

EMIGRATION IMPROVEMENT DISTRICT

BOARD OF TRUSTEES REGULAR MEETING

WEDNESDAY, OCTOBER 19, 2022

111 E BROADWAY, 11TH FLOOR
SALT LAKE CITY, UT 84111

AND ZOOM

Regular Meeting

Board Members in Attendance: Mike Hughes – Chair, Brent Tippets – Co-Chair

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

Chair Hughes called the meeting to order at 7:06 p.m.

1. Consent Approval - Minutes for September 21, 2022

MOTION: Chair Hughes made a motion to approve the minutes of the September 21, 2022, Trustee Meeting as written. Brent Tippets seconded the motion.

VOTE: Unanimous in favor of the motion.

2. FY2021 Annual Financial Audit/Agreed Upon Procedures Report—Ian Robbins, CPA

Ian Robbins, CPA, reported that he has finished the financial audit/agreed upon procedures report for EID. There were no exceptions or discrepancies to report. The EID is in full compliance with the state auditor's office. New this year were some extra procedures examining the fees that entities collect. Mr. Robbins did not find any problems with the fees that EID collects, including

how they decide which fees to collect, how they are collected, and what the funds are spent on. Mr. Hook had several questions, to which Ian Robbins responded that the state auditor's office determines the agreed upon procedures, then the CPA firm meets with EID management to review those procedures. Mr. Hook's next question related to the Brigham Fork Well, which Mr. Robbins explained that there are additional costs going into the well. The financials are separate from those of the State, and they are compiled without notes and submitted to the State. The state auditor's office calls it a large financial survey. Mr. Robbins said the board needs to sign some documents and then he will upload them to the State.

3. Financial Considerations & Report

Monthly Financial Report

Mr. Hawkes gave a summary of the monthly financials. Mr. Hook asked a few questions about where the District will end up with cash by the end of the year. The Capital Improvements and the Maintenance/Repairs categories are well under budget. However, the District is also going to be far under their anticipated revenue in terms of water hookup fees, impact fees, water rights, etc. This time of year, the financials do not reflect tax receipts, which come at the end of the year.

Transparency Report—3rd Quarter 2022

Mr. Hawkes gave the 3rd Quarter Transparency Report. The Board members had no concerns.

4. Public Hearing—Proposed Water Rate Increase

The Board opened the public hearing on the proposed water rate increase. Chair Hughes asked if there were any public comments. There were none. The Board closed the public hearing.

MOTION: Chair Hughes made a motion to approve the proposed water rate increase as written. Brent Tippetts seconded the motion.

VOTE: Unanimous in favor of the motion.

5. Watery System Report--System Consumption Report

Don Barnett gave the water system report. He showed how drastically water usage has decreased in recent years. While this is very good news from a conservation standpoint, it also means a significant decrease in revenue for the District. There was a conversation about how to compare average usage in the canyon to other areas, even the valley. Mr. Bowen from the audience asked why the stream is flowing more now. This is very typical of this time of year, as the trees lose their leaves. The District also wondered if it could have something to do with the new culverts and drains that have been put in Killyons and Pinecrest. Mr. Mark Stevens asked if the District monitors the level of the creek, which it does not.

6. Maintenance and Repairs

Badger Meter Grant

In disappointing news, Mr. Hawkes reported that they did not procure the grant that they applied for to help pay for some of the new Badger meters. The Bureau of Reclamation denied the grant because of a minor technicality. The District will now have to fund the entire project and buy the new meters. The physical meters will be delivered next week, but they will not have the registers. The register is the piece that exports the data to the District. Those parts are backordered four to five months. They are ready to install as many meters as possible before the snow flies. In addition, Mr. Hawkes will be installing a dozen pressure monitoring meters throughout the system to monitor pressure in various zones in the system.

Brigham Fork Well

Mr. Barnett has not yet reached the right person at Lang Drilling, but he will continue to reach out. Conversation ensued on how feasible it would be to get good water out of Brigham Fork Well, assuming Lang is able to chew the tool out and do it for a reasonable price. Although the Brigham Fork Well pumps a lot of water, the water quality of the well is quite poor. Mr. Hall gave the results of the last testing, and the Board discussed the various issues with the water quality: sulphate, turbidity, and iron bacteria, etc. There was a conversation about how to get the well repaired, including how to treat the water, how much pipe it might need, and what kind of

pipe they could use. In response to a question from Ms. McAnulty, they described what water zones are.

Well #2

There was no update on the VFD for Well #2. The panel has been ordered. They have done some work on Well #2 to get it ready for the VFD: tear out a shelf and upgrade some of the electrical and lighting. They may need to upgrade the service line with Rocky Mountain Power.

Busse

Hughes updated the Board on the Busse system. He stated that there is a possibility they may be able to get a rule change instead of needing to get new legislation. It would be a rule change at the state level. Hopefully by the next meeting he will have an update. The test system on Sunnydale is not operational at this point; it is still awaiting final details.

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

Mr. Hook asked if the Board foresees any problems with the current issues surrounding the Great Salt Lake. Because Mt. Olivet and Salt Lake City take any water that comes out of the canyon, the Board replied that they do not anticipate any pressure. Paul Brown introduced Mark Stevens as the liaison for the board of the Emigration Oaks.

8. Closed Session – Pending Litigation

MOTION: Board Chairman Mike Hughes made a motion to convene in closed session to discuss pending litigation. Brent Tippetts seconded the motion.

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 8:24 – 8:36 p.m. Those present included Mike Hughes, Brent Tippetts, Eric Hawkes, Jeremy Cook, Don Barnett, Joe Smolka.

9. Open Session—Maintenance

The Board went back into public session to discuss a few other maintenance issues. There has been difficulty finding the meter box for a new construction build at 684 Freeze Creek. Mr. Hawkes has tried to find it, without luck. Mr. Tippetts agreed to look at previous plans to see if that gives them a starting point. The new construction on Twin Creek wants to move their meter stub out. Mr. Smolka recommended that the EID make a permanent cap on the nearby saddle at the same time. There is another new construction up Killyon's and the District is going to put in two meter boxes there. The County Council has approved the funds to buy the last lot in Killyon's and possibly turn it over to Open Lands.

MOTION: Board Member Brent Tippetts 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 8:43 p.m.

Minutes Approved