

EMIGRATION IMPROVEMENT DISTRICT
BOARD OF TRUSTEES REGULAR MEETING
WEDNESDAY, NOVEMBER 14, 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 October 11, 2018

MOTION: David Bradford made a motion to approve the minutes of the October 11, 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. There were no other comments.

3. Consideration on Osguthorpe and Standby Lot Agreement

Mr. Rick Osguthorpe asked the board to adjust his bill. He is connected to the system, and because he has two lots, he pays for two fire hydrants and a standby. Because of the codes of the canyon, his second lot is unbuildable other than the garage that is on the lot. He would like to eliminate the fees for the standby lot and one hydrant. The Board agreed that Mr. Osguthorpe is being charged for something he can't use. The board consented that they will adjust his bill because he has no intention (or ability) to build on the second lot.

4. FY2019 Budget Review

There will be a need to increase the legal fees category for this year. The only category that has enough to cover the cost is the maintenance category. The Board discussed options for covering the legal fees and ultimately decided to move it from the maintenance category, especially because the District does not have any more scheduled maintenance expenses.

MOTION: Brent Tippets made a motion to amend the budget to move funds from the maintenance category to the legal fees category. David Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

The Board then reviewed the proposed 2019 budget to prepare for the budget hearing in December. Mr. Hawkes projected similar operating revenues in 2019 compared to this year. He anticipates around 5 impact fees next year. Operating expenses do not change very much from year to year. Looking ahead to the possibility of drilling a new well to replace the Brigham Fork Well, the Board discussed how much should be budgeted in the maintenance category. It was suggested to allot \$300,000. Rick Anderson (audience) made the comment that he's concerned about the dry stream and that he had heard the EID was trying to put in 500 more lots up the canyon. The Board denied that they will develop 500 more homes. They are not advocating for more development. What the EID can't stop is approved lots being developed. There are many buildable lots in the canyon and the District is trying to project the income that may arise from these homes connecting to the system. Rin Harris (audience) said that she attended a recent water conference in which it was reported that the science for the next 30 years is that the climate will get drier and hotter. She believes that we must plan for it and hope the scientists are wrong. Mr. Bradford pointed out that there is one hopeful trend which is that canyon users are using less water, per capita. Ms. Harris would like to see the water costs increase to encourage people to use even less.

5. Private Well Water Testing and Visit to State Lab

Mr. Tippets reported that he, Mr. Hawkes, and Mr. Barnett met with the State engineer and Mr. Quilter from the Dept of Ag. The purpose was to determine what options the District can provide to the residents for well water testing. EID would cover the cost for the biological testing. Mr. Hawkes may need to do the testing--collecting samples from an outside water source on the home (a hose bib) and then submitting the samples to a certified laboratory. The Board discussed which elements to test for, and whether to pursue a more thorough testing of a sampling of wells along the creek. Mr. Tippets suggested that the Board go through with the initial bacteria testing for private wells and possibly do the larger panel on a few wells later. This was debated. Mr. Hughes explained the gains and drops of the creek, how the water flows, and why some parts of the creek have water and others do not. Mr. Tippets also encouraged the

Board members to provide information for home owners to understand the results of the testing. The District would like to offer this testing in the spring.

6. Sanitary Survey Inspection Results from SLCo and DDW

Every three years there is an inspection done by SLCo and DDW. They inspect the wells, the equipment, and the policies. EID didn't have any deficiencies and garnered 10 extra points.

7. UASD--Conference and Board Member Training

Utah Association of Special Districts had a training the prior week for board members. It was agreed that the training was a good refresher.

8. Completion of Fire Mitigation Work Around Well 1/Storage Area

The work was completed around Well 1. It looks very nice. In the future, the Board may use goats (or other means) to maintain the area.

9. Public Outreach, Communication, and Public Perception

Mr. Bill Cutting, a canyon resident of 31 years, introduced himself and gave his background in working with entities to develop their brand. He would like to work with the District to improve the public perception of EID and improve communication and public outreach. The goal would be to develop a synergetic relationship between the EID and canyon residents--one in which each understand the other, appreciates the other, and there is trust. Such a relationship is brought about by a lot of education and communication. The number one challenge to the EID is to impart this education and information. Mr. Cutting gave the project overview, which is to help achieve future success that will depend on positive, productive relationships with all stake holders, both inside and outside the organization. He would like to assist the District to transform itself into an entity whose values align with all its constituents through education, engagement and