



Parowan City Culinary Water Board Meeting

06-11-2025 – 5:00 p.m.

Council Chambers – 35 E 100 N, Parowan, UT 84761

Board Members Present: Sam Halterman, Tom Gurr, Doug Fox, David Burton

Board Members Absent: Kurt Vest

Staff Present: Mayor Mollie Halterman, City Manager Dan Jessen, Public Works Superintendent Aldo Biasi, Office Manager Connie Biasi

Call to Order the Culinary Water Board Meeting

Sam Halterman called to order the Parowan City Culinary Water Board meeting, noting that Kurt Vest was not present and that Sam had been nominated to take over as chair for the meeting.

Declaration of Conflicts

No conflicts of interest were declared by any board members.

Approval of Minutes from 4-09-2025

The board discussed the minutes from the previous meeting, noting there was a discrepancy with the date. Board members observed that the minutes were dated December 2024 (12-11-24) even though the meeting had taken place on April 9, 2025. Doug Fox mentioned that all of Callie's notes showed December, but confirmed there was a meeting in April. The board agreed to approve the minutes with a correction to reflect the proper date.

Motion: David Burton moved to approve the minutes from 12-11-24 with a correction to reflect the actual meeting date of April 9, 2025.

Second: Sam Halterman

Vote: All approved; none opposed.

The board noted that Tom Gurr would inform Callie about the date correction needed.

Progress Update on Water Recharge Project

Dan Jessen provided an update on the water recharge project, noting that they had received a bid from JP Excavation, which was determined to be the best bid both in terms of price and contractor capability. Other bids had come in significantly higher - around \$1.5 million more.

Dan explained that they had received final notification of funding for the last missing piece they were waiting for, and had given the contractor notice to proceed. They were now waiting for a pre-construction meeting. Dan anticipated that the contractor would "hit the ground hard and fast," noting that city public works would have a lot to do working with the contractors as they would be in the streets and working around utilities, which would likely create conflicts and issues requiring Aldo's time.

The project would start with the leg going down to the recharge area first, as they needed to complete work through the fairgrounds and up to Lions Park before the fair begins. Dan mentioned that the diversion project would be bid separately from the pipeline project, as one involves a large concrete structure and the other involves pipelines. He expected the bid process for the diversion project to begin within the next month.

Aldo Biasi added that the contractor had already submitted their bonding and encroachment permit to UDOT. He mentioned that Glenn from Alpha Engineering had commented that they were having difficulty keeping up with Judd (JP Excavation) on this project.

Dan emphasized that the timeline had been stretched due to funding issues, but noted they had received millions more in grant funding, with no borrowing required. The project is fully grant and cash funded between three entities. The original plan was to go to bid in November, but it ended up being April/May. Dan expressed concern about potential conflicts with monsoon storms during construction, noting that the concrete work needed to be completed before winter and spring runoff.

Dan characterized the project as complex but expressed satisfaction that it was finally moving forward after a long planning period. He compared it to other challenging projects like the pool and Main Street bridge that had felt impossible but were successfully completed.

Progress Update on Six-Mile, Treatment, and Waterline Project

Dan Jessen began the update by noting that the city had awarded a contract to Bowen Collins for preliminary engineering work on the project. He then turned the floor over to Aldo Biasi who had been leading the project.

Aldo reported that before the contract was awarded, they had already submitted a funding package request to the Division of Drinking Water for projects identified in the capital facilities plan completed by Bowen Collins. The funding request covered approximately ten years' worth of projects. Aldo met with division staff before their meeting, and they had their official meeting the previous day.

Aldo announced that the Division of Drinking Water had awarded Parowan City a funding package of just over \$10 million, with \$1 million as a grant and the remaining \$9 million as low-interest loans at 2% for 30 years. Bowen Collins was currently working on a rate study, as water rates would need to increase to fund these projects.

The projects included in the funding package were:

- Six Mile spring treatment plant
- Replacement of the main canyon spring line down to the plant (an old leaded gasket line in need of repair)
- Replacement of numerous 2-inch water lines throughout town to improve fire flow

Aldo explained that he had not included some water lines in the funding package that had fewer utilities and homes, as these could be addressed by city staff later. He noted that he had included percentage increases for inflation when calculating the funding needs, based on the original cost estimates from the capital facilities plan.

Aldo mentioned that their project scored the highest out of all projects presented to the Division, indicating good support from the state. He acknowledged that more work was needed, including finishing the rate study, presenting it to the City Council, and beginning the engineering work.

Dan added context about the timeline, explaining they had applied for funding before completing all preliminary work because they wanted to get into this funding round before the implementation of the new state water plan, which will consolidate all water divisions. Under the new system, all funding will go through a new entity, and the state had asked municipalities to identify all their water-related projects for the next 30 years.

Dan noted that since their application was already in the pipeline for funding, it would not be slowed down by the new process. He also mentioned that the favorable loan terms (2% for 30 years) were offered because the state recognized the financial impact on ratepayers.

David Burton expressed appreciation for Aldo's work on securing the funding.

Discussion and Possible Recommendation on Water Entitlement Policy

Dan Jessen presented a draft framework for a water entitlement policy, distributing physical copies to board members and displaying it for discussion. He explained that they had been talking for some time about creating a framework for entitlement transfers, banking, and lot classification.

Dan provided background, explaining that Parowan City owns all culinary water rights for use in the city culinary system and controls access through connection entitlements. These entitlements are granted when property owners deed water to the city according to dedication requirements. He noted that the city had grandfathered certain parcels, essentially entitling every buildable lot as of a specific date in 2021.

