

EMIGRATION IMPROVEMENT DISTRICT
BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, APRIL 12, 2018

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, Craig Neeley – Engineering Consultant

Chair Hughes called the meeting to order at 7:01 p.m.

1. Consent Approval - Minutes for February 21, 2018

MOTION: David Bradford made a motion to approve the minutes of the February 21, 2018 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. Mr. Bradford asked how many use the online payment system. The credit card processing fees have increased so that has reduced the number that use it. Mr. Hawkes estimated that around 5% of residents use the online payment system. Steve Hook asked a question regarding if the maintenance total was up-to-date with the costs associated with the well repairs. Mr. Hawkes responded that there are still some bills that will be coming through. He then gave the transparency report for the first quarter of 2018. It will be posted on the transparency website. There were no further questions on the financials.

3. Waste Water Management Disc and Hydrological Wastewater Study Grant Submitted to DEQ.

Mr. Hawkes stated that the application from the EID is in “deferred” status. The DEQ is trying to set up a “Research Fund Account” to group a number of similar projects together rather than bring each individual project to their board. If DEQ is unsuccessful in getting approval for the account, the District will need to present to the DEQ Board. DEQ mentioned this may take a few months to get this resolved before the District will be able to proceed.

On April 18th is the small group TMDL meeting. On March 22nd Mr. Tippetts and Mr. Hawkes attended a meeting for the SLC watershed management plan. Questions were raised as to why SLC recently bought property near the Killyon’s split. Mr. Hawkes and Mr. Tippetts asked but the meeting was with a 3rd party engineering firm, that didn’t have the answer

4. Upgrade the District’s Accounting Software

Mr. Hawkes is going to update to the 2018 version of QuickBooks.

5. Proposal of Possible Cost Sharing With the EC-Metro Township for “Code Red” Emergency Communication

Joe Smolka explained the Code Red Emergency Communication system. It is a system whereby the public could be informed of important notifications—such as a canyon road closure, a water leak, or a massive evacuation. The notification could be done via text, email, or voice message. There are 2 or 3 people that can send out the notification. The Metro Township board would like to split the cost of this system. A discussion ensued on the various costs associated with it, along with the costs to implement and upkeep it. Mr. Tippetts asked how to procure the phone numbers of the residents, to which Mr. Smolka replied that the residents would have to go online and sign up. Mr. Hawkes pointed out that this would unify the communication in the canyon. The board members questioned how it is different than Reverse 911. With Code Red, the canyon authorities would have the ability to put out notifications, but with Reverse 911 only the fire chief, sheriff, and possibly the mayor are able to use it. Mr. Bradford stated that he is in favor of the concept, but he would like to be sure the implementation is realistic. The board agreed that they are supportive of it, but they would like to see more details, including the cancellation policy.

6. Water Levels Report

Don Barnett reported that the water usage is right on line, nothing surprising. All the water last month came from Upper Freeze Creek well. Water usage is running below-average for the winter period. As soon as it gets hot, the usage will spike. The creek is expected to be 50% of normal this year. In the monitor wells there continues to be no trends in the data. By now there’s enough data to definitively say the ground water system has been consistent for 20 years. These monitoring wells were constructed even before the District built their wells--they were spaced up and down the canyon to ensure that no private well was impacting the aquifer. The District

wanted water that was removed from contaminants, so they built the wells strategically where there wouldn't be an impact on people's wells, and to get the cleanest water possible. The Board discussed if there would be any concern for the District's wells because of the extremely dry winter. Most likely they won't go into artesianing and they will be lower. The State Engineers office intended to measure the monitoring wells as a 3rd party. When Mr. Hawkes and Mr. Barnett inspected the wells they were pleased that the wells were in good shape. Eric has the numbers from the monitoring wells up on the website. There will always be correlation of the snowfall/rainfall reflected in the level of the wells.

