EMIGRATION IMPROVEMENT DISTRICT

BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, JULY 18, 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, Don Barnett—Barnett Intermountain Consulting

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

**1. Consent Approval - Minutes for June 20, 2024**

MOTION: Brent Tippets made a motion to approve the minutes of the June 20, 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, detailing expenditures and revenue. Mr. Hawkes noted that revenue typically increases in July, August, and September due to higher water usage. Steve Hook inquired about cash flow and the legal expenses incurred thus far. Legal counsel Mr. Cook explained that approximately 25% of the legal costs are attributed to his fees, with the remaining 75% going to California-based counsel.

Transparency Report 2nd Quarter 2024

Mr. Hawkes presented the 2nd Quarter Transparency Report. There were no comments or

concerns. He will submit the report to the State Auditor’s transparency website.

**3. Updates in Accounting Software towards Online Services**

Mr. Hawkes discussed the potential switch to an online accounting software version. Ian Robbins suggested that the District should continue using the desktop version for one more year due to its smaller size and the fact that current data is stored on desktop systems. A key concern is that the transparency report, which is specifically set up in QuickBooks, might face issues transitioning to the online version. Despite this, Chair Bradford believes that moving to the online version could be beneficial in the long run. Tyler Tippets from the audience stated that he uses the online version, and he reported positive experiences with it.

**4. Water System Report – System Consumption Report**

 **A. Badger Meters and Eyeonwater—Public Response and Update – Clarification on Emergency Notifications**

Don Barnett reported that water usage was just below six million gallons, primarily from the Upper Freeze Creek Well and some from Well 1. Although there have been no new connections recently, more are expected soon. Per-connection water usage is significantly below the median this year and has decreased consistently over the last four years compared to the previous five. Brent Tippets noted the ongoing reduction in per- connection water usage is notable and indicates a trend of decreasing water consumption.

Mr. Hawkes has seen a 35% sign-up rate for the new Badger meters. Code Red is the easiest method to alert people about water outages. Badger Meter also offers a notification feature, but it currently only reaches those who have signed up, and the exact usage of this feature has not been fully explored yet.

**5. Maintenance & Repairs**

1. **SLCo Milling and Overlay of Skycrest, Smokey Lane Area, Pioneer Fork Rd to Oaks Entrance and Quartermile Lane—Update and Meeting with Emigration Canyon Council**

The milling and overlay work in the canyon is now complete. In the process, there were several EID valves that were paved over. The County had left the responsibility to cover the valves to the District, but Mr. Hawkes did not receive proper notification. Mark Stevens and Eric Hawkes attended the Emigration City Council meeting to discuss this problem. They were able to gain the Council’s support in asking Salt Lake County to cover the cost of uncovering the valves. So far, 15 valves have been located and uncovered.

1. **Meter Line Leak/Repair at 5470 Pioneer Fork Rd**

A prescheduled leak repair was underway when the excavator accidentally caused a leak on the EID side. The repair was completed as planned, but it required shutting off the water.

1. **Oaks Cluster System Annual Inspection**

The annual inspection of the Oaks Cluster System has been completed with no concerns. As usual, the cost will be billed to the cluster system residents.

1. **Busse System on Sunnydale Lane and Variance Request Letter**

The Busse system on Sunnydale has been removed. However, plans are in place to reinstall it. Discussions have taken place with Busse and the homeowner (who is eager to have it reinstalled). The only variance that is needed is whether the system can be installed in the basement, depending on the interpretation of the word "accessible" in the code. Mr. Hawkes will draft a letter to seek the necessary variance.

1. **Brigham Fork Well Repair/Other Resource Options**

Don Barnett has been discussing plans with Peterson Drilling regarding the installation of a plug at around 500 feet in the well, but specific numbers are not yet available. The plan involves placing a cement plug in the well, then conducting a pump test to assess water production. If results are promising, they will then perform an acid treatment to clean the water before reinstalling a properly sized pump. Peterson Drilling is developing a phased approach, and the pump test will include a water quality test, which will help determine if treatment is worthwhile. The entire process is estimated to cost under $100,000. Mr. Barnett is optimistic about finding better quality water at a shallower depth and believes the project could be a good investment. The board members are supportive of the potential to improve the well at a favorable cost.

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

Steve Hook made a comment clarifying the audit process. Jeremy Cook reported that there was no need for a closed meeting. The case with Mr. Tracy is in a holding mode. He provided an update on the Mount Olivet case. The District has filed many extensions, waiting while Salt Lake City and Mount Olivet attempt to find resolution, but the special master is frustrated with the delay. All parties are motivated to avoid trial, so Mr. Cook remains optimistic that a resolution will be reached in time.

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 7:53 p.m.

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Minutes Approved