EMIGRATION IMPROVEMENT DISTRICT

BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, JUNE 15, 2023

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, Don Barnett-- Barnett Intermountain Consulting

David Bradford called the meeting to order at 7:05 p.m.

**1. Consent Approval - Minutes for May 11, 2023**

MOTION: With the clarification in the meeting minutes that he assisted in measuring the monitor wells and did not do it alone, Brent Tippets made a motion to approve the minutes of the May 11, 2022, Trustee Meeting as written. David Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

**2. Financial Considerations & Report**

Monthly Financial Report

Mr. Hawkes gave the monthly financial report. Steve Hook commented on the low cash balance and emphasized the urgency for the EID to start building up its cash reserves. He was fully supportive of the rate increase and is concerned about the fact that the EID has backed off it and will thus miss the revenue of the coming summer months when usage is high. He sympathized with the headache of going through a rate increase, but pointed out that eventually it comes to a head and then the rate increase is even more difficult.

**3. Website Updates and Service Providers Consideration—Streamline Hosting**

Mr. Bradford and Mr. Hawkes had a presentation by Streamline—a web hosting and design company. It is similar to Wix (EID’s current service provider), but it is more tailored to smaller districts, and it integrates across many of the functions that the District needs. Although it costs about $75 more a month, there are some significant advantages compared to Wix. Mr. Hawkes and Mr. Bradford are analyzing to see if it is worth the cost of moving the website services to Streamline. Tyler Tippets from the audience asked about where their backend is stored, to which Mr. Hawkes replied that he would find out.

**4. Water Rates Consideration / Discussion**

The District held a brief discussion about the water rates. Chair Bradford stated that he is now in the process of doing an analysis of what the effect of an alternative rate increase across the entire subscriber base would be. As before, the goal is to increase revenue by $100,000. If the District changes the rate increase, they would need to have another public meeting. Time is of the essence, so Mr. Bradford hopes to have a final discussion about it at the next meeting.

**5. Bureau of Reclamation –WaterSmart Grant Update**

Although the money has been awarded to the EID, the grant money has not arrived yet due to one more layer of getting things set up. This is not general-purpose money; it is specifically for the new meters and installation of those meters. Fortunately, they will allocate the District’s previous expenditures as part of the grant.

**6. Water System Report –System Consumption Report**

The water usage report was very typical. Water usage is starting to come up, but it is still lower than average. All the water this month has come from Well 1, which is remarkable. It shows that there is a lot of water in the ground this year. Well 1 is running nonstop, Well 2 is artesianing, and Upper Freeze Creek’s level is unclear because the transducer is not working and is being switched out. The tanks usually maintain around a million gallons.

**7. Busse Waste Treatment System and Permit with SLCo Dept of Health**

The update on the Busse waste treatment system is that there will be an inspection in July when the homeowner is back from traveling. The system should have state-wide approval on the 29th.

**8. Maintenance and Repairs**

Brigham Fork Repair Discussion

Don Barnett will make a call to Boart Longyear next week. It rests with Mr. Barnett to analyze the previous videos and data that was gathered on the Brigham Fork Well. Mr. Hawkes was at the well recently and observed that the water flow is good, but the color is quite orange. The Board members are unified in wanting to try to repair Brigham Fork, within certain limits. They recognize the need for redundancy and hope to be able to repair the well. The Brigham Fork Well presents two difficult problems. First, there is the tool that is stuck, and it is uncertain if they can remove it, and secondly, it is uncertain that they will be able to get good quality water from the well. However, because the alternative--drilling a new well--is so much more cost prohibitive, the Board agreed that it would be wise to attempt to repair the well. Mr. Barnett suggested that, ideally, it would be best to get the well cleaned out and then do zonal testing. There is a hope that they may find certain zones with good quality water, in which case they may be able to isolate those zones.

Backup Generator for Water System

Mr. Hawkes reported that he spoke with an electrician to get a rough estimate of how much it would be to get a backup generator for the system. The cost to get all the wells hooked to a generator is roughly $275,000. The Board is not interested in spending this amount on a backup system, but there was discussion on getting just one well set up with a backup generator. Mr. Hawkes would prefer to use Well 1 because it already has the telemetry, the building, and the main computer. However, Mr. Bradford would prefer to use Well 2 because it has better flow. Well 1 is more unreliable in its production. As the Board discussed how to best have a backup system, there is the compelling fact that the million gallons in the tanks would last quite some time, during which time the District could rent a generator. Mr. Tippets stated that he would prefer to focus on getting the Brigham Fork Well up and running. In the meantime, Mr. Hawkes will get specific bids for how much exactly it would cost to get Well 1 set up versus Well 2.

The last order of maintenance was that the District is in the process of completing three asphalt road patches. One was on Red Hill Lane, one on Freeze Creek, and one was on Pinecrest Road.

**9. Filing for Election Candidates – November 2023 Elections**

Mr. Hawkes reported that no candidates filed for the upcoming election.

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

Tyler Tippets from the audience gave thanks to the many people who helped with the flooding. He said that the canyon used 260 tons of sand, and that there were 18,000 sandbags filled, 569 recorded volunteers (many more who weren’t recorded), and 1,124 man hours of service given. Surprisingly, 80% of the volunteers were not from the canyon. He thanked, and urged others to thank, those who helped, particularly from the church in the valley that sent so many volunteers.

Steve Hook asked if the District anticipated more leaks this year due to soil movement from water saturation. Mr. Hawkes responded that, in general, they anticipate fewer leaks because in residents are not using as much water so there is less stress on the system.

**11. Closed Session – Pending Litigation**

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

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 7:57 – 8:17 p.m. Those present included David Bradford, Brent Tippets, Mark Stevens, Eric Hawkes, Jeremy Cook, Don Barnett.

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 8:17 p.m.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Minutes Approved