Fireworks and Open Burning. Rush Hotchkiss seconded the motion. Passed unanimously. Absent: Alec Deru

C. Brett Richins – Delay Agreement for Sidewalk (home construction)

A delay agreement promises that when a sidewalk is required by the town the resident will lay a sidewalk. Donald Fulton is concerned if a delay agreement is allowed once it could set a precedent for too many future deferrals.

Chad West made a motion that the Town Council agrees to the deferral of the sidewalk requirement for the property located at 265 N 300 W, and that the town delegates to the Mayor and Staff for the final deferral agreement or ratification of the agreement to be recorded. Steve Dallin seconded. Passed unanimously. Absent: Alec Deru

VI. Review of May 5, 2026 Town Council Meeting Minutes

Mayor Kay H. Richins called for a motion to approve the May 5, 2026 Regular Town Council Meeting Minutes. Steve Dallin made a motion to approve May 5, 2026 Regular Town Council Meeting Minutes with corrections. Rush Hotchkiss seconded the motion. Passed unanimously. Absent: Alec Deru

VII. Mason Kjar – Legal Counsel Training

Mason explained an ordinance has to be written. Whatever is passed is recorded and organized. The planning commission does not have to follow the will of the people because they are appointed. The Town Council is elected and should follow the will of the people. A referendum may be applicable when a choice by a municipality is extremely unpopular with the residents.

VIII. Reports by Council Members and Staff

Steve Dallin -Memorial Day went well. The fire station open house went well. Water shares from the Upper Ditch Company were discussed.

Chad West- JUB will install missed meters. The secondary pump mechanism was discussed.

Kay Richins- Roads in town are scheduled to be paved this month

Rush Hotchkiss- 4th of July volunteers are greatly needed. The corvette show is ready.

At 9:50 P.M. Councilperson Steve Dallin moved to adjourn the meeting. Councilperson Rush Hotchkiss seconded the motion. Motion passed by unanimous vote (4-0). Absent: Alec Deru

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