EMIGRATION IMPROVEMENT DISTRICT

BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, DECEMBER 14, 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

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

**1. Consent Approval - Minutes for November 16, 2023**

MOTION: Brent Tippets made a motion to approve the minutes of the November 16, 2023, Trustee Meeting as written. Mark Stevens seconded the motion.

VOTE: Unanimous in favor of the motion.

**2. Financial Considerations and Report**

Mr. Hawkes presented the monthly financial considerations and report. There will need to be a special meeting later to approve some expenditures that exceed the 2023 budget. Mr. Cook will advise on the proper procedure for doing this. There was a discussion about how to reflect year-end financials. In response to questions from Mr. Hook in the audience, Mr. Hawkes explained how cash and depreciation are reflected in the financials.

**3. FY2024 Budget—Public Hearing**

The only change which Mr. Hawkes made to the budget was to add the line item of “Well resource, exploration, and planning” with $30,000 allocated, as discussed in the November meeting.

Open PUBLIC HEARING:

Steve Hook asked some clarifying questions about the capital costs and that the District is planning to generate $31,000 in cash. There was a brief discussion about the amount needed for legal fees for the remainder of the year. There were no other public comments.

CLOSE PUBICE HEARING

MOTION: Mr. Stevens made a motion to approve the FY2024 budget as written. Mr. Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

**4. Updates or Revisions to Water Right Lease Agreement**

The language of the water right lease agreement is outdated with wording from how the procedure worked years ago. The agreement also needs to be updated to reflect the fact that those getting water right leases (after 2018) need to monitor how much water is being used. Updating this document does not require formal approval, so Mr. Cook will update the language of the water right lease agreement and get it back to Mr. Hawkes.

**5. EID Meeting Schedule for 2024**

The Board decided to continue with their schedule of meeting the third Thursday of every month except December, when they will meet on the second Thursday.

**6. Water System Report—System Consumption Report**

**A. Monitor Wells Report**

Mr. Hawkes presented the data from Mr. Barnett who was not present. The Board looked through the graphs and noted that the usage is normal. Per user, it is below the average.

Mr. Hawkes then gave the Monitor Well Report—other than fluctuations in seasons, the levels do not fluctuate very much. In general, the water table seems to be stable, varying only with the weather (drought cycle or wet cycle).

**7. Maintenance and Repairs**

Mr. Hawkes reported no maintenance issues or repairs. Even though the District has all the new meters, there are still 70 which remain uninstalled. This is because Aqua Environmental has been quite busy and some of these installations are more involved than the others.

**8. Busse System and Sunnydale Lane Pilot Project—Removal of the System**

The Board discussed the removal of the Busse System on Sunnydale Lane. Even though the Busse system is working and has been approved by the State, the County believes the system does not comply with their own rules and regulations. Mike Hughes, the previous chairman of EID, has offered to put it in his home and comply with all the County’s rules. This would be done to prove that the system works and hopefully get more acceptance from the County. Systems like these are the solution to the septic challenges in the canyon, and the Board is extremely frustrated that the County continues to push back against it. Although septic systems are within the purview of the County, they have given the issue to the District—but now that the District has found a cheap and effective solution, the County is hindering it.

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

Steve Hook asked for an estimate on what percentage of residents with the new meters are logging on and using the new data. Mr. Hawkes responded that not a lot of residents are utilizing the full capabilities of the meters, but the homes that do use them get alerts and they have been able to stop several big leaks. Once all the new meters are installed, he will do an information campaign to help residents learn how to use the meters. The data uploads four times a day, so residents are able to get very accurate information.

The federal grant money still has not arrived; Mr. Hawkes made calls today to follow up on it.

**8. 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 8:02 — 8:24 p.m. Those present included David Bradford, Brent Tippets, Mark Stevens, Eric Hawkes, Jeremy Cook.

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 8:24 p.m.

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Minutes Approved