EMIGRATION IMPROVEMENT DISTRICT

BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, JULY 20, 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 7:07 p.m.

**1. Consent Approval - Minutes for June 15, 2023**

MOTION: Brent Tippets made a motion to approve the minutes of the June 15, 2022, Trustee Meeting as written. Mark Stevens 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 from the audience asked if the revenue is on track to hit the anticipated revenue. Mr. Hawkes responded that the outside irrigation only began in June, so that revenue has not come in yet. There was also a question from Mr. Hook about the maintenance budget. Instead of spending $70,000 on the new meters, the EID will only need to pay $35,000 because the federal grant money will cover the other half. There was a question about the rate restructuring, to which Mr. Bradford replied that he is still working through the intricacies of it all. Next, Mr. Hawkes stated that there are several new connections to the system that he had not anticipated, which will help revenue. He had anticipated two new connections at the beginning of the year, but it may actually be seven new connections.

Mr. Hawkes presented the 2nd Quarter Transparency Report. There were no comments or concerns. He will post it to the website.

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

Mr. Bradford and Mr. Hawkes reported that they had another meeting with Streamline Hosting and they both recommended that the Board use them as their service provider. The cost for setup--including a new website and new layout--is only $250. Beyond that, it is $2200/year to host the website. Some benefits to switching providers include the ability to send unlimited emails and much better service.

MOTION: Board member Mark Stevens motioned to change service providers and use Streamline Hosting. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

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

EID has received about 90% of the meters and lids to finishing installing the meters for the rest of the subscribers. All the new meters will be installed by the end of the year. Due to availability and production issues, the EID will not be able to get all the pressure monitoring meters that they ordered. The grant money has not arrived to-date, but they have given the EID notice to proceed, so it is likely assured.

**5. Water System Report –System Consumption Report**

The water usage report was not available because Don Barnett was not present.

The 2022 Water Quality report is online and is available on the website. Mr. Hawkes will link it with the billing so residents can look at it.

Mr. Hawkes told the Board that Well 1 and Upper Freeze Creek are currently being used. The District is waiting for a transducer for Well 2. The tanks are 75% full, which is standard.

Next, Mr. Hawkes reported that he has scheduled scuba divers to clean the tanks in the next few weeks. This does not involve any interruption of service. The divers clean one tank at a time, after sanitizing their wet suits, and usually remove about four to five inches of sediment. Then the District flushes the system lines. The cost is less than $3,000.

**6. Busse Waste Treatment System Update—MBR’s State Approval as an Alternative System and Permit with SLCo Dept of Health**

The update on the Busse waste treatment system is that Busse did get State approval on June 29th, but prior to that the District got a letter from the County Department of Health denying their experimental system on Sunnydale and Busse got a notice of violation. Board members and Mr. Hawkes have met with the County on various occasions to get the tense situation sorted out. The County has finished the inspection of the system and the system is now moving forward as an “alternative waste system,” instead of a “pretreatment system” as the Board termed it. The County and the EID disagree on this point. Another issue has been that the County believes that an alternative membrane system below ground needs to be accessible and they are not sure that the basement is accessible enough. They may require it to be in a separate service building. The State views this differently; the EID hopes the State will provide further clarification to the rule and that the County will follow the State guidance. Currently, the system on Sunnydale is turned off while waiting for things to be resolved. The County imposed a fine on Busse. The Board members discussed whether they should help pay for Busse’s fine, in the interest of expediting the resolution to the problem. In addition, given the District’s role in facilitating the system, they felt they may have an obligation to Busse to help.

**7. Maintenance and Repairs**

Don Barnett was not present to update the Board on the Brigham Fork Well. The Board is very anxious to hear his report and will follow up with him.

There is a new home being built on Brigham Fork Circle which had no water pressure. Mr. Hawkes reported that they ended up digging the line, and in the process the homeowner asked to upsize the line, which the owner will pay for. They were able to solve the water pressure issue.

Tanks/system cleaning—previously discussed.

Mr. Hawkes reported that they will be doing asphalt patching in several locations: 918 Pinecrest Canyon Rd, 1050 Redhill Lane, 696 Freeze Creek and 6249 Brigham Fork Circle. The EID is on the schedule with the company that will do the patching and just waiting for their availability.

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

Steve Hook asked if there would be a closed session. Mr. Cook said there would not be a closed session and he gave a brief update on the legal issues. Currently, the EID is mainly focused on the water right issues with Mount Olivet. Chair Bradford asked Tyler Tippets about the stream flow, to which he replied that the level is higher than the last few years. Next, Mayor Joe Smolka asked about the well protection zone around the Upper Freeze Creek Well. There is a significant tree fort that has been built in the Emigration Oaks, and there is concern that it is in the well protection zone. They will follow up with Mr. Barnett about where the well protection zone is.

There was no closed session.

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 8:00 p.m.

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Minutes Approved