

EMIGRATION IMPROVEMENT DISTRICT
BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, MAY 10, 2018

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, Craig Neeley – Engineering Consultant

Chair Hughes called the meeting to order at 7:01 p.m.

1. Consent Approval - Minutes for April 12, 2018

MOTION: David Bradford made a motion to approve the minutes of the April 12, 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. The Board discussed the option of increasing payment on the loan amounts. There was pause from some members because of the need for cash flow for the repairs on the wells. Mr. Cook also stated that it might make more sense to hold on to the cash flow—the District's cash flow is comparatively low and with PTIF increasing, it might not be in the District's best interest. There was some review of the loan covenants.

3. Waste Water Management Disc –Update on Meeting with SLCo April 18th.

Mr. Hawkes updated the District on the group meeting with SLCo Public Health Department and SLC. The District's purpose in the meeting was to propose the District's management plan—that EID will participate in a sewer management plan, but that it is not in the District's authority or interest to enforce any component of such a plan. EID is interested in participating, but not to be the “sewer police.” However, the District would help residents find resources if they need to repair their sewer—help them procure grant funding, find ways to get it fixed. Brent Tippetts pointed out that with the change in governance to the Metro Township the question becomes who will become the enforcer. SLCo is trying to step away from that role, but someone ultimately must be the enforcer. Chair Hughes takes issue with the fact that in “running the management plan” they have no authority to enforce it. Discussion ensued on tanks that are still being installed in new homes; Chair Hughes feels that it is a mistake that storage vaults are being put in because they leak. It becomes an issue that Metro Township should help solve--not permitting the storage vaults in new homes. Mr. Bradford asked if the technology for the tanks has improved significantly that results in a tank that lasts longer or leaks less. The leaks usually come from holes being drilled in the tanks. Need to look at acquiring properties to put in drain fields for the cluster systems. Jeremy Cook stated the need to wait until the County comes back after reviewing the District's proposal and see where it goes from there. The Board agreed that it would be very problematic for the District to become the sewer police. The County wants this resolved; the District is attempting to take the role of helping the residents, but not policing.

4. Continued Discussion on Providing Private Well Water Testing Service

Mr. Tippetts reviewed the progress he has made for the District to help the residents test their private wells, particularly along Sunnydale Lane. Mr. Tippetts made various contacts and discovered that a person can get a kit from the County and a 3rd-party company does the actual bacteria testing. Don Barnett agreed to work with UT Division of Ag and Food –he wants a chance to talk to them first to see how much they would charge and what would they test for. Although expensive to calibrate, once their machine is calibrated the process is simple and easy. Brent Tippetts would like to have a sample to compare to the water from 5 years ago to see how the water quality has changed. Mr. Bradford made the point that we don't know how many residents will even want to participate. The District would like to float the idea to the public to see how many people are interested in having their well tested. The Board discussed the best way to serve the needs of residents who want their wells tested. Mr. Cook will ask Summit County if they would test these samples for a fee. There was consensus that it would be helpful to gather information on the water quality of the wells of some canyon residents. Mr. Barnett will talk to the Division of Ag and Food and the board will decide how to proceed next month.

5. Proposal of Possible Cost Sharing With the EC-Metro Township for “Code Red” Emergency Communication--Update

The District has agreed to participate in cost-sharing for this service. The Metro Township is still in the process of identifying the best service to use for the emergency communication system.

6. Water Levels Report

Mr. Hawkes reported good news on the water levels--they are where the District expects to be this time of the year. Don Barnett reported that water usage was on the high end for April. Mr. Bradford suggested to Paul Brown to urge conservation to those in Emigration Oaks considering the dry winter we had. It was suggested to encourage conservation through rate increases. An increase in rates has a correlation on water consumption. Jeremy Cook made the point that if the District urges conservation too constantly when there is a real situation that people need to conserve, it doesn't have the desired outcome.

7. Maintenance Report

Upper Freeze Creek Well: Mr. Hawkes reported that the cause of the pump going down was a break in the electrical supply cable. There was not a full, definitive answer on what caused this to happen to the cable. Mr. Hawkes displayed photos of the cable and showed the corrosion that occurs on the pipes. There was a hole in the pipe, which explains why there was a loss of water production. The pipe is only three years old, but it was extremely corroded. Mr. Neeley was surprised by how corroded the pipe was. Chair Hughes surmised that the break happened because of the conductivity in the ground. The power wire runs on top of the holes. One theory is that it was turbulence through one of those holes that chewed through the cable. The motor seems to be fine but can't say definitively until a test is run. There was no damage to the casing. The pump was rebuilt because some of the rings and bearing were worn. Mr. Neeley was able to give insight on the best course of action for repairing the well and how to avoid the same thing happening in the future. Mr. Hawkes showed a few modifications that should help: 2" PVC serves to protect the cable from being pinched because it serves as a bumper, they reversed the power cable so the splice was out of the water and replaced the pipe where it was corroded. An engineering firm came up to give suggestions. Time was of the essence to get the well back up and running. Fortunately, it was able to be repaired and is currently pumping and back on UFC automatic mode. The equipment that takes care of this (or that has the ability to counter the conductivity) is something the District needs to build now so they have it the next time this happens—Mr. Neeley would suggest doing it within the year. The cost to pull the pipe up and put it back down is \$22,000. The Board would like to install the protections at the end of next summer.

Brigham Fork Well: Mr. Hawkes reported that Peterson Drilling bailed the gravel that was on top of the tool and were able to attach to the tool head. They pulled, pounded, and applied extra jacks but they were unable to move it. It is at about 500 feet. The Board was very disappointed because of what it means for the well. There was much discussion on how to best use the well now that they are unable to clear it of the tool. One of the suggestions was to put a pump in and

see what it does. They agreed that it might be a good option to see what it will produce from 500 feet. The Board discussed the difficulty of treating the well for iron bacteria. The weight of the acid would sink and there wouldn't be a way to get it back out. So chemically treating the well would be very problematic. Over time it would seal the well off altogether. The suggestion was made to have Peterson Drilling sit down with the person who originally drilled the well, tell him what they know, and see if he has any other ideas. There may be some options that a rotary driller might be able to do. The District was in favor of that conversation and would like to have it right away. The District debated on putting money into Well 1 and Well 2 to be able to pull the pipe on Upper Freeze Creek in the fall. The Board agreed to use Well 1, within limits. If both Well 1 and Well 2 are both used it could free up Upper Freeze Creek to pull the pump when needed. Well 1 has great water quality but it can't carry the load on its own. The only thing wrong with Well 2 is the flow meter, which is not a big deal. Chair Hughes emphasized that it is critically important to the District to utilize Peterson Drilling while his equipment is in the canyon. Peterson Drilling only bills when he is working; to date for this year is \$40,000 for Brigham Fork Well and \$50,000 for Upper Freeze Creek. The District agreed to repair the pipe on Well 1 and the flow meter for Well 2 and to pursue the conversation between Peterson Drilling and the original driller.

8. Any Items by Visiting Public, Dismiss Public

There were no items from the visiting public.

9. Closed Session

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

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 8:54 p.m. to 9:53 p.m. Those present included the Board of Trustees, Eric Hawkes, Jeremy Cook, Joe Smolka, Don Barnett.

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 9:53 p.m.

Minutes Approved