

EMIGRATION IMPROVEMENT DISTRICT
BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, JULY 12, 2018

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, Jeremy Cook – Legal Counsel

Chair Hughes called the meeting to order at 7:00 p.m.

1. Consent Approval - Minutes for June 14, 2018

MOTION: David Bradford made a motion to approve the minutes of the June 14th, 2018 Trustee Meeting as written. Brent Tippetts 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. He also gave the 2nd QTR 2018 Transparency Report. David Bradford conducted an internal audit of the District's books and accounting processes and found no gaps or discrepancies. The external audit was also completed and will be ready next month.

3. Update on Dismissal with Prejudice of Mr. Tracy's False Claims Act Case

Mr. Cook reported the good news that the case has been dismissed with prejudice against the prosecution. It is still within the appeal period. The appeal period ends dependent on when the judge issues a final decision on the District's motion for attorney fees.

4. Community Emergency Response – Metro Township Approval—Code RED

The Code RED program will have a rollout around August 1st. First there will be some training on how to use it. It's an interagency agreement; the cost amounts to \$750 annual fee for the District's portion. It is a service that residents can subscribe to and decide what kind of information they would like to receive. Who can post a notification on the system is still being determined. Most likely it will be Eric Hawkes, Chair Hughes, and Mayor Joe Smolka. It is still being determined how UPD and UFA will be able to send notifications.

5. District's progress on Providing Private Well Water Testing Services

Mr. Hawkes reported that Don Barnett is collecting more data on private well testing and was unable to attend the meeting tonight. He also reported that the current water quality report is on the District's website and filed with the Dept of Water Quality. Eric Hawkes is working on a condensed version to distribute.

6. Waste Water Funding Mechanisms, Cluster Systems and Management Discussion (Con't)

There was a meeting with John Mackey with Division of Water Quality to find out how to get funding for the cluster systems project. He is supportive of the cluster system. It appears the idea of the canyon wide sewer system is finally dying down. The District will put together cluster systems for people who have septic/drain field issues, 2-5 homes together, and pump it off site together. For each of the homes which have a septic problem the District would like to help them with the funding and the engineering. The systems would be fee-based. EID will need to identify the systems and get some buy-in and put a proposal together. Chair Hughes would put together a grant that the District would be able to draw down the money as needed. The District intends to show that we're doing everything we can to come up with a maintenance master plan to present to the Division of Water Quality. Brent Tippets asked about doing a master plan; Mr. Hughes responded that the District has already done that to some extent (4-5 potential sites). Need to have more conversations among the Board and the Township on how to do this. Possibly in the spring (best case) is when the District could move ahead to do the engineering. One of the next steps will be going to the public to see who is in need. There was a question from the audience about when the communities would be informed. Possibly this fall the District would have something, whether through the water bill or newsletter, to start the process to inform residents. The Community Council is putting out regular newsletters and would be glad to take an article. The Board would like to be a solution for residents.

7. Water Levels Report

Mr. Hawkes reported the water levels for each well: Well 2 is at 94 feet (standard), Upper Freeze Creek is at 896, Well 1 is unknown, Brigham Fork is still artesianing. Until the transducer is back in we're not pumping Well 1. It has been turned on and is ready as soon as the transducer is back in. Don Barnett will have the usage report, but we're at about what we had last year, both being high usage.

8. Maintenance Report

Mr. Hawkes reported on a main water line leak at Brigham Fork and Pioneer Fork Rd. A lot of water was lost, caused by nuts and bolts that were corroded away. There were only 2 bolts that were barely on. Mr. Tippetts asked how to keep that from happening again. Almost all of them have been replaced. Discussion ensued on how many Boyer parts remain to be replaced. Mr. Smolka suggested the District go through and vacuum out the valve stems going down. The Board agreed it's a good idea. There is also a need to create a new list of backhoe loaders to help in the future.

Brigham Fork Well: Mr. Hawkes reported that electricians came up to check the well. Upper Freeze Creek pump is in Brigham Fork Well at 450 feet—it was powered to make sure the pump works. This is good news to the District to know the extra pump works. Nothing yet from Boart Longyear on the pricing. He will be presenting many options on pricing, which will take some time, and he won't be able to spend time in the canyon until September (best case scenario), could even be Spring.

9. Any Items by Visiting Public, Dismiss Public

Kirtly and Christopher Jones (Sunnydale residents) had questions about how the cluster system could apply to Sunnydale. There are 14 homes along the creek in Sunnydale--is this a possibility for a cluster system? The District responded that it is an option. There was a discussion about the ignorance of some residents in Sunnydale—some of the residents don't know if they even have a septic system or not. Tyler Tippetts made comments about the difficulty of finding out the details of his well and septic. There was talk about ordinance work--there needs to be a conversation when homes sell so that new owners must have mandatory inspections. There are many things we could do before we go to the cluster system. It seems to be an education issue. There was agreement that people want to do the right thing, especially if they are given education. There is a need for public relations in this situation, so the residents understand the District is here to assist them. Chair Hughes will talk to Bill Cutting to help with this. The Township or the Community Council may need to be the one to gently distribute the initial information.

10. Closed Session

MOTION: Board Member David Bradford made a motion to convene in closed session to discuss pending and imminent litigation and discuss purchase or sale of real property. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 7:52 p.m. to 8:21 p.m. Those present included the Board of Trustees, Eric Hawkes, Jeremy Cook, 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 8:21 p.m.

Minutes Approved