

EMIGRATION IMPROVEMENT DISTRICT  
BOARD OF TRUSTEES REGULAR MEETING

WEDNESDAY, JUNE 15, 2022

111 E BROADWAY, 11<sup>TH</sup> FLOOR  
SALT LAKE CITY, UT 84111

AND ZOOM

**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 7:08 p.m.

**1. Consent Approval - Minutes for April 20, 2022**

MOTION: David Bradford made a motion to approve the minutes of the April 20, 2022, Trustee Meeting as written. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

**2. Financial Considerations & Report**

Monthly Financial Report

Mr. Hawkes gave a summary of the monthly financial considerations and reports. The EID would like to increase cash flow. Currently, the revenue is holding or increasing but most likely because there are more connections. There were no further questions or concerns.

### **3. Experimental Wastewater System Tour and Discussion**

Mr. Hawkes reported that they have been working with a wastewater treatment company called Busse. This is a company, originally based in Germany, that has developed a promising microfiltration system. It has been in use in Germany for thirty years. Mr. Hawkes and Board members toured one of their systems in Hoytsville. Chair Hughes described the process of how the system takes wastewater and cleans it into water that discharges Class A water (extremely clean). These systems are able to achieve great water treatment in a small size and for very little money. It is a single-residential application. The potential for these systems to change wastewater in the canyon is very exciting due to the fact that these systems are able to discharge very clean water, are relatively inexpensive, have a small footprint, and are extremely efficient. There is still a need for a drain field, but because it discharges completely clean water, it could discharge into a failed septic system's drain field. The state legislation surrounding this topic needs to be reworded in order to allow full implementation of these systems. For now, these systems are allowed under the term "experimental" if there is a backup system, which in this case would be the failed septic system. The Busse unit has to be above ground, it requires electricity, it needs to be in a building or shed with heat, and it requires yearly servicing. There may be a demonstration at the next meeting. Busse is willing to put in a experimental system in a home in the canyon to demonstrate how well it operates. The Board will continue to be in discussion with Busse.

### **4. Water Smart Grant Application—Update/Discussion—Approve Grant Resolution**

Mr. Hawkes stated that they were able to get the application submitted and will find out in September if they procured the grant. The Board thanked Willy Stokman for her help in this.

## **5. District Water Rate Increase Discussion/Update**

Mr. Bradford began the discussion on a district water rate increase. He would like to increase it sufficiently so that the District does not have to revisit the issue every two years. He outlined three possible increases: increase the base rate to \$25 for the first 5,000 gallons, change the per thousand increment rate from \$0.10 to \$0.15 and increase the water availability fee from \$15/month to \$20/month. Those three raises together would increase revenue by \$100,000, which the District needs to make repairs, run the system, and recoup expensive legal costs accrued from the past several years. Mr. Bradford then outlined the impact of these fees on households. The discussion shifted to the third item—raising the water availability fee. Mr. Tippets would like more information on if the existing \$15/month fee was fair at the time it was established; if it is, he would be in favor of raising it because costs of running the system have increased. Other Board members expressed their reasoning on why the fee should be increased, including the benefit to homeowners' insurance and the financial benefit of being able to join the system when selling a home (or as need should arise). Willy Stokman and Jessica Steed from the audience voiced concern, pointing out that despite the fact that residents that are on the system will experience two other raises, as daily water users they should absorb far more of the cost of the raise than homes not connected to the system. The Board agreed to revisit the discussion next month.

## **6. Water System Report**

### System Consumption Report

Don Barnett stated that he continues to be impressed with how frugal the water users are. Water usage was quite low in May. Red Butte Creek is running at 50% of normal right now (but it was at 20% of normal last year). The flow of Emigration Creek is dramatically higher this year than it was last year. Ms. Stokman would like to compare canyon water usage with other areas and asked if EID knows how much water is used on a per person, per day metric. After a quick calculation, they estimated around 133 gallons. Mr. Barnett urged caution in using this number to compare to other areas, because this number includes outdoor water usage whereas other numbers may be only indoor water usage.

## **7. Maintenance and Repairs**

### **A. New Badger Meter Installation and Training Update.**

Mr. Hawkes mentioned that all the new meters are installed. They had a conversation about how to train the homeowners with these new meters on how to read their data, look at their bill, watch for leaks, etc. Mr. Hawkes may split the billing and put instructions in the billing for those with new meters. Ms. Stokman suggested linking to the Badger website where they have videos and other helpful information for residents as they get the app installed. Mr. Hawkes is hoping to use the new meters next month for the monthly reading.

There were no leaks.

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

Mindy McAnulty said she had a suggestion for a home that could use the experimental Busse system. Willy Stokman spoke about beaver dam analogs. These are imitations of what beavers do—they are sieves that slow down the water. Some of the benefits include improving vegetation and water quality, decrease flooding, decrease erosion, support aquifer recharge, and help stop the spread of wildfires. She is trying to get support for these analogs and is working with several people to get them in place throughout the canyon.

## **9. Board Member Training – Open and Public Meetings Act**

Jeremy Cook gave the Board members the annual training on the Open and Public Meetings Act.

**10. Closed Session – Pending Litigation**

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

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 8:45—9:17 p.m. Those present included the Board of Trustees, Eric Hawkes, Don Barnett, Jeremy Cook, Joe Smolka.

MOTION: Board Member David 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 9:17 p.m.

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Minutes Approved