

EMIGRATION IMPROVEMENT DISTRICT
BOARD OF TRUSTEES REGULAR MEETING

WEDNESDAY, NOVEMBER 15, 2017

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

Regular Meeting

Board Members in Attendance: Mike Hughes – Chair, Brent Tippetts – Co-Chair, David Bradford – Secretary/Clerk

Ex Officio: Eric Hawkes—District Manager, Don Barnett-- Barnett Intermountain Consulting

Chair Hughes called the meeting to order at 7:05 p.m.

1. Consent Approval - Minutes for October 26, 2017

MOTION: Brent Tippetts made a motion to approve the minutes of the October 26, 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.

3. FY 2018 Budget Review

In preparation for the upcoming budget review in December, the District reviewed the projected year-end budgets for 2017. Two categories need to be amended for the end of 2017: legal fees and maintenance/repairs. Legal fees category needs an increase of \$5,000. Maintenance needs an increase of around \$33,000. Mr. Hawkes suggested covering these two categories by amending funds from over-budgeted categories to cover those expenses. Another upcoming expense is to raise some of the fire hydrants along the main canyon road. Chair Hughes mentioned a broken hydrant near Ruth's Diner, which is the property of Salt Lake City; Mr. Hawkes said he'll report it to Salt Lake City.

MOTION: David Bradford proposed to adopt the amendments, Brent Tippetts seconded.

VOTE: Unanimous in favor of the motion.

Mr. Hawkes spoke of the need to get the budget ready for public hearing. The 2018 budget will be roughly the same as the 2017 budget. The revenue is projected to be about the same. The only change between the two years will be on the interest on income. Interest rates have gone up which will raise the income slightly. The income for next year will be based upon 5 new connections to the system--a conservative number, it could be more. There are approximately 10 lots that are in the planning or building stage. On the expense side, it is unknown how much more is needed to fix the Brigham Fork Well. The repair will drastically slow down when it snows because the snow will impede the progress of the drillers. A maintenance budget of \$250,000 is anticipated to be enough for next year to cover the cost of all operations and repairs for the water system. A typical year has a cost of between \$75,000-\$100,000 for repairs; next year will be more to include the cost of the Brigham Fork well repair.

4. Brigham Fork Well Repair

Don Barnett gave an update of the progress on the Brigham Fork well repair. The end goal is to get the PVC liner out and then do a full chemical treatment of the well. To aid the process it has been discussed putting in hydrochloric acid first which would dissolve the cementing and allow them to pull out the liner. The driller hasn't been able to get his tool below 800 feet because the PVC is plugged up. Therefore, they wouldn't be able to circulate the chemical because of the obstruction. Mr. Hughes also expressed his dislike of using hydrochloric acid because it is heavier than water and it could sour the well. Chair Hughes mentioned that the District can't put chemical in the well if they can't control it. Mr. Barnett and Mr. Hawkes described the latest process the drillers have used to get the liner out. Last week they decided to go in with a bigger tool that could spear the liner and pull on it. The tool wasn't grabbing so they sharpened it and Mr. Hawkes reported that today they got it on tight. Now they will wait to see if it can start to pull up the liner. Discussion ensued about the various options for the well. There is the option to put the pump in and use the well as it is, but possibly lose good production. Another option is to continue to spend the money fixing the well, but it may or may not increase the productivity. Chair Hughes would like to spend \$60,000 to continue to try to get the liner out because of the chance of increased productivity. The District discussed what should be the point at which they stop spending and abandon the effort to get out the liner. Mr. Tippetts expressed reservation about continuing the process since it has been a lot of time and money without any results. He asked if the District could employ a different driller that could go in from an angle. Chair Hughes responded that the rotary drillers would be very expensive, and it may not help the process. Don Barnett would be concerned to put a rotary drill in with the old casing, but offered to explore the possibility. Chair Hughes reiterated that he thinks it's worth spending the money to see if they can get the well back to the same production level it once had. David Bradford said given that the regular water system needs \$100,000 budgeted for repairs, that leaves \$150,000 left in the maintenance budget for the Brigham Fork well. The chemical treatment would cost \$70,000, which leaves \$60,000-\$80,000 still to use for the repair, in addition to maintenance funds in the amended budget from 2017. Mr. Tippetts would like to have a finite limit set, at which point the District stops the repair and uses the well as it is. By the next meeting it is anticipated that the drillers will be off-site.

This budget for 2018 will be published in the newspaper. Chair Hughes asked to move the budget hearing. Moved tentatively to the 13th.

5. November 2017 Election Preliminary Results and Canvassing Schedule

Mr. Hawkes gave a report of the election results. There was a 47% return rate. Brent Tippetts had the majority of votes (272/433), electing him to the District. On November 21st will be a canvassing meeting—a conference call to Jeremy Cook's office at 4:00 pm. This is to approve the vote count and then submit it to Salt Lake County.

6. Water Levels Report

Don Barnett gave the water levels report. Water levels are normal. All water usage was from Upper Freeze Creek well. Water usage appears to be in line, used a little more than the year before. The impact of rain is reflected in the numbers. The transducers seem to be inaccurate. One may have gone out even though it was replaced three months ago. Next month will have the monitoring wells checked again. Mr. Bradford mentioned attending a recent water conference and that Utah is a poor performer in conservation. Discussion of what other areas are doing to encourage conservation. Mr. Barnett spoke of the need to trace water usage and its impact when speaking of conservation.

7. Maintenance Report

Eric Hawkes reported the telemetry will be in the next report. Brigham Fork well maintenance was already discussed.

8. Any Items Requested by Visiting Public, Dismiss Public

Question from Gary Bowen about where the status of the DEQ grant. Mr. Hawkes stated that the District will submit the application for the January board meeting with DEQ. Question from Kirtly Jones about the timing for assessing the wells up and down the canyon. Mr. Hawkes replied that the monitor wells are checked 3 times a year: spring, summer and late fall. The information is on the website.

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 8:08 p.m.

DRAFT