EMIGRATION IMPROVEMENT DISTRICT

BOARD OF TRUSTEES REGULAR MEETING

APRIL 21, 2025

EMIGRATION CANYON FIRE STATION

5025 EMIGRATION CANYON ROAD

SALT LAKE CITY, UTAH

AND ZOOM

**Regular Meeting**

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

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

David Bradford called the meeting to order at 7:00 p.m.

**1. Consent Approval - Minutes for March 20, 2025**

MOTION: Mark Stevens made a motion to approve the minutes of the March 20, 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 and related considerations. Board members had no concerns. He noted that the implementation of monthly billing has improved cash flow, and that the majority of revenue is typically received during the summer months.

Transparency Report 1st Quarter 2025

Mr. Hawkes presented the 1st Quarter Transparency Report. There were no comments or

concerns. He will submit the report to the State Auditor’s transparency website.

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

David Bradford provided an update on his ongoing discussions with the County regarding property access and waste management for the Leik property. The County identified the lack of road access as the primary concern, especially given that the only acceptable waste solution is a sealed holding tank, which would require regular pumping access. Composting toilets are not sufficient for approval. Mediation with Salt Lake City is scheduled for May 2 and will include representatives from Salt Lake Public Utilities, EID, Emigration Oaks, and Emigration Canyon City. The board commended Mr. Leik for his preparation and professionalism but emphasized that no approval can be given until access and sanitation issues are resolved. The primary concern remains the protection of the aquifer, as the property lies within a high-risk drinking water protection zone. The hydrologist, Don Barnett, stated that the water source near Mr. Leik’s property plays a vital role, supplying approximately 90% of the district’s water. To ensure the continued reliability of this source, the board emphasized the importance of carefully evaluating any potential impacts and pursuing strategies that support long-term protection.

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

Don Barnett presented the water system report. He stated that residents are doing a commendable job conserving water. While overall water usage is at the long-term median, per-connection usage is notably lower. Snowpack reports from Emigration Creek and Lookout Peak show average water supply forecasts for the year. Monitoring wells indicate no signs of long-term degradation. Overall, long-term trends across the canyon’s water supply remain stable.

**5. Maintenance & Repairs**

1. **Brigham Fork Well Rehabilitation Update**

In maintenance updates, Mr. Hawkes reported on the Brigham Fork Well rehabilitation. The well pump, previously located at 480 feet, was successfully removed after initial difficulty. The next steps include running a baler and cautiously using a camera to inspect the well. There is concern about equipment damage, so insuring the camera is being considered. There should be an update on the Brigham Fork Well soon.

1. **Final Road Patch Near 6405 Emigration Canyon Rd, PRV Valve Repair 742 Pioneer Fork Road, Leak Repair at 5982 Pioneer Fork Road.**

Regarding infrastructure repairs, the final patch near 6405 Emigration Canyon Road is scheduled for Thursday.

While working on a PRV valve repair at 742 Pioneer Fork Rd, a nearby 2-inch line unexpectedly leaked, requiring a temporary water system shutdown near Pioneer Ridge Road. Crews will return in a few weeks to complete the 2-inch line repair.

A significant leak also occurred at 5982 Pioneer Fork Road, involving a 6-foot pipe split and substantial water flow. That repair will require a large patch across both sides of the road and is scheduled for completion Thursday.

Additionally, a water meter setter repair was completed after a shifted box caused a solder break.

1. **Well 2 Improvements Update and Discussion**

At Well 2, the Variable Frequency Drive (VFD) is on hand, but the panel box is backordered and expected in approximately three months. Some minor electrical work and installation of a transfer switch remain, with an estimated total cost of $75,000.

Additionally, Well 1 is currently operating at half capacity, producing only 25 gallons per minute. Water levels remain high, so Mr. Peterson will test the pump and motor to try to identify the problem. The situation is being closely monitored.

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

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 7:47 p.m.

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Minutes Approved