

EMIGRATION IMPROVEMENT DISTRICT  
BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, JANUARY 12, 2023

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

AND ZOOM

**Regular Meeting**

Board Members in Attendance: David Bradford – Chair, Brent Tippets – Co-Chair, Mark Stevens – Co-Chair

Ex Officio: Eric Hawkes—District Manager, Jeremy Cook—Legal Counsel, Don Barnett--Barnett Intermountain Consulting

David Bradford called the meeting to order at 7:05 p.m.

**1. Consent Approval - Minutes for December 14, 2023**

MOTION: Brent Tippets made a motion to approve the minutes of the December 14, 2022, Trustee Meeting as written. David Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

**2. Financial Considerations & Report**

Mr. Hawkes gave the monthly financial report. There was a discussion regarding the benefits of paying off the bond early. Mr. Hook from the audience suggested checking the bond agreement

and Mr. Hawkes said he would investigate it. Paying the remaining balance on the bond does not save a lot of money, but the Board is still in favor of saving money where they can.

#### FY2022 Year End Report

Mr. Hawkes presented the year-end actuals for 2022. On the revenue side the District was far below projections. This is mostly due to few connection fees and the fact that the water revenue was down 30%. On the expenses side, some of the contractors are still lagging in their billing. This is typical from year-to-year. Although the District did not receive as much revenue in water consumption, this conservation saved the District about \$10,000 in electrical costs. There was a conversation about the anticipated water usage for 2023. The Board members reviewed the financials and Mr. Hook made a recommendation to combine two budget lines. Jeremy Cook asked about the difference in tax collections--it should be approximately even from year-to-year. He complained that the County needs to adjust for inflation. Ms. Stokman from the audience stated that there is talk about doing away with tax income for water districts. Does the Board have a backup plan in case the legislature implements that? Chair Bradford replied that the Board will wait until that point and that philosophically, he is in favor of water users bearing the cost of the water through rates, not taxes. But the EID will wait and see what happens and adjust accordingly.

#### Transparency Report

Mr. Hawkes gave the FY2022 4<sup>th</sup> Quarter Transparency Report. There were no questions or concerns.

MOTION: Brent Tippetts made a motion to approve the FY2022 4<sup>th</sup> Quarter Transparency Report and post it online. Mark Stevens seconded the motion.

VOTE: Unanimous in favor of the motion.

### **3. Assignment of Public Offices for 2023**

MOTION: Mark Stevens made a motion that David Bradford be the chairman of the Emigration Improvement District. Brent Tippetts seconded the motion.

VOTE: Unanimous in favor of the motion.

MOTION: Mark Stevens proposed that Brent Tippetts serve as the vice-chair. David Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

MOTION: Brent Tippetts proposed that Mark Stevens serve as the secretary. David Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

#### **4. Newly Adopted Water Rates Considerations and Timeline**

The Board held a discussion on when to implement the water rate increase. They are sensitive to the fact that EID users typically experience their highest bill in April, because they are billed for six months of winter usage. Raising the rates at this point would make that bill even higher. Chair Bradford and Mr. Hawkes are in favor of a more reasonable timing in implementing the new rates. The EID will begin billing monthly in June, and the Board agreed to wait until then to raise the rates. This has considerable implications for the estimated water revenue, but nonetheless the Board agreed to wait until then.

#### **5. Bureau of Reclamation – WaterSmart Application & Bipartisan Infrastructure Law Funding**

Eric Hawkes reminded the Board that the EID originally received notice that they did not get funding on the WaterSmart application, but he said that he recently received a letter stating that they will provide funding through the bipartisan infrastructure law. They approved the \$75,000 that the Board asked for. However, when the District thought they did not get the funding, they purchased new meters themselves, so Mr. Hawkes is unsure how that will affect the funding. He will find out more in the next few weeks. Mr. Tippetts recognized Mr. Hawkes's and Ms. Stokman's efforts in obtaining this funding.

#### **6. Water System Report – System Consumption Report**

Mr. Barnett gave the year-end water usage report. He presented graphs which showed that 2022 had reduced water usage. Mr. Bradford would like to spread the message to those who have made such strides in conservation. The water projections for 2023 are very favorable. Even if the canyon receives no more snow, the snowpack is already far above normal. The stream flow

forecast at this point has Emigration Creek at 150% of normal. The District briefly mentioned getting the word out to residents to clear culverts and stream paths of debris to help with a heavy runoff this Spring.

## **7. Maintenance and Repairs**

### **A. Badger Meter Installation**

There were no updates on the Badger Meter installations due to the snow.

### **B. The Brigham Fork Repair Discussion**

Mr. Barnett reported that he does not have any new cost estimates. Hopefully before the next meeting he will have an estimate. The Board anticipates that drillers may be a lot more available this year.

### **C. Back-up Generator for Water System**

Brent Tippets did some research on generators. He will email data on prices and sizes to the other board members. Mr. Hawkes is going to research what the exact requirements are from the State.

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

Ms. Stokman asked for an update on the Busse system and if it will be approved for residents. Mr. Hawkes stated that there is a meeting scheduled with DEQ. In addition, Busse is meeting with another entity, and they expect the system to be approved. Ms. Stokman also urged the EID to oppose the potential rezoning of the land at the bottom of the canyon. The Board replied that although it is concerning to everyone in the Canyon, it is not in the purview of EID because this land is in Salt Lake City, and they will be using city water.

Another audience member, Steve Boyden, made a comment in regards to the new rate structure. He and his family live in Emigration Oaks, and they try hard to be conservative in their water use. He was displeased with the base rate that does not reward for water usage under 5,000 gallons. The Board explained that most water systems have a base rate which covers the cost of having and running a water system, even if a person's usage is very low. The Board members

thanked him for prioritizing conservation. Mike Tielborg commented that the EID could penalize the heavy water users by charging more per gallon, on a tiered rate schedule. This is precisely what the District does. The water rates in the canyon are very aggressive in penalizing heavy users, which has been extremely effective in curbing high water usage. Chair Bradford thanked them for the comments and agreed to consider the rates anew.

## **9. Closed Session – Pending Litigation**

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

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 8:20 –8:38 p.m. Those present included David Bradford, Brent Tippets, Mark Stevens, Eric Hawkes, Jeremy Cook, Don Barnett.

MOTION: Board Member Brent Tippets made a motion to adjourn the meeting. David Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

The regular meeting of the Emigration Improvement District adjourned at 8:38 p.m.

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Minutes Approved

