



Meeting Minutes
Regular Meeting of the Henefer
Town Council
August 20, 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

Absent: Alec Deru, Steven Dallin

Staff/Personnel Present: Elizabeth Breitenbeker, Ty Bailey

Visitors Present: Tiffany and Todd Richins, Judith Hauffe, Karen Ovard

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 7:02 P.M.

B. Prayer/Moment of Silence was offered by Todd Richins

C. Pledge of Allegiance was led by Tiffany Richins

Rush Hotchkiss made a motion to amend the agenda to add an option to choose the budget which does not include the tax increase. Kay Richins seconded the motion. Passed unanimously. Absent: Alec Deru and Steve Dallin.

II. Public Hearing/ Truth In Taxation

A. Truth in Taxation: Proposed Property Tax Increase

Rush Hotchkiss made a motion to open the Public Hearing for Truth In Taxation. Kay Richins seconded the motion. Passed unanimously. Absent: Alec Deru and Steve Dallin.

Ty Bailey explained that the purpose of the additional ad valorem tax revenue is to generate funds that would be used for capital improvements. Truth In Taxation is a budget process. Cities cannot raise taxes without a public hearing. Last year the Utah State Tax Commission denied the town's tax increase because the Truth In Taxation meeting was held the same night as the Town Council meeting. Ty stated that the proposed increased tax rate of .000533, would increase the total property tax amount collected each year to \$65,280. The tax increase will bring an additional \$11,280 yearly.

If the town increases taxes in increments, then the amount raised each time will be smaller and easier for residents. He gave the example that with the current tax rate a house worth \$600,000 has a tax of \$139.59 total per year that Henefer Town receives. After the increase it would be \$175.89 per year which is an increase of \$36.30 per year.

Karen Ovard listed current revenue the town receives from residents like the municipal energy tax, secondary water charge, and the possibility of an increased sewer rate. She is concerned the increases are becoming too much for residents.

Judith Hauffe asked if Ivory Homes will be building in town. Council responded they have not heard that any residents have made current or future plans to have Ivory Homes develop.

Rush Hotchkiss made a motion to close the Public Hearing for Truth In Taxation. Kay Richins seconded the motion. Passed unanimously. Absent: Alec Deru and Steve Dallin.

B. Final Budget 2026-2027

Rush Hotchkiss made a motion to open the Public Hearing for the budget. Kay Richins seconded the motion. Passed unanimously. Absent: Alec Deru and Steve Dallin.

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

III. Action

A. Adopt Resolution 2026-281 Proposed Property Tax Increase

Ty Bailey commented that he's impressed the town can operate on such a small budget. Kay Richins commented because Henefer is a "bedroom community" (the town doesn't receive sales tax) the citizens have to pay taxes.

Kay Richins made a motion to adopt Resolution 2026-281 Proposed property tax increase. Rush Hotchkiss seconded the motion. Roll Call Vote. Chad West: aye. Rush Hotchkiss: aye. Kay Richins: aye. Absent: Alec Deru and Steve Dallin.

B. Adopt Resolution 2026-280 Final Budget 2026-2027

Rush Hotchkiss made a motion to adopt Resolution 2026-280 Final Budget 2026-2027. Kay Richins seconded the motion. Roll Call Vote. Chad West: aye. Rush Hotchkiss: aye. Kay Richins: aye. Absent: Alec Deru and Steve Dallin.

At 7:30 P.M. Councilperson Kay Richins moved to adjourn the meeting. Councilperson Chad West seconded the motion. Motion passed by unanimous vote (3-0). Absent: Alec Deru and Steve Dallin

Rush Hotchkiss – Parks
Chad West – Water and Sewer Utilities

Steven Dallin – Cemetery
Mayor Kay H. Richins – Streets

Alec Deru – Water and Sewer Utilities

Ty Bailey