EMIGRATION IMPROVEMENT DISTRICT

BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, JUNE 20, 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 May 2, 2024**

MOTION: Brent Tippets made a motion to approve the minutes of the May 2, 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 considerations and report. There were no issues or concerns.

**3.** **FY2024 SLCo Proposed Certified Tax Rate .000550**

The certified tax rate from the County automatically adjusts to keep the revenue stable for the District from year to year. This year the proposed tax rate is .000550.

MOTION: Chair Bradford suggested adopting the FY2024 SLCo proposed certified tax rate of .000550. Brent Tippets seconded.

VOTE: Unanimous in favor of the motion.

**4. Septic Systems—Presentation and Questions—SLCo Dept of Health—Matthias Neville**

Matthias Neville from the Salt Lake County Department of Health introduced himself. He explained his role in the department, which involves permitting and inspecting septic systems, overseeing storm drains, and overseeing public water systems. A brief overview of septic systems was provided. Since 2013, Salt Lake County (SLCo) has allowed alternative septic systems. Benefits of these advanced systems include reduced setback requirements, smaller drainfield sizes, and cleaner effluent. Materials used were explained in response to an audience question. Existing homes are not required to meet current setback standards (unless the home is being remodeled). Certain areas like Killyons and Pinecrest have special regulations requiring a blackwater holding tank alongside regular septic systems, although this may change for alternative systems.

The sizing of septic systems depends on perc test results and the number of bedrooms in a home. The health department's role emphasizes environmental protection through regulation and assistance to homeowners. Permits are necessary for new builds and major repairs, and the department can provide guidance on finding septic designers and plumbers. They also assist in locating existing septic systems.

Maintenance tips include regular pumping every 3-5 years, fixing leaks promptly, and being aware of signs of septic system problems. Flexibility in regulations allows adjustments to improve existing systems. Regarding system care, he discouraged additives like chemicals or yeast cakes, suggesting proper system use obviates their need. Greywater systems for irrigation are not permitted in SLCounty.

Finally, a list of certified pumpers will be shared for homeowner reference. Contact information for Mr. Neville was provided for further inquiries, and he encouraged all residents to reach out to him with questions or concerns.

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

 **A. Badger Meters and Eyeonwater—Public Response and Update**

Don Barnett reported that water usage in May was very normal. All water in May came from the Upper Freeze Creek Well. Despite an increase in connections since 2009, total water usage has remained at or below the median. The Board would like to compliment the residents on their water conservation efforts. Mr. Barnett will provide Eric Hawkes with the necessary data for this purpose.

Mr. Hawkes reported that all meters have been installed, marking the completion of the project. Currently, 30% of customers have signed up on the app and although it's an ongoing process, those who have signed up are actively using it to monitor their usage and communicate with Eric Hawkes to detect and address leaks. An upcoming billing will include an insert urging customers to reach out for assistance or clarification. The goal is for all customers to sign up, with a minimum recommendation to enroll in leak alerts.

**6. Maintenance & Repairs**

 **A. Brigham Fork Well Repair**

Eric Hawkes expressed frustrations with the recent infrastructure overlay projects by the County, noting that he was not given enough communication or preparation time to get valves ready. Several EID valves have been asphalted over, which is expensive to repair and puts the EID in a vulnerable position. Mr. Hawkes emphasized the importance of proactive measures to prevent such issues, which incur minimal costs when addressed in advance. He proposed asking the Metro Township to address communication gaps with the County and request County assistance in locating these covered valves. Eric Hawkes will participate in the Township meeting via Zoom and voice these concerns, with Mark Stevens providing support.

Regarding Brigham Fork, Don Barnett mentioned he is still gathering data and will present cost estimates for various ideas and alternatives in the future.

Well levels are currently stable.

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

There were no discussion items from the visiting public.

**8. 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, as well as pending litigation. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 8:10— 9:15 p.m. Those present included David Bradford, Brent Tippets, Mark Stevens, Eric Hawkes, Don Barnett, and 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 9:15 p.m.

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Minutes Approved