

EMIGRATION IMPROVEMENT DISTRICT
BOARD OF TRUSTEES REGULAR MEETING
THURSDAY, AUGUST 6, 2020
ELECTRONIC MEETING

Regular Meeting

Board Members in Attendance: Mike Hughes – Chair, Brent Tippets – Co-Chair, David Bradford – Secretary/Clerk

Ex Officio: Eric Hawkes—District Manager, Jeremy Cook—Legal Counsel

Chair Hughes called the meeting to order at 7:07 p.m.

1. Consent Approval - Minutes for June 11, 2020

MOTION: David Bradford made a motion to approve the minutes of the June 11, 2020 Trustee Meeting as written. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

2. Financial Considerations & Report

Mr. Hawkes gave a summary of the monthly financial considerations and reports.

Eric Hawkes also gave the transparency report for the 2nd quarter of 2020. There were no questions or comments.

3. Oaks Cluster System and Pipe Easements on Lot 964 Twin Creek Circle.

The lot next to EID's cluster drain field (at 964 Twin Creek Circle) recently went under contract. The buyer of the lot noticed that the easement lines are off from where the pipes are. These lines need to be tracked and updated. His engineer will send a surveyor out. It is not uncommon for the lines to have a discrepancy, but the buyer would like to have it fixed. He wants to be sure the legal description is accurate. The District will ensure that what he gives back is accurate.

4. Implementation of Salt Lake City Hydrant Fees for Hydrants Located in Emigration Canyon Boundary

Salt Lake City has assessed hydrant fees for their hydrants located in the lower portion of Emigration Canyon and Emigration Place development. SLC has charged hydrant fees for some time and UFA initially covered these fees. However, UFA believes that the individual townships or districts should be responsible for the fees within their taxable boundaries, not UFA. It was unclear if the fees should be paid for by EID or the Metro Township. Discussion ensued on if it is a cost that the District would absorb. The total cost is roughly \$500 a year, and it does provide a benefit to that section of the canyon. The Board members clarified that Salt Lake City would pay to maintain the hydrants. UFA will continue to service the hydrants to make sure they are up to code. The Board members agreed to pay for the fees to provide fire protection to those areas of the canyon.

MOTION: Board Member David Bradford motioned to pay the hydrant fees from Salt Lake City. Brent Tippetts seconded the motion.

VOTE: Unanimous in favor of the motion.

5. Lead and Copper Testing Results and Public Notice Letters to Water Users

Because the District failed the lead test six months ago, they are required to test more homes and test more frequently. EID has passed the lead test since then, but recently the results did not pass the copper test. The homes being tested are older (constructed in the 1980s, where there are a lot of copper pipes). The District has not had issues with copper before. There were three homes with high levels. The tests are performed by the homeowners, so these tests rely on the homeowners performing the tests correctly. Right now, the District is unsure what is causing the

higher levels. Mr. Hawkes said he is currently pulling samples in the distribution lines looking for copper. Then Mr. Hawkes will pull samples again on the sources. They have sent out a public notice to all the water users. As they get more information, they will pass this along to the public.

6. Water Levels Report

Mr. Barnett gave the water levels report. There was nothing remarkable in the past few months. The canyon had a very dry April and May and that showed in the water usage. Since then it has tracked with normal water usage. The water in the creek has been quite stable even with such high temperatures. Total water pumped for the District was right on the median value for the months of June and July.

There was a house fire at 5798 E Emigration Canyon Rd. Mr. Hawkes watched the tank levels and took a comparison using the telemetry and estimated firefighting efforts used about 96,000 gallons. Mr. Hawkes was concerned because the independent water company at Upper Pinecrest does not have that kind of storage capacity.

7. Maintenance Report

Well #2 Repair.

Mr. Hawkes reported that the District has completed the maintenance on Well #2. The well was drawing high amps and then turning off. The Board discussed possibly using a VFD. Chair Hughes is not favorable to VFDs because they are expensive and tend to break down, but Mr. Barnett mentioned some of their advantages. They cost less to run, are easier on the equipment, and are easy on the aquifer. There are factors about this well that may make it more successful than when the District has used VFDs in the past. The Board agreed to wait until they have a more accurate number on the cost to install the VFD before they decide.

Badger Meters –Pilot and Implementation Update.

Mr. Hawkes has been communicating with Badger Meter Solutions to test the area for reception to see how well the meters would work for the canyon. Badger Meters will do this test. Mr. Hawkes will get the meters for the pilot project in the next few days and will get them installed. He is optimistic that it will be a great asset to the Districts and the residents to have this water data.

Brigham Fork Well Discussion.

Mr. Hawkes stated that there are no new updates with the Brigham Fork Well, but he wanted to include it on the agenda to start a discussion about it. The Board briefly discussed some of the options about where to go for another source. Ultimately the Board agreed to address the issue in the budget hearing at the end of the year, as they do not have the financial means to address it this year.

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

Willy Stokman reported on the septic system mailing. She has received close to 60 responses, which she is happy about. Chair Hughes thanked her for this work and for her research and help. She also asked about the possibility of getting a water tank up Pinecrest to have the water needed to fight structure fires. The Board would like to do that, but such a plan needs to be supported by the residents of Pinecrest. To date, Pinecrest residents have not been interested in having the District pursue a water tank there. Her last comment was about a heat sensor by Utopia. It can detect fires even when you cannot see it. Chair Hughes said that he would be interested to learn more. Mark Tracy asked some questions, but the Board was advised by legal counsel not to respond due to pending litigation.

9. Closed Session – Pending Litigation

MOTION: Board Member David Bradford made a motion to convene in closed session to discuss pending and imminent litigation. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 8:17 to 9:02 p.m. Those present included the Board of Trustees, Eric Hawkes, Don Barnett, Jeremy Cook, Joe Smolka.

MOTION: Board Member Bradford made a motion to adjourn the meeting. Mike Hughes seconded the motion.

VOTE: Unanimous in favor of the motion.

The regular meeting of the Emigration Improvement District adjourned at 9:02 p.m.

Minutes Approved