7. Maintenance Report

Brigham Fork Well: Petersen Drilling has been trying to get a hold of their tool; they had some success and were able to pound it down. But in the process now there is gravel at the top of the tool stream. They are down to one option which is to bring in a big baler to pull out the gravel and give it one last try. If they are unable to retrieve the tool they may try to put in a pump and use the well. The District would have to treat the well frequently for iron bacteria. There may be options to slam it down deeper. Don Barnett thinks we could talk to the original driller to see what he can come up with. Currently Petersen Drilling is not there working on it; all their efforts are going toward Upper Freeze Creek Well. There are wells that have pumps and tools at the bottom of them (there are several dozen of them in the Salt Lake valley). The tool is stuck at 500 feet. The camera was put down to the level of the top of the tool but couldn't see what was grabbing the tool. Now they can't see anything because it's covered in gravel. Discussion ensued on the possibility of capping the well at 500 feet. There was a suggestion to put in a pick line below it. Mr. Bradford suggested the District put a bladder down to test this idea. It wouldn't be definitive, but it would give the District an idea of how effective it is. The decision of the board was to let them keep trying for another month.

Upper Freeze Creek: The Upper Freeze Creek motor is down. The District began using Well 2 and put it in operation on Friday night. On Saturday night Well 2 shut down; it is not clear why. The flow meter is broken on Well 2, and when the well pump shut down, the chlorine pump kept going. The District had to flush the line on Monday to flush the excess chlorine. Well 2 is currently up and running and filling the tanks. The District is good for providing water on a temporary basis. The board discussed various options for fixing the motor on Upper Freeze Creek. Mr. Neeley was able to give insight into what may have gone wrong and suggest possible solutions. He suggested initially looking at the soft start, the overload provisions, the surge protection, and the flat conductivity in the ground that could have issues with the primary power. Mr. Hook pointed out that there were power blips the past 10 days. Mr. Neeley said that it is natural to look at the power company, but it's generally not their problem. Getting the pump out will tell a lot. The motor should be protected on over and under current. Once the pump is out, many of these questions will be answered. It should be easy to get it repaired or replaced quickly and back in the ground. Mr. Bradford asked if it would be wise to schedule an annual inspection of the wells, but Mr. Neeley responded that the best course of action would be to stop operation immediately if the flow slows down. The District could set an alarm within the telemetry for when it is pumping far below capacity. The estimation to repair the well was \$22,000-\$30,000.

There was discussion regarding the potential for Well 2. Mr. Barnett indicated that he would research how much water was pulled from Well 2 when it was acting as the workhorse. If Well 2 has any issues, the District would need to get water out of Brigham Fork well. Mr. Barnett gave a case for repairing Well 1. He stated that Well 1 performs well this time of year. 100k gallons/day out of Well 1. The current storage capacity is 1 million which is about 20 days. The board debated which wells to focus on repairing. The District can't immediately turn Brigham Fork on because of the days of chemical testing. There is a pump there and could get some water out of it if needed. Mr. Tippetts suggested working on a priority level: Upper Freeze Creek first, then possibly Well 1. Don Barnett doesn't anticipate it being a big cost to fix Well 1. Chair Hughes pointed out that a lot of repair equipment is already in this canyon—it would be difficult to get them back, especially in a low-water year. Craig Neeley suggested the possibility of putting down a larger motor to squeeze another 150,000 gallons out of Upper Freeze Creek. Down the line, if you lose a well, you may look at that to make up the flow deficit. Upper Freeze Creek can do the whole canyon just as it is so there isn't justification currently. Chair Hughes suggested the priority list being 1.) Upper Freeze Creek, 2.) use Well 2 as is, 3.) look at Well 1, and 4.) finish repairing Brigham Fork. There was the suggestion to move Brigham Fork up because it is such a big producer; the drawback is the financial cost of repairing Brigham Fork.

8. Any Items by Visiting Public, Dismiss Public

Steve Hook asked for an update on the pending litigation. Jeremy Cook indicated he could only give a summary of the procedural status and information in the public record. Mr. Cook indicated that Mark Tracy filed a 3rd amended complaint. It was reviewed by the Feds and again they denied to intervene. The U.S. Attorneys' Office is done looking at the 3rd amended complaint. The case was initially filed Sept 2014—a long time ago. The 3rd amended complaint is structured differently from the Second Amended Complaint, but contains similar allegations.

9. Closed Session

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

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 8:55 p.m. to 9:53 p.m. Those present included the Board of Trustees, Eric Hawkes, Jeremy Cook, Joe Smolka, Don Barnett, Craig Neeley.

MOTION: Board Member Bradford made a motion to dismiss from closed session and 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 9:53 p.m.

Minutes Approved