

EMIGRATION IMPROVEMENT DISTRICT
BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, NOVEMBER 14, 2019

EMIGRATION CANYON FIRE STATION
5025 EMIGRATION CANYON ROAD
SALT LAKE CITY, UTAH

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 7:00 p.m.

1. Consent Approval - Minutes for October 10, 2019

MOTION: Brent Tippets made a motion to approve the minutes of the October 10, 2019 Trustee Meeting as written. David Bradford 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.

3. Lead and Copper Testing and Consumer Correspondence

Mr. Hawkes explained the protocol for testing for lead as mandated by the Division of Drinking Water. Last month there were 3 homes (of 10 who were tested) who had levels above the action levels, so the EID followed proper procedure in alerting homeowners. The higher test results in the three homes may have been due to error on the part of the resident in collecting the sample or may be due to the older piping in the homes. Part of the testing procedure as outlined by the DDW is that they order the samples and then take the 90%. In the three wells that EID is currently operating, there was no lead detected. The EID will continue to work with the Division of Drinking Water in this matter through increased testing of homes and closely monitoring District water sources (including the distribution system), to ensure the safety and quality of the water being provided. The District will look at all possible sources of what may be causing a leeching effect. They will also test every 6 months (instead of the current 3 years) and increase the sample size from 10 homes to 20. Mr. Hawkes urged any who are concerned to get their water tested by a certified lab or use a certified filtration system for cooking and drinking water. If a resident has a home that was built during the late 1970s to early 1990s and has copper pipe plumbing, contact Mr. Hawkes about using their home as a possible future sample site.

4. Telemetry Repair and Improvements to System Proposal –SKM—Mark Jeppsen

Mr. Jeppsen from SKM presented a proposal for improvements in telemetry of the system. The District has had some issues with the equipment and feel like it is time to make repairs. After doing research, SKM would propose doing a bubbler on the Upper Freeze Creek Well. It would reduce some of the issues with the depth of the well. There was discussion on power sources and redundancy at the various wells. Installation would be 1-2 days at each site. As for a warranty, there is a one-year warranty on everything they install. David Quinlivan from the audience suggested a maintenance contract at the beginning, which SKM does offer. Another question from the audience, Peggy Quinlivan asked about the security of the system. SKM adheres to government standards and uses various layers of security (firewalls, passwords, texts to phone, etc.). The primary entity monitoring the telemetry is Aqua Environmental and Mr. Hawkes is the backup. The Board thanked him for the proposal and will get back to him.

5. Radio Read Meters and Program Software Proposal—MeterWorks—Ken Sheffield

Mr. Sheffield from MeterWorks presented a proposal for radio read meters. He demonstrated how the meters work and all their benefits. There are various functions of the meter which can track various data points. Another option is to have a fixed based system and put up collectors to get information in real time. There are two signals in these meters—a mobile signal and a fixed

base signal. The District could choose which system to use. They have 96 days of history with data down to the hour. Chair Hughes asked how susceptible the meters are to ground conductivity. Mr. Sheffield replied that they haven't had any issues with that thus far. The body of the meter itself has a lifetime warranty. The radios have a 10-year warranty but are estimated to last 23 years. Mr. Sheffield pointed out that the cost of the meters is offset by cost savings. The current cost of reading the meters would be a savings. Additionally, the EID would be able to catch leaks sooner. During the wintertime sometimes it is 6 months between reads because of the snow. If the District were able to identify leaks faster, it would be a significant cost savings to the EID as they generally write off a large portion when someone has a leak. It could also help homeowners identify sources of leaks on their property. Getting these meters would allow the Board to do monthly billing, which would help with cash flow. One of the most important features to the District was that in catching the leaks sooner they would be able to save a lot of water that is currently being wasted. The Board members thanked Mr. Sheffield and will get back to him.

6. Water Levels Report

Mr. Hawkes said there was nothing out of the usual but that the monitoring data will be given next month because Don Barnett was absent.

7. Maintenance Report

A report was given on maintenance issues from the previous month. There was a repair on a hydrant valve stem at 6200 Emigration Canyon Rd. There was also a leak repair of a stainless-steel saddle at 6700 Emigration.

8. Tentative 2020 Budget Review and Approve for December Budget Hearing

The Board reviewed the proposed budget. For the revenue, Mr. Hawkes projects that it will be about the same as this year. Building in the canyon looks similar next year as compared to this year. On the expenses side, the operating costs are projected to be similar. The key areas that fluctuate are maintenance and legal fees. With the big-ticket items such as the telemetry and the meters, Mr. Hook from the audience suggested the EID capitalize it (not expense it) and take it out through depreciation. He suggested that the Board group assets together. The EID thanked Mr. Hook and Mr. Hawkes will investigate that.

MOTION: Board Member David Bradford made a motion to adopt the tentative budget and schedule the budget hearing for the 19th of December. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

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

Mindy McAnulty said she would like time on the agenda next month because she felt that it would be more productive, and Ms. Stokeman will be back. Mr. Tracy asked about an operating permit for Well #2. The District replied that they have never operated without an operating permit.

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 9:04 p.m. to 9:56 p.m. Those present included the Board of Trustees, Eric Hawkes, Jeremy Cook, Joe Smolka.

10. Amending the Proposed 2020 Budget

The Board agreed to move \$10,000 from the maintenance and repairs category and put \$5,000 into hydrological expense and \$5,000 into management expense.

MOTION: Board Member Bradford made a motion to amend the proposed budget. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

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 10:00 p.m.

Minutes Approved