

EMIGRATION IMPROVEMENT DISTRICT  
BOARD OF TRUSTEES REGULAR MEETING

WEDNESDAY, JULY 20, 2022

111 E BROADWAY, 11<sup>TH</sup> FLOOR  
SALT LAKE CITY, UT 84111

AND ZOOM

**Regular Meeting**

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

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

Chair Hughes called the meeting to order at 7:08 p.m.

**1. Consent Approval - Minutes for June 15, 2022**

MOTION: David Bradford made a motion to approve the minutes of the June 15, 2022, Trustee Meeting as written. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

**2. Financial Considerations & Report**

Monthly Financial Report

Mr. Hawkes gave a summary of the monthly financial considerations and reports. Audience member Steve Hook said the number in the maintenance category is quite low for this time of year, especially considering the upcoming bills for many recent repairs. He asked if the Board estimated the amount would be sufficient for the rest of the year. Mr. Hughes replied that the system is aging and needs some upkeep maintenance. In addition, when the weather reached hot summer temperatures, it put more demand on the system and the number of repairs increased.

#### 2<sup>nd</sup> Quarter Transparency Report

There were no comments or concerns.

### **3. Adoption of Salt Lake County Property Tax Rate - .000627%**

Mr. Hawkes gave the suggested tax rate from the County and explained why the County gives a new tax rate each year. The County adjusts the tax rate to keep the District's revenue the same, based on property values. For the District to raise the rate, it would be a very arduous process. The District discussed the possibility of doing so. It is not clear if the District would be able to complete the process in time. A lot of the other cities are doing the same thing--they are raising their tax rate because they need more revenue. Mr. Cook will look at the process and tell the Board if they can meet the deadlines in time. Steve Hook asked if the Board could keep the tax rate from last year, would that mean that EID would not have to go through this long process? Mr. Cook said the process would be the same because it would be increasing revenue.

MOTION: Board member David Bradford motioned to adopt the Salt Lake County property tax rate of .000627%. Brent Tippetts seconded the motion.

VOTE: Unanimous in favor of the motion.

### **4. Experimental Wastewater System Placement Sunnydale Lane**

The experimental unit from Busse has been installed at the residence of Diane Anderson. Her septic drain field does not work so she has been pumping her system. However, with this unit, she can drain into the drain field and EID will test the water to be sure it is Class A. Her home is within 100 feet of the creek. The Board is very hopeful about these units solving septic issues along the creek. Ms. McAnulty asked if EID would monitor these systems, but Chair Hughes

said that Busse monitors and maintains the systems. The responsibility is ultimately on the homeowners, similar to owners with septic systems. Mr. Hawkes said there is still a political piece to solve, Mr. Cook suggested giving the option for people to come see her unit, and to put out the messaging that EID is exploring ways to help homeowners solve septic system issues and clean up the creek. There was some discussion about possible funding sources for more units.

## **5. District Water Rate Increase Discussion/Update**

Despite the fact that Board is anxious to move on this, the Board agreed to put this decision off until they know if raising the tax rate is feasible. A fee increase is much easier to implement (as opposed to a tax increase). They may need to hire a third-party company to help with the tax increase.

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

### System Consumption Report

Mr. Barnett showed the system consumption report. The water usage in June was the least since the expansion of the system. He and the Board members continue to be amazed and impressed with residents' water conservation. The residents turn off their water when it rains and are being very conscious of water usage. Mr. Barnett expressed a lot of frustration over how the legislature and media are framing the issues with the Great Salt Lake. There was a casual conversation about various ways to help the water issues in the state. Mr. Barnett stated that those who work in the industry are frustrated with the lack of truth and accuracy when it comes to what will help save the Great Salt Lake. The media and various body politics are misdirected in their finger-pointing when it comes to water.

## **7. Maintenance and Repairs**

### Maintenance & Repairs

#### A. New Badger Meter Installation & Training Update

Mr. Hawkes reported that they did a simulated read and it went well. He will be able to start using the meters for the next billing.

B. Valve Stem Repair – 1167 Pinecrest Canyon Rd

This was a scheduled repair that the District needed to do before the Pinecrest paving project.

C. Sink Hole Patch & Monitor at 6275 Emigration Canyon Rd.

Mr. Hawkes stated that he is not sure what caused it but that they filled it up and will monitor it.

D. There was a leak repair at 32 S Smokey Lane. It was due to a broken saddle.

E. Leak Repair – 5820 Emigration Canyon Rd – Repair PRV & Broken Saddle

This repair was problematic. Mr. Hawkes described the problem and how they initially repaired it. The further problems came from power outages which impacted the pumps and computers. The District had to issue water restriction notices via CodeRed when the tanks were at half capacity. EID was in communication with Rocky Mountain Power; once the power came back on, the EID was able to get the pumps running, everything rebooted, and online. The power went out again that night, but they were able to get everything repaired and running properly. The Board members thanked the residents for responding to the need.

F. Well 2 – Installation of VFD (Variable Frequency Drive)

Mr. Hawkes told the Board members that recently they have been unable to restrict the flow of Well 2. Larry Hall has been attempting to balance it. They are worried about the pump and the aquifer. This led to a conversation about how to build in more redundancy into the system. The Board members explored two possibilities—trying to repair the Brigham Fork well or drilling a new well. They debated the pros and cons of each. Mr. Tippetts would like to get a new well in Pinecrest so that they are able to provide water in case of a fire. The challenge with that option is that, despite the fire risk, the residents of Pinecrest do not want the District to put in a well. It is also much more expensive. Repairing Brigham Fork would be about a tenth of the cost, they estimated. The numbers are hard to estimate, but a new well would be significantly more

expensive. There was a long conversation about what it would take to repair Brigham Fork or drill a well in upper canyon.

Regarding Well 2, the Board discussed possibly putting in a VFD, which costs about \$45,000. The other option is to pull the pump out and inspect it. The problem is that it leaves the District without redundancy for that time. Audience member Paul Brown made a comment that the Board would need to ensure that the motor is designed to take a VFD.

Mr. Hawkes reported that the Oaks cluster system had its routine inspection and switched the drain fields over. There were no issues.

Mr. Tippets suggested the District invest in some safety signage to use during repairs.

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

Steve Hook asked how the District would finance a possible Brigham Fork repair. Chair Hughes responded that there are resources they can go to in order to procure funding.

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

MOTION: Board Member 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 went into closed session but there were no updates or new items to discuss so they ended the session. There is no audio recording from this session as there was nothing discussed. Those present included the Board of Trustees, Eric Hawkes, Don Barnett, and Jeremy Cook.

MOTION: Board Member David 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 9:17 p.m.

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Minutes Approved