

EMIGRATION IMPROVEMENT DISTRICT
BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, JANUARY 10, 2019

EMIGRATION CANYON FIRE STATION
5025 EMIGRATION CANYON ROAD
SALT LAKE CITY, UTAH

Regular Meeting

Board Members in Attendance: Mike Hughes – Chair, Brent Tippetts – Co-Chair, David Bradford – Secretary/Clerk

Ex Officio: Eric Hawkes—District Manager, Jeremy Cook – Legal Counsel, Don Barnett--Barnett Intermountain Consulting

Chair Hughes called the meeting to order at 7:00 p.m.

1. Consent Approval - Minutes for December 13, 2018

MOTION: David Bradford made a motion to approve the minutes of the December 13, 2018 Trustee Meeting as written. Brent Tippetts seconded the motion.

VOTE: Unanimous in favor of the motion.

2. Financial Considerations & Report

Mr. Hawkes gave a summary of the monthly financial considerations and reports.

MOTION: Mike Hughes made a motion to amend the budget to the actuals. Dave Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

Transparency Report

The Board approved the 4th quarter transparency report.

3. Appointment of Offices for 2019

MOTION: Brent Tippetts made a motion to maintain offices as currently held. David Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

4. Water Right Hearing – December 19th -- Update

The District has not yet heard definitive word from the State Engineer's office regarding the permanent change applications. They expect a decision next week or by January 16th at the latest. Robert Jordan from the audience asked for a copy of the Adolf Yonkee report, along with Jack Barnett's master's thesis. The Board said they will get him copies of these. The Board asked him for his perspective on how the water right hearing went. Mr. Jordan replied that he found the presentation by Salt Lake City to be informative. He asked the District for clarification on what change applications are. The District outlined the history of the various wells in the canyon and why there is a need for additional well sites. The point was emphasized that it is not to draw out more water from the canyon, but to add redundancy to the existing wells in case of malfunction. The State regulating agencies requires this redundancy to ensure that residents always have water. Mr. Barnett explained that one well cannot stay on continuously; wells must be rested and rotated. Legal counsel for the EID, Mr. Cook, stated that he represents many water municipalities and wells are constantly proving to be problematic. They require a lot of maintenance and they malfunction frequently. Mr. Barnett commented that the District has learned along the way and they would like to add sites that are further removed from homes and the stream. The question was raised about how the District chooses these sites, to which the Board replied that they rely on geology and hydrology, as well as the ability to acquire the property. They must account for the need to be able to get a rig in to the site, distance to the tank, and electricity to run the well, etc. Andy McNeil from the audience asked if the EID would consider limiting the size of house that can be built in the canyon. The District replied that it in no way has any control over the zoning and permitting process in the canyon. They have no authority to mandate any aspect of that. The District tries to encourage conservation by using a very progressive rate of cost. District users use far less water than those on private wells. Robert Jordan asked about the potential pressure to the fire hydrants near his house, to which the Board replied that there is adequate. The fire department tests hydrants periodically. In addition, the District usually has too much pressure, rather than not enough. The conversation shifted to the public perception problem the District has, which will be addressed further along in the meeting, but Mr. Jordan expressed that he would like a much broader understanding of the history and the

laws. The District explained that they protect the water rights of private citizens. Many residents with private wells could have their water right superseded by SLC, who has the senior water right to many along the creek, but the District, with their senior water right to SLC, protects the water rights of those residents. Another benefit that the District provides for residents with private wells is that if their well goes bad, which happens, they have an alternative (to hook to the EID system) which allows them to continue to live in their house.

5. Maintenance Report

Brigham Fork Well Repair:

Brad Rasmussen from Aqua Engineering put together a sampling data from the Brigham Fork well. He was surprised to find that there is iron bacteria in the aquifer, not just in the well. He gave some solutions for ways to clean it up using a filter system. He presented this system, how it would work, how it would deal with the discharge, etc. After hearing this proposal, it seemed cost prohibitive to do such a filter system. The Board discussed the various options—the filter system, putting in a spring above the well, or drill a new well. There was discussion on whether it would be an option to seal it at the tool and at least have it as backup in case one of the wells went down. Ideally Lange would be able to figure out a way to get the tool removed, but that doesn't seem to be very feasible. It seems risky to continue to spend money to try to retrieve the tool. Mr. Hughes is in favor of putting in the spring above the well. It would cost half of what a new well would cost and would allow the EID to continue to use Brigham Fork, which has proved to be a prolific source. It would take a few years for permitting and access before they are able to put in a spring. In the meantime, the Board decided that the filter system by Aqua Engineering is more than they want to spend, but they thanked Mr. Rasmussen for putting together the figures.

Mr. Hawkes reported on a leak repair at 5534 Pioneer Fork Rd.

6. Public Relations Discussion

- A. Cottage Meetings with Canyon Residents
- B. Water Conservation Campaign

Chair Hughes started the conversation about how the District can proceed with a public relations campaign to clean up their image. The EID has the biggest problem of all the canyon entities, and once the EID has things underway there may be a time to connect with the Metro Township or the Community Council. In the meantime, the EID needs to begin the public relations campaign. Mr. Barnett reported on another potential resource to use in this campaign, Josh Palmer, who works with government entities helping them with public perception. The Board agreed that they would like to meet with Josh Palmer along with Bill Cutting (another public

relations expert) in a work meeting soon. Mr. Tippets expressed the desire to get this going as soon as possible. He urged the Board to expedite this and start the cottage meetings quickly. The Board decided on a date and time to try to meet with both Josh Palmer and Bill Cutting to brainstorm ways they both could assist the EID.

The District would like to use more education to encourage conservation, rather than just an aggressive water rate schedule. Education impacts all residents because there are a lot of residents on private wells that do not care about the water rate schedule. They would like to do a water information campaign where residents are polled, asked to participate, and then implement their ideas. Paul Brown, from the audience, stated that the canyon has a large population of highly educated residents, yet these residents are very uneducated in terms of hydrology. This emphasized the previously discussed need to educate residents about water in the canyon and what the EID does. The conversation shifted briefly to how EID can provide more benefit to Sunnydale.

7. Water Levels Report

Mr. Barnett said 90% or more of the water came from Upper Freeze Creek well. Total water usage had no surprises last month. The water usage didn't go up even without summer precipitation. In the Spring Glen neighborhood, water usage is metered in total but not by individual homes. But their water usage is almost 2.5 times the average of homes on the system. This may provide evidence that our aggressive fee schedule is a successful tool for water conservation. There doesn't seem to be any one thing to explain why water consumption has gone down for those on the system. Mr. Barnett showed the total water usage and annual water usage compared. For the monitor wells, there is no long-term trend in the data. We have dry years and wet years. Interestingly, even with the population growth in the canyon, we're still in the same ranges. Mr. Barnett reported on being interviewed for a story in the Deseret News.

8. Any Items by Visiting Public, Dismiss Public

There were no other comments.

9. Closed Session

MOTION: Board Member David Bradford made a motion to convene in closed session to discuss pending and imminent litigation. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 9:17 p.m. to 9:43 p.m. Those present included the Board of Trustees, Eric Hawkes, Jeremy Cook, Joe Smolka.

MOTION: Board Member Bradford made a motion to dismiss from closed session and to adjourn the meeting. Mike Hughes seconded the motion.

VOTE: Unanimous in favor of the motion.

The regular meeting of the Emigration Improvement District adjourned at 9:43 p.m.

Minutes Approved