EMIGRATION IMPROVEMENT DISTRICT

BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, NOVEMBER 14, 2024

EMIGRATION CANYON FIRE STATION

5025 EMIGRATION CANYON ROAD

SALT LAKE CITY, UTAH

AND ZOOM

**Regular Meeting**

Board Members in Attendance: David Bradford – Chair, Brent Tippets – Co-Chair, Mark Stevens – Co-Chair

Ex Officio: Eric Hawkes—District Manager, Jeremy Cook—Legal Counsel

David Bradford called the meeting to order at 7:03 p.m.

**1. Consent Approval - Minutes for October 17, 2024**

MOTION: Brent Tippets made a motion to approve the minutes of the October 17, 2024, Trustee Meeting as written. David Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

**2. Financial Considerations and Report**

Mr. Hawkes presented the monthly financial report, addressing questions about property tax revenue. While some incremental taxes come in monthly, the majority are received at the end of the year. The revenue is lower than expected due to fewer connections than anticipated. Steve Hook suggested a clearer way to present the data for better understanding.

**3. Providing Water to Pinecrest Subdivision Lots 28,30,32,34—Evan Glassman**

Evan Glassman presented a proposal to provide water to subdivision lots up Pinecrest. He is working with engineers to ensure everything is in place. He needs to bring water and a fire hydrant to the project and shared plans with the Board. The Board reviewed the drawings and discussed the required pipes and pressure, with an 8-inch line being recommended. Mr. Glassman plans for five buildable lots and has received approval from the MSD. Eric Hawkes does not anticipate any technical issues. The Board discussed the timing and potential fees but did not see any significant issues and gave their approval.

**4. FY2025 Budget Review**

The board members reviewed the upcoming budget, with Eric Hawkes predicting it will be similar to this year. The Board discussed various budget categories. Mr. Hawkes highlighted how the new meters have improved water usage visibility and billing accuracy. Steve Hook inquired about the ease of monitoring the system as a whole, and Mr. Hawkes explained that the system's software provides overall analysis, and he investigates significant leaks.

The conversation shifted to plans for the Brigham Fork Well. Mr. Barnett has not had success in reaching Lang with Lang Exploratory Drilling. The Board discussed various strategies for how to proceed with the well, and expressed interest in proceeding with Ron Peterson. The well needs a cement plug put in above the stuck tool so the District can then do water quality testing and find the zones where the iron sulfate and sulphates are coming from. Mr. Hawkes stated that he would contact Mr. Peterson directly.

Lastly, the Board discussed scheduling the budget hearing.

MOTION: Mr. Stevens made a motion to approve the proposed budget for FY2024 and to set

the public hearing date for the budget as December 12, 2024. Chair Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

**5. Water System Report—System Consumption Report—**

Mr. Hawkes presented graphs from Don Barnett, showing that Well 1 has been used somewhat, while most of the water has come from the Freeze Creek Well. The board examined the trends in the charts.

**Monitor Well Report**

The District reviewed the monitor wells and determined that the District's wells do not impact the water levels in the aquifers. There is no historical decline in water levels, and the water levels appear to be solely dependent on annual precipitation.

**6. Revised Lead and Copper Rule Requirements by October 2024**

The Division of Drinking water has provided funds to Sunrise Engineering to help smaller districts meet the new federal Lead & Copper Rule.  The District, with help from Sunrise Engineering, has identified 52 homes in the District with unknown service lines and will send letters to homeowners to gather more information and proceed with further investigation. The letters will be sent on behalf of EID.

**7. Maintenance & Repairs**

1. **PRV Repair above Young Oaks**

A PRV repair was needed, and it caused damage to the customer's water heater. The EID agreed to cover the cost of the water heater as a gesture of goodwill.

**7. Well 2 Interior and Exterior Upgrades**

The shelving has been removed, and preparations are underway for the VFD installation, which the electrician expects to happen by December. Mr. Tippets suggested considering improvements for the building. Ideas include adding landscaping, such as trees, though a water source would be necessary. There may also be a need to repair the roof. Additionally, Mr. Tippets provided some cost estimates for enhancing the well site.

**8. Any items for Discussion from Board and/or from visiting public, Dismiss public.**

There were no comments from the visiting public.

MOTION: Board Member Brent Tippets made a motion to adjourn the meeting. David Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

The regular meeting of the Emigration Improvement District adjourned at 8:10 p.m.

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Minutes Approved