

EMIGRATION IMPROVEMENT DISTRICT
BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, MAY 11, 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 7:05 p.m.

1. Consent Approval - Minutes for March 16, 2023

MOTION: Brent Tippets made a motion to approve the minutes of the March 16, 2022, Trustee Meeting as written. David Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

2. Financial Considerations & Report

Monthly Financial Report

Mr. Hawkes gave the monthly financial report. Ms. McAnulty asked a question about the loans, and Mr. Hawkes briefly explained the various loans and impact fees.

Transparency Report FY2023 QTR 1

Mr. Hawkes gave the FY2023 1st Quarter Transparency Report. There were no questions or concerns.

MOTION: Brent Tippetts made a motion to approve the FY2023 1st Quarter Transparency Report and post it online. Mark Stevens seconded the motion.

VOTE: Unanimous in favor of the motion.

3. Water Rates and Grant Opportunity—Sustainability Alliance

Sustainability Alliance members Willy Stokman and Mindy McAnulty presented their issues with the new water rates. They asked the EID to wait before implementing the new water rates and to use the time to gather data from the new meters and reassess the rates. They are concerned that the new water rates are not equitable and do not promote enough water conservation. In response, Mr. Bradford reminded them that the Board modeled out the rates and made the decision carefully, after considering many factors, including conservation. Legal counsel Mr. Cook stated that, while it would be legally possible to delay implementation of the water rates, there would be financial implications for the current budget. An audience member, Steve Boyden, also voiced concern over the new rates. He felt that the usage fee should reflect water usage, and not include the cost of running the system. There was discussion about the terms “base fee” and “usage fee.” There seemed to be confusion over the two terms; Mr. Hawkes gave a brief explanation of the terms and Board members agreed it would be beneficial to clarify or educate residents on the terms. Mr. Boyden stated that the new rates are not fair and that if he uses zero water, he should not be charged at all for water usage. The Board members stated that when they looked at the data, they saw that almost every household used a minimum of 5,000 gallons of water, even during the winter months, which is why they started the tier at 5,000. The District already utilizes one of the most aggressive water rate schedules in the state, which encourages conservation. The point was made that those who use less than the 5,000 gallons/month do so not to save a few dollars but to be environmentally conscious. The Board agreed that they were willing to delay implementation of the new rates and give it further discussion.

MOTION: Brent Tippetts made a motion to wait until October 30 to implement the new rates. Mark Stevens seconded the motion.

VOTE: Unanimous in favor of the motion.

Next, Ms. Stockman presented information on several new grants. One grant would be to support residents wanting to buy a Busse system. She asked if the District would be interested in supporting this grant by investing funds every year for several years. It is a long-term grant, and would take a lot of work, so they are not seeking anything definite, only asking if the District would be interested in it. The Board members stated that since the Busse system is not approved yet, it is hard to be definitive, but that they are very interested in a continued conversation about the grant.

The next item Ms. Stockman had was regarding waterwise landscaping. Through Utah Water Savers there is a program for incentivizing people to remove their grass and use waterwise landscaping. To be eligible, the Metro Township would need to adopt water efficiency standards. The Sustainability Alliance would like to approach the Metro Township about adopting these standards and would like the support of the EID behind them. The Board has an active interest but needs to see what exactly they are supporting. She agreed to send them more information.

4. Bureau of Reclamation—WaterSmart Grant Update

Mr. Hawkes reported that all the documents and paperwork are finalized, and the District should be receiving the funding soon. He said that the goal is to have all the new meters installed and online by November.

5. Water System Report—System Consumption Report

Mr. Barnett gave the water system report, which was that water usage increased last month compared to this time last year. On a per connection basis, historically the average usage is 6,500 gallons in the winter, about 22,000 gallons in summer. He presented a graph which showed that in the last ten years, outside conservation (for landscapes) has been very significant. The Board members and Mr. Barnett held a brief discussion about conservation and ways to help save the Great Salt Lake.

Monitor Well Level Report

Mr. Hawkes and Mr. Tippets read the Monitor Wells. As expected, all the wells have rocketed up, some to almost unprecedented levels. Some of the wells are almost as high as the District

has ever seen. Mr. Barnett then presented graphs showing the astonishing amount of snow and the snow-water equivalent. He stated that most of the snow at high elevations has not yet melted.

6. Busse Waste Treatment System and Permit with SLCo Dept of Health

The update on the Busse system is that they are in the public comment stage. Mr. Hawkes had to go through SLCo to get a permit for the Busse treatment system on Sunnydale, which they procured. Next, the County will come out and do an inspection of the system.

7. Maintenance and Repairs

Mr. Hawkes reported on a recent leak just below Brigham Fork Circle. Other maintenance includes some upcoming road patching in several locations.

Brigham Fork Repair Discussion

There was no significant update on the Brigham Fork Well repair.

Backup Generator for Water System

Mr. Hawkes is still waiting for electrical updates. The Board discussed what the requirement is from the State regarding having a backup system. It is required to have some kind of backup system; however, the mandate is vague and broad. Mr. Hawkes made a case for putting the generator on Well 1. In the case of an emergency, if the tanks were full, there would be sufficient water to last quite some time.

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

There were no questions or comments from the public.

9. 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 8:17 – 8:31 p.m. Those present included David Bradford, Brent Tippets, Mark Stevens, Eric Hawkes, Jeremy Cook, 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 8:31 p.m.

Minutes Approved