



Work Session Minutes
Mount Pleasant City Council
August 25, 2026
5:30 p.m.
Regular Work Session Meeting

The Mount Pleasant City Council held a Work Session on August 25, 2026, at 5:30 p.m. in the City Council Chambers located at 115 West Main Street, Mount Pleasant, Utah.

1. Roll Call

Present: *D. Lynn Beesley; Jakob Howcroft (via Zoom); Mayor Michael Olsen (non-voting); Russell G. Keisel; Cade A. Beck*

Excused: *Rondy G. Black*

Employees Present: *Dave Oxman, Trinity Blackburn, Jeff Parish, Colter Allen, Debbie James*

Others Present: *Greg Poulson, Angie Poulson, Jason Clawson, Ron Richmond, Keith Kasperon, Bridger Varga, Bret Mikkelsen, Dave Ames, Mark Jorgensen, Rick Allred, Heidi Hodgson, Bruce Dickerson, Jeff McDonald, Jay Wright, Ron Eichelberger, Linda Christiansen, Bruce Larsen*

2. Discussion with Sunrise Engineering Regarding the City's Culinary and Irrigation Water Systems

The Council discussed the City's culinary and irrigation water systems, including irrigation water availability and value, Equivalent Residential Connections (ERCs), system capacity, projected demand, water conservation, and possible limitations on irrigated landscaping and greenspace.

Ben Coray of Sunrise Engineering participated via Zoom and presented an overview of the City's water-use data from the previous year, comparing that usage with the City's current source capacity. He explained that the State required the city to track its daily water use for three years to determine peak-day demand. Based on those records, peak-day usage was calculated at 739 gallons per ERC.

Mr. Coray reported that the City is currently serving approximately 2,667 ERCs and the water system has an estimated capacity of 3,198 ERCs. This leaves a surplus of approximately 500 ERCs, meaning the City is currently using about 83 percent of its culinary water system capacity, with a remaining buffer of approximately 17 percent.

Mr. Coray stated that Sunrise Engineering could apply an estimated growth rate to determine when the City may reach its available capacity. He recommended that the city begin exploring an additional water source because developing a new source can take several years. He clarified that this does not mean the City is currently running out of water; however, capacity could become limited during days of peak demand.

Future water-use projections may also change because new developments may not have access to secondary irrigation water, which could increase household culinary water consumption.



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It was reported that 36 building permits had been issued since the beginning of the year. This figure did not include the Steve Johansen development or development along Llama Lane. Based on the available estimates, the City may have approximately 470 ERC's before reaching the buffer established under State guidelines. Mr. Coray clarified that these calculations apply only to the culinary water system.

Colter Allen and Mr. Coray agreed to work on estimating the amount of culinary water used by households that do not have access to secondary irrigation water under the City's current watering schedule.

Councilmember Beck noted that placing the cemetery well into operation could reduce culinary water demand and increase available culinary water capacity.

Jason Clawson asked what the calculated capacity would equal in acre-feet per year. He stated that City reports indicate annual use of approximately 500 acre-feet. Mr. Coray responded that, to meet the highest-demand day of the year, all available water sources would need to be operating continuously.

Mark Jorgensen expressed concern that the available irrigation water could not continue to be divided among a growing number of users. He stated that two hours of watering per week was insufficient for residents to maintain yards, gardens, and trees. He questioned why additional water could not be placed into the irrigation system if the City has sufficient water and multiple wells. Mr. Jorgensen also discussed the cost of using culinary water to keep his trees alive and reported that his water bill had reached approximately \$390.

Ron Eichelberger questioned the City's valuation and market rate for secondary water and stated that other methods of evaluation should be considered. He suggested installing a meter on every irrigation connection and noted that metered irrigation water would still be less expensive than using culinary water to maintain trees.

Mr. Coray clarified that the Minimum Capacity Study performed by the state was based on data that is approximately seven years old.

Dave Ames expressed concern about increasingly restrictive watering schedules. He questioned whether the City should continue allowing additional growth when existing residents are unable to adequately water their properties.

Bret Mikkelsen stated that many people move to the area because they want space for gardens and landscaping. He expressed concern that two hours of watering per week was insufficient and that trees were dying, changing the appearance and character of the community.

Brooke Allred asked how long the City's water sources could sustain demand if more than 30 percent of culinary water users began using culinary water for outdoor watering. She stated that she would be willing to pay for sufficient water to maintain a garden.



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Mark Jorgensen questioned why culinary water users were being negatively affected by current water restrictions and rates. He asked when the elevated culinary water charges would end and stated that he had spent a significant amount of money during the summer attempting to keep his trees alive. He noted that even if the city receives significant precipitation during the coming winter, the current culinary water rates would continue to apply to his usage.

Ms. Allred again requested an answer to her question. Mr. Coray stated that he could not provide that calculation during the meeting. Mayor Olsen asked Sunrise Engineering how the city could obtain the information, including whether the average usage of households without access to secondary water could be calculated.

The Council and attendees discussed whether developers should be required to provide water rights. Mayor Olsen emphasized the value of the City's irrigation water and stated that residents need to recognize that value. He also explained that the City may not be able to prevent development while the State's established ERC capacity requirements continue to be met.

Mr. Clawson questioned whether the calculated capacity accurately reflected the amount of water the City could provide. He stated that the Mayor and Council should have the authority to establish appropriate restrictions based on actual water availability.

Mr. Jorgensen reiterated his concern that the city does not have enough water to meet existing needs and that residents could eventually be limited to one hour of watering per week.

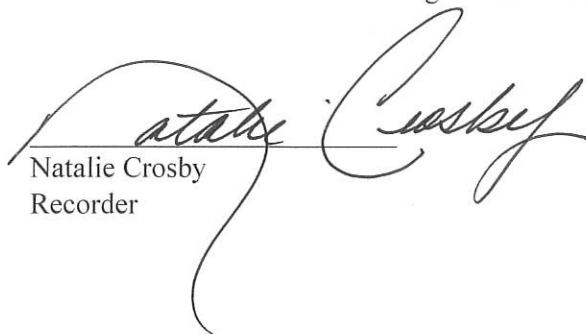
Keith Kasperson clarified that the figures being discussed with Sunrise Engineering related to the City's culinary water system, not its irrigation system.

3. Adjournment

Councilmember Keisel moved to adjourn the Work Session. Councilmember Beesley seconded the motion.

The Work Session adjourned at 6:36 p.m.

No formal action was taken during the Work Session.


Natalie Crosby
Recorder