

EMIGRATION IMPROVEMENT DISTRICT
BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, OCTOBER 26, 2017

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 September 21, 2017

MOTION: Brent Tippets made a motion to approve the minutes of the September 21, 2017 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. There was a question regarding if the amount budgeted for legal fees would be sufficient, to which Jeremy Cook responded that it most likely would. Board members reviewed the 3rd quarter transparency report.

3. Liability Insurance Policy Renewal / or Utah Local Trust Policy

The policy is up for renewal. Our current carrier is Allied World but the District is looking at switching coverage to Utah Local Trust. Utah Local Trust hasn't approved coverage for the District yet, but if they do, the coverage would be better. Jeremy Cook recommended the trust because it is a non-profit and their sole function is representing public entities. Utah Local Trust tends to be easier to work with and willing to extend coverage where they can, instead of fighting it like a private company. He would recommend it over Allied. All his experiences have been positive. The board members agreed to switch to Utah Local Trust if Utah Local Trust agrees to cover the District.

4. November 2017 Election Information / Ballots

Mr. Hawkes said ballots have gone out. There will be a polling station at the fire station.
Question from Steve Hook on why there were only two candidates: Paul Brown withdrew.

5. DEQ Grant Application for Study on Wastewater Impact to Canyon Ground Water and Supply

Eric Hawkes reported that the District could potentially present at the January board meeting if they get the application in. This is for a USGS study to determine what impact septic systems have on the water table of the creek. They will take samples of septic tanks and analyze them looking for markers (such as brighteners, artificial sugars, etc.). The cost of the study is split between USGS and Division of Water Quality. The grant is to procure the funding from the Division of Water Quality. They are also doing a DNA test on the E. coli to be see if it is from animal waste or human waste. Chair Hughes responded to a question from Steve Hook regarding the change in what the Division of Water Quality wants to pursue. The new director of DEQ isn't nearly as anxious as the previous director to put in a sewer system. The board discussed the many problems with putting in a canyon-wide sewer system: that it would affect the water level of the creek and be extremely cost prohibitive. It would also be very difficult to get buy-in from the residents because of the cost. Joe Smolka pointed out that a majority of canyon residents live along the stream. The District would still need buy-in from all the residents, regardless of whether they lived along the stream or not. Discussion about the costs, which would be exorbitant, and that is discouraging the various stake holders from pursuing the sewer system further.

6. Water Levels Report

Eric Hawkes reported on the water levels. Last month the water usage was roughly the same as last year even though there are added 8 connections. The transducers are currently working and reporting that Well 2 is down 61 feet, Well 1 is down 25 feet, and Upper Freeze Creek is down 861 feet. The transducers may not be very accurate. Well 1 and 2 are still being repaired. .
Brigham Fork well is still artesianing.

7. Maintenance Report

Brigham Fork well is still being repaired. Eric Hawkes stated that Petersen Drilling is still trying to remove the casing. He reported on a conference call with Don Barnett and Mike Sneider with Water Systems Engineering regarding what kind of acid treatment they should do. The recommendation was hydrochloric acid to initially break up liner, then come back with phosphorous treatment. Petersen Drilling got the volume and concentration numbers they need and are currently working out the cost. Chair Hughes commented on possibly neutralizing the water. Steve Hook asked details about how much pipe still needs to be pulled up. So far, only

450 feet of 1200 feet has been pulled up. Mr. Hawkes described how Peterson Drilling is trying to get the pipe out, and the difficulties they've experienced. The pump was taken out before these problems, which is why they were able to get it out. They ran into problems trying to take out the plastic liner. The pipe has been cemented in. Hopefully the acid frees it up, but if not, the District may have to look at other alternatives for that well. Discussion on budget expenses for the cost of the repairs; the District will evaluate if the budget needs to be amended before the end of the year.

8. Any Items Requested by Visiting Public, Dismiss Public

Hook suggested looking at A.M. Best to check the rating of the trust to be sure we're getting the best liability coverage, which the board said they would do.

9. Repairs

Mr. Hawkes stated that there were a few leaks last month. One residence had a pin hole in the copper line that was causing leaking. Most likely a weak spot in the copper. Brent Tippetts wondered if it was construction related. The District located a covered airvac near 6000 E Pioneer Fork Rd and repairs were made to raise the manhole lid and ring.

10. Closed Session

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

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 7:47 p.m. to 8:12 p.m. Those present included the Board of Trustees, Eric Hawkes, Jeremy Cook, and Joe Smolka.

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 8:12 p.m.
