EMIGRATION IMPROVEMENT DISTRICT

BOARD OF TRUSTEES REGULAR MEETING

MAY 22, 2025

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

Ex Officio: Eric Hawkes—District Manager, Jeremy Cook—Legal Counsel

David Bradford called the meeting to order at 7:22 p.m.

**1. Consent Approval - Minutes for April 21, 2025**

MOTION: Mark Stevens made a motion to approve the minutes of the April 21, 2025, Trustee Meeting as written. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

**2. Financial Considerations and Report**

Mr. Hawkes presented the monthly financial report. Board members had no concerns. Letters for certified delinquencies will go out in July, with filing due in September. Expenses appear typical, though upcoming well work may increase costs.

**3. Response for Limited-Use Permit Within Upper Freeze Creek Well Protection Zone—Ryan Leik**

The board gave a response regarding property use for Mr. Leik, emphasizing the need for an approved wastewater system before expanding occupancy. This letter will be sent to the county. Mediation efforts involving Salt Lake City, the Oaks HOA, and the EID continue, with plans to revisit proposals in the next month. The board remains focused on ensuring all covenants and wastewater requirements are addressed appropriately.

**4. Water System Report—System Consumption Report—Don Barnett**

Don Barnett reported on the water system. Water usage came from the Upper Freeze Creek Well for the past month. Water usage data for April showed per-connection use around 5,000 gallons—well under the historical average of 6,900 gallons—reflecting reduced demand.

The current snowpack situation is somewhat misleading. Although conditions have recently improved due to earlier wet weather, the snowpack is only at 62% of the median, not the annual total. This figure represents a faster-than-normal melt-off, accelerated by rising temperatures.

**5. Maintenance & Repairs**

1. **Brigham Fork Well Rehabilitation Update**

Progress continues on the Brigham Fork Well project. The pump was removed, and a baler was used to reach the tool depth, followed by a sand pump, which was unable to reach the tool. A camera inspection is planned to assess internal conditions.

1. **Well #1 Repair**

Regarding Well 1, recent water flow has been significantly reduced—from an expected 80 gallons per minute to as low as 17–25 gallons per minute, with inconsistent fluctuations. Upon inspection, the pump and motor were removed. The motor was rebuilt and reinstalled, but the system could not be seated to its original depth—now five feet shallower. The well was initially drilled to 120 feet with solid casing and extended to 500 feet into fractured rock, which may have shifted or slumped, potentially obstructing the pump. Hopefully next week they will know what the flows are for Well 1.

**6. Declaration of Candidacy for 2025 General Elections due June 2-9th—Board of Trustee**

The declaration of candidacy period for the upcoming general election runs from June 2nd to June 9th. Candidates must submit the required form to the appropriate official. Notice has already been posted online and shared with the county. If only one candidate files by June 10th, the board may adopt a resolution to cancel the election and notify the county accordingly.

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

Mr. Cook stated that an appeal hearing related to Mr. Tracy is scheduled in two weeks and will be held virtually. It is anticipated to proceed quickly and is expected to be resolved in the EID’s favor.

No comments or questions were raised by the visiting public, and the meeting was concluded.

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 7:41 p.m.

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Minutes Approved