

Water Committee Meeting Notes from Tuesday September 15, 2025 – 6:00 – 8:00 p.m
Present: Rosemary Carroll, Paul Strader, Wendee Aguilar

Worked on creating this recommendation letter to community members. Combined Paul's white paper, notes from our water committee meetings, our water history letter, etc. Created document below as a working draft and sent to all committee members for review, input, and feedback.

Securing Lake Rockport Estates Water Future

Uniting the Community for Sustainable Water Solutions

Executive Summary

Lake Rockport Estate faces an unprecedented challenge: our existing well, long believed to reliably serve our community, produces just 30 to 35 gallons per minute as noted in the Bowen Collins Phase 1 feasibility study—far below the previously assumed 90 gpm. (Study link: <https://www.lakerockportestates.com/annexation-evaluation/> .) This shocking revelation is prompting the board to take swift action before we face another water crisis. With 132 households, including approximately 92 full-time and 40 part-time residents, reliant on this limited supply, the time has come to act decisively. Further drilling and other water options have proven risky and infeasible due to budget constraints and current loans that prevent us from obtaining additional loans. Our path forward is clear and singular: pursuing Mountain Regional Water Special Service District (MRWSSD or MRW moving forward) as the only viable source with the eventual annexation into their system.

Finding a reliable, year-round water source is critical for community safety, property value, and fire protection. Committing to MRW offers a reliable, year-round water source and is supported by local and state government officials. Annexation into the MRW system is preferred over wholesale water purchasing, as it ensures a permanent and properly operating water system that would be maintained by MRW. Progress is encouraged based on favorable study results, with a recommendation for the community to move forward promptly with this option.

Financial limitations and the need for a sustainable, year-round solution, guide the evaluation of available options.

- **Wanship Cottages water system drawbacks:** The well output is unknown, data is unavailable, coupled with unknown upkeep and maintenance making it an unreliable option. Funding a pump test and repairs would impose undue financial burdens on members and is considered an impractical expenditure. Infrastructure repairs and pipe

installation costs, including easements, would be prohibitively expensive with no long-term guarantees. After thorough and careful consideration, this option has been determined as a temporary fix rather than a long-term solution.

- **Risks of drilling another well:** Drilling a new well is uncertain and expensive, with no guarantee of sufficient water output to meet our entire community needs. Estimated annual water demand is estimated to be much higher than what one well could provide. Financial constraints further limit the feasibility of this option, including costs for pipelines to connect to distribution lines. In addition, if we drilled a new well, there still would not be enough water source to issue additional water meters to dry lot owners. A full build out in our community (322 lots) would require a well to produce 12,880,000 gallons per year divided by 365 days is 35,287 gallons per day of usage. This equates to 1,470 gallons per hour, per day. The likelihood of finding a viable well without jeopardizing our current water source, which is still needed, we would need 6 to 7 producing wells producing 210 gallons per minute. Based on this data, drilling additional wells is not feasible. Recent research of this area shows the best producing wells pump approximately 80 gallons per minute. (Add link to DDW wells.) In a recent discussion with a qualified water operator, he indicated, “Drilling more wells and Wanship Cottages partnership, will only put a band-aid on the overall situation.”

The utilization of MRW will occur in two phase. The first phase involves connecting a water source to our community, which delivers water to our existing holding tank at the top of the mountain, utilizing our current distribution methods. This phase will continue to follow the estimated water plan year from June to December. The second phase focuses on constructing a compliant water distribution infrastructure in accordance with State of Utah and Summit County rules and regulations. We are currently working on the potential for funding, and annual water rate charges must reflect actual costs. Additional information will be distributed to the membership as soon as possible.

Supporting Points

- We currently do not have working fire hydrants for six months of the year. This is a matter of public health and safety.
- Our current well output: 30–35 gpm (versus the comfortable and previously assumed 90 gpm).
- Population served: 132 households, with 92 full-time and 40 part-time residents. Until we have a viable water source, we cannot issue water permits.
- Due to current loans and the inability to obtain further financing, additional drilling and exploration studies are not feasible. Resources will be allocated strategically to the established solution.
- MRW offers reliability, scalability, and the potential for much-anticipated growth through issuing new water meters.
- Annexation into MRW is the only viable and permanent, year-round, long-term solution.
- The state of Utah is currently focusing on reliable and safe water for rural Utah and will be introduced through various bills at the state and federal government.

