

EMIGRATION IMPROVEMENT DISTRICT
BOARD OF TRUSTEES REGULAR MEETING
THURSDAY, SEPTEMBER 10, 2020
ELECTRONIC MEETING

Regular Meeting

Board Members in Attendance: Mike Hughes – Chair, Brent Tippets – 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 August 6, 2020

MOTION: David Bradford made a motion to approve the minutes of the August 6, 2020 Trustee Meeting as written. Brent Tippets 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. There were no other questions or comments.

3. Emigration Brewery and Ruth's Diner Treatment System—Jason Johnson

One of the owners of Emigration Brewery (Mr. Sherman) and his colleague (Mr. Johnson) were present to discuss capacity and treatment of wastewater for a brewery. They would like to begin a small brewing operation but need to work out the details of waste management. Brewing produces problems for waste systems and Emigration Brewery wanted to discuss options with the EID because they own and manage the waste system for that property. The Board and the owners of the Brewery discussed the inherent difficulties of putting brewery waste into a waste system. There is a lot of discharge that comes from a brewery and they need to figure out what to do with it. Putting the waste into the existing system is problematic because it would affect the pH balance. In addition, it changes the BOD (Biochemical Oxygen Demand). Another problem is that the system is under the parking lot. The waste system that is there is small and the Board will be incredibly careful to maintain the integrity of the system and make sure it continues to serve Ruth's Diner and Emigration Brewery. Chair Hughes, who understands the brewery industry well, was concerned with obtaining the necessary redundancy. The Board and Mr. Johnson discussed the likelihood that the Brewery will need to pump it off site initially until they can come up with a better solution. They may need a holding tank or two. The Brewery discussed starting as small as possible to help with this. Larry Hall from Aqua Environmental is working with them to find a proper solution. Mr. Sherman will talk to Jeremy Cook to draft an agreement for the wastewater treatment system. The Board is anxious to see them succeed and is hopeful that the Brewery can resolve the operational issues.

4. Sustainability Alliance --Update on Septic Maintenance Mailing and EPA Study on Septic Programs

Mindy McAnulty updated the Board on the results of the septic maintenance mailing and questionnaire, which was done by the Sustainability Alliance and paid for by EID. She reported a 10% response rate and told the Board the responses to the questionnaire. The mailing had positive outcomes—residents signed up for a reminder program, sent back thank you notes, offered to help, and gave recommendations for the Sustainability Alliance. Ms. McAnulty shared the goals of the Sustainability Alliance, some of which include setting up a reminder program to remind owners to pump their systems, evaluate the feasibility of cluster systems, and work toward helpful septic ordinances. They would also like to make a master plan and database that will facilitate maintenance of canyon septic systems and help streamline the permit process. The Board members sincerely thanked her for these efforts. Board member Mr. Tippets asked her to cross-reference those interested in the cluster system to see if they live along the creek. Ms. McAnulty then reviewed an article that discussed various communities that have similar problems and how they dealt with these problems. All the groups that had success had a septic system inventory and database. She is hopeful that eventually Emigration Canyon could have something similar.

5. Annual Inspection Report for Oaks Cluster System

Mr. Hawkes reported that the annual inspection of the Oaks Cluster System went well. There were no issues.

6. Water Levels Report

Mr. Barnett gave the water levels report. Total water usage in the month of August was the highest since the system was constructed. This correlates with the extremely dry, hot summer we had. Usually July is higher in usage, but this year August was higher. Per connection usage was higher than last year, but still on the median.

Monitor Wells Levels Report: Mr. Barnett reported on the levels of the monitor wells. There was nothing remarkable to note. They show the rise and fall each year. The patterns are consistent with overall historical data. Mr. Tracy asked how close these wells are to the stream.

7. Maintenance Report

Mr. Hawkes picked up the ten radio read meters that the District is going to trial. The lids need to be reordered. He has two that he will install this week and hopefully he will install the other eight the following week. The ten meters will be distributed throughout the canyon in various reception areas to give the District an accurate idea if these meters will work.

Mr. Hawkes updated the Board on the VFD (Variable Frequency Drive) for Well #2. They need to do more investigation on costs before they decide. Mark Jeppsen from SKM is going to check on the sine wave filter.

8. Any Items for Discussion from Board and/or from Visiting Public, Dismiss Public

Mark Tracy asked questions, but the Board was advised by legal counsel not to respond due to pending litigation.

9. Closed Session – Pending Litigation

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 8:07 to 9:04 p.m. Those present included the Board of Trustees, Eric Hawkes, Don Barnett, Jeremy Cook.

MOTION: Board Member Bradford made a motion 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 9:04 p.m.

Minutes Approved

