EMIGRATION IMPROVEMENT DISTRICT

BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, OCTOBER 19, 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 7:02 p.m.

**1. Consent Approval - Minutes for September 28, 2023**

MOTION: Mark Stevens made a motion to approve the minutes of the September 28, 2023, Trustee Meeting as written. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

**2. Financial Considerations and Report**

Mr. Hawkes presented the monthly financial considerations and report. The District will fall short of their anticipated revenue for the year because they did not implement the new rate increase. Mr. Hook from the audience asked about the cash accounts.

Transparency Report 3rd Quarter.

MOTION: Chair Bradford moved to approve the 3rd Quarter Transparency Report. Mark Stevens seconded the motion.

VOTE: Unanimous in favor of the motion.

**3. Discussion on Water Rate Revision**

The Board reviewed Chair Bradford’s revised rate increase proposal. Mr. Tippets stated that these rates are still on the lower end of comparable rates. It also takes into account the public feedback to encourage water conservation.

MOTION: Brent Tippets moved to adopt the rate increase proposal as outlined by Mr. Bradford. Mark Stevens seconded the motion.

VOTE: Unanimous in favor of the motion.

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

Mr. Barnett presented the water system report. As usual, water usage dropped off in September, but it continues to be quite positive from a conservation standpoint. The usage was primarily from the Upper Freeze Creek Well. The VFD is still on order for Well 2. The Board asked Mr. Hawkes to follow up on this delay. In response to a question from Mr. Hook, the Board explained that if the Upper Freeze Creek Well were to malfunction, the District could make do with Well 1 and Well 2 for a while, depending on what time of year that were to happen. Last year, the District used Well 1 almost exclusively for about three months.

**5. Maintenance and Repairs**

Mr. Hawkes stated that there was not any new maintenance. The Board is on the agenda with Metro Township for the upcoming Tuesday. Hopefully the new meters will be installed before snow falls.

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

Gary Bowen told the Board that he has been served a court order from Mark Tracy. The Board discussed that case briefly and Jeremy Cook stated that the Board would discuss it further in the closed meeting and Mr. Hawkes would get back to him.

Mike Tielborg, a resident from Emigration Oaks, commented on the new meter installations. Unfortunately, when the District installed his new water meter, they removed a flume he had on his house which monitored water usage and alerted him if he had a leak. He did end up having a leak and was unaware of it, because the flume had been taken off without his knowledge. He thought it would be helpful for the EID to educate residents that these new meters are not the same as other water monitoring devices. Homeowners may assume the functionality is the same, but it is not; residents will not be able to identify a leak in a timely manner with the new meters alone. There was a discussion about flumes and which device he uses. He mentioned the Moen device. Chair Bradford expressed regret over how the situation unfolded.

**11. Closed Session – Pending Litigation**

MOTION: Board Chairman David Bradford made a motion to convene in closed session to discuss purchase, lease, and exchange of real property. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 7:50 — 8:15

p.m. Those present included David Bradford, Brent Tippets, Mark Stevens, Eric Hawkes, Jeremy Cook, and 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 8:15 p.m.

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Minutes Approved