

EMIGRATION IMPROVEMENT DISTRICT
BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, AUGUST 15, 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, Don Barnett – Barnett Intermountain Consulting

Chair Hughes called the meeting to order at 7:04 p.m.

1. Consent Approval - Minutes for July 11, 2019

MOTION: Chair Hughes made a motion to approve the minutes of the July 11, 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. External Audit Report – Robbins, Buhler & Osborne CPA –Ian Robbins

Mr. Robbins presented the external audit report. It's an agreed-upon procedures report, the purpose of which is to ensure that EID is in compliance with state laws. Mr. Robbins reported that there were no exceptions or variances. It's a good agreed-upon procedures report. He encouraged anyone with questions to call his office. Steve Hook asked if there is a place where financial statements are put together in a place the public can access. The Board responded that the large financial survey is on state auditor's website.

4. Private Well Water Testing Update –August 20th and Sept 27th

The District is ready to complete the testing (free bacteria testing of private wells). Richard's Labs will do the testing. Results will be mailed quickly. Mr. Hawkes put the word out through an email blast and put it on NextDoor. He stated that it is not too late if anyone still wants to sign up.

5. EID to Monitor Private Orenco's Advantex Septic System for Pilot Study

The EID discussed doing some monitoring on a septic system alternative in Pinecrest. Most properties in Pinecrest don't have the room to put in a drain field. The Board has looked at many different systems; one of the few systems that meets the requirements and has a small footprint is the Orenco Advantex system. The benefit of this system is that there is a tremendous amount of surface area in a small package. The Board plans to cover the cost of monitoring this system and hopefully get good data that will convince the state legislature to make changes. The current process is that you have to put in an entire qualifying system before you can install an alternative, or experimental system which seems counterproductive. Ultimately, the Board hopes to get the legislature to approve it so they don't have to go through this process. The Board has put in other systems but hopes that this Advantex system will be another viable option to a qualifying system. The timeline depends on the approval from the county and state. The only other option for properties close to the creek is to take the waste off site but that is extremely expensive.

6. Water Levels Report

Mr. Barnett reported that Well 2 and Well 1 were used this last month. Total water usage was down even though connections were up. Total water usage was slightly above average but below the median. Per-connection usage was far lower. The Board attributes it to the surcharge fees and more importantly, a significant mindset change. Mr. Barnett presented the graphs of water

levels for the monitoring wells which show that 2018 was an extremely dry year and in 2019 it has rebounded. The level in Aug (which is typically the lowest water table we see) is comparable to 2018 spring (which is usually the highest). The wells vary, but there is no long-term trend. Question from the audience about the levels of the wells. The monitoring wells are all at different depths.

7. Maintenance Report

- A. PRV Valve checks and repairs on the main canyon road. They all turned out good. Putting on pressure gauges, put steel braided cable to be inspected without having to get into the manhole. On one hydrant valve, the valve is OK, but the casing has shifted. It's the cast metal. That needs to be repaired before they asphalt the road.
- B. SKM – telemetry testing on radio and communications. Mr. Hawkes contacted Mark Jeppsen, they are scheduled to come out Monday. They'll run some tests. The cellular component is in the works. Chair Hughes wants them to come report to the Board what they found and what they propose. Most concerning with the current telemetry is that they don't talk to each other. Presently it is being done manually and with a Band-Aid system.
- C. No immediate plans for Brigham Fork.
- D. Oaks cluster septic system annual inspection report. Everything went well. Had some concern with some standing water at one of the valves. It is pretty high up in that system, and it is fairly steep. They switched it to the other side. They'll double check that valve.

8. EID – Logo Design

The Board looked at potential samples for an EID logo design. Will Shepherd designed the logo with direction from Mr. Cutting and EID. The purpose is to have a letterhead and include it on the website design. Mr. Cutting is aware of the logos of other canyon entities. The Board members discussed and agreed on which logo they liked. Mr. Shepherd will add color to the logo next.

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

Jody Davis is a founder of a non-profit organization who would like to build a home for families with children who have life-limiting illnesses. He would like to offer them a place to get a respite and get away from the medical world. The advantage of Emigration Canyon is that it is close enough to Primary Children's. Camp K offered to come pick up a child and bring them

back. Mr. Davis is still looking for property but wanted to get feedback from the community. The Board thought it was a neat project and recommended he talk to the Metro Township. They stated that the community is quite good-willed.

10. 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 8:30 p.m. to 9:23 p.m. Those present included the Board of Trustees, Eric Hawkes, Don Barnett, Jeremy Cook.

11. Amending the Legal Budget

MOTION: Board Member Chair Hughes motioned to make a line item transfer from the maintenance category to legal. David Bradford 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 9:24 p.m.

Minutes Approved