LREBOT Strategy and Transparency

Pledge from the Water Committee:

- Reach out to all community members through various methods such as monthly board meetings, on-line meetings, and door-to-door visits to present facts, answer questions, and listen to feedback and concerns of our membership.
- Share testimonials from residents affected by low water and no water supply and highlight the positive impact Mountain Regional can provide.
- Launch a dedicated webpage with FAQs, status updates, and milestones. Please see the LRE water committee names and contact information at the bottom of this letter.
- Distribute information in our monthly board meeting, annual meeting, and any other community event.
- Post regular updates on local Facebook groups, newsletter, and monthly board meetings.
- Encourage residents to share campaign content and invite neighbors to join the conversation.
- Arrange meetings with MRW, Bowen Collins, State of Utah and Summit County representatives to discuss integration timelines, requirements, and benefits.
- Coordinate with political officials and policymakers to streamline the annexation process and find grant opportunities. (Most likely through the State Revolving Fund.)
- Engage local media with press releases and interviews to broaden awareness and build support beyond Lake Rockport Estate.

Overcoming Doubt

- Transparency: LREBOT will provide detailed breakdowns of well output, MRW costs, the limitations of our existing infrastructure and any additional information we obtain regarding water.
- Budget Realism: LREBOT has considered current budget constraints make options like drilling more wells unfeasible.
- Growth and Sustainability: Implementing this option will enable us to initiate new developments, improve property values, and safeguard the community's long-term prospects amid the expansion of neighboring communities around LRE. Delaying action may result in significantly higher costs. The State of Utah has previously required LRE to transition to year-round water, so we would like to proceed with this process rather than delaying the inevitable.
- Long-Term Viability: Sticking with the current approach risks increasing shortages, stricter conservation efforts, possible rationing, and eventual water depletion.
- Realities: The State of Utah is committed to ensuring Rural Utahans have dependable water. We realize partnering with MRW may not suit everyone, so decisions must consider the whole community—not just water meter owners or dry lot owners.

Bond Utilization

We are pleased to inform you that the estimated cost of \$28,000,000 may be spread over 30 to 40-year timeframe. This means that members will not have to come up with a large sum of money immediately. Instead, the cost will be distributed over the extended period, offset by potential grant opportunities, and making it more manageable for everyone involved. As a result, substantial special assessments are avoided. The outstanding debt is attached to the property itself and transfers to the new homeowner in the event of a sale by current members.

The total cost of Phase 1, which is water source, is estimated at \$8,000,000. This will bring a reliable source of water to our community before many other communities in similar situations. This significant investment ensures that we are ahead in securing essential water resources for our future. The total cost of Phase 2, which is moving towards annexation, is estimated to be \$20,000,000. This significant investment ensures proper construction of required infrastructure to support year-round water.

The bonding process generally involves several stages:

1. **Issuance of Bonds:** Bonds are issued by a government entity or corporation such as MRW to raise funds for a specific project. Investors purchase these bonds, effectively lending money to the issuer. Bonds are generally issued at a lower than market interest rate.
2. **Interest Payments:** The issuer agrees to pay interest to the bondholders at regular intervals. This interest is typically paid semi-annually or annually.
3. **Maturity:** At the end of the bond's term (maturity), the issuer repays the principal amount to the bondholders. The terms can vary, but it is spread over time.
4. **Use of Funds:** The funds raised through the bond issuance are used for the specified project, such as water sourcing and community infrastructure improvements and are offset by any government funding and grants obtained.

Potential Cost Reductions

Selling excess mountain water assets could lower our estimates and financial obligations, letting us focus on other community priorities. Lake Rockport Estates will also seek federal and state grants to reduce costs and promote long-term sustainability.

Conclusion: A Call to Action

Lake Rockport Estate's well only produces 30–35 gallons per minute, not the 90 gpm previously assumed, leaving 132 households with a critical water shortage. Drilling, sharing, or further studies won't solve the problem. The only viable option is to join MRW's system, enabling us to issue water meters, support growth, and protect our future.

Water Committee:

Denise Holding, Chair
Rosemary Carroll, Co-Chair
Skyler Kershner, Committee Member
Paul Strader, Committee Member
Wendee Aguilar, Committee Member
Candy Rust, Committee Member

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