The policy framework included several key components:

- Definitions for "wet lots" (those with water entitlements), "dry lots" (those without entitlements), "banked entitlements" (unused water connections), and "entitlement transfers"
- A proposed water entitlement ledger to track all water deeds, lot assignments, and transfers
- Banking rules allowing property owners to bank excess entitlements for future use
- Transfer request procedures limiting transfers to lots under common ownership
- Restrictions on the sale of entitlements to third parties
- Potential sunset provisions for unused entitlements

During the discussion, board members explored various scenarios and implications, including:

- Whether entitlements should be tied to specific parcels or owners
- The potential creation of a market for entitlements if transfers were allowed
- How to handle lot boundary realignments that affect entitlement status
- The process for annexations and how they impact water entitlements

Dan emphasized that currently the city lacks a formal policy for managing these situations, and while he's been tracking them informally, a more official system is needed. He suggested using the city's GIS system as the backbone for tracking entitlements visually.

The board discussed the policy's administrative aspects, questioning whether transfers should require approval by a body like the Water Board, Planning Commission, or City Council, or whether they could be handled administratively if they met established criteria.

After extensive discussion, the board decided they needed more time to review the proposal.

Motion: Doug Fox moved to table the discussion and possible recommendation on water entitlement policy until the next water board meeting.

Second: Tom Gurr

Vote: All in favor; none opposed.

David Burton requested that the item be specifically placed on the agenda for the next water board meeting to continue the discussion.

Staff Comments

No additional staff comments were presented.

Public Comments

No public comments were offered.

Adjourn

Motion: David Burton moved to adjourn the Culinary Water Board meeting.

Second: Sam Halterman

Vote: All in favor; none opposed.

Call to Order the Pressurized Irrigation Board Meeting

Sam Halterman called to order the Parowan City Pressurized Irrigation Water Board meeting.

Declaration of Conflicts

No conflicts of interest were declared by any board members.

Approval of Minutes from 4-09-2025 Meeting

Similar to the previous meeting, there was discussion about a date discrepancy in the minutes. Motion: David Burton moved to approve the minutes from the last meeting with a correction to update the date.

Second: Tom Gurr

Vote: All in favor; none opposed.

Update on Yankee and Projected Water Season

Aldo Biasi provided an update on the Yankee Reservoir, reporting that he had just checked the level before the meeting. He stated that on April 15, the level was at 161.5 feet, and as of June 11 (the day of the meeting), it was at 165.5 feet, showing a considerable gain. Aldo attributed this to recent rains, some snowmelt, and particularly to springs that "saved" them. He noted that the pond had been dropping a couple of feet each day, though the four-bay pond was holding up decently.

Aldo mentioned that during recent rainstorms, they had shut down as many parks as possible to conserve water, and they were working toward making that process easier for Justin (staff member). Aldo anticipated that the Yankee would be opened soon, likely after the first crop was done, but noted that Mike had not specified the timing.

Regarding water distribution, Aldo reported that the Gear subdivision was currently off due to Iron County working on a leak over the fairgrounds. He also noted that certain areas of town would need to be shut off during the recharge project construction, as they would have large trenches open near pressurized lines. He promised to provide advance notice when possible but cautioned that construction accidents could happen.

Dan Jessen raised the question of whether the city should issue some sort of water conservation proclamation or resolution, noting that Washington County had recently asked residents to conserve water and the state had declared a water emergency. While acknowledging that Parowan's situation was not desperate with a full Yankee Reservoir, he suggested it might be appropriate to encourage conservation given the state drought conditions.

Board members discussed the potential messaging:

- Sam Halterman questioned the value of such a message when the city wasn't facing immediate shortages
- Aldo Biasi supported promoting water conservation generally but noted they needed to ensure the city's own practices were in order first, as he was working on improving the system to shut off park sprinklers during rain
- Doug Fox emphasized that despite the full reservoir, the region was still in a drought with poor snowpack, and gentle reminders to conserve would be appropriate
- Tom Gurr questioned how many residents were aware of the dismal snowpack situation
- David Burton supported a general reminder, noting it would be helpful particularly for property owners from other areas

The board agreed that a gentle reminder from the Water Board (rather than from City Council) would be appropriate to avoid appearing as an enforcement action.

Motion: David Burton moved that the Water Board send out through the city's media a gentle reminder, to be reviewed before publication, that even though there have been a lot of rains, it might be wise to be conscious of how much water residents are using due to the forecast ahead.

Second: Sam Halterman

Vote: All in favor; none opposed.

Dan Jessen shared a photograph he had seen in the Governor's office showing the dramatic contrast between drought conditions and the record snowpack event from two years prior. He noted that while the Wasatch Front wasn't experiencing severe problems, the worst drought conditions were in the southern part of the state, and the Governor was aware of these regional differences.

Sam Halterman commented that there has traditionally been a one to two-year delay between snowpack and valley water levels, meaning they were currently benefiting from previous years' snow.

Staff Comments

No additional staff comments were presented.

Public Comments

No public comments were offered.

Adjourn

Motion: David Burton moved to adjourn the Pressurized Irrigation Water Board meeting.

Second: Sam Halterman

Vote: All in favor; none opposed.



Sam Halterman, Chair Pro Tem



Callie Bassett, City Recorder

Date Approved: 8/13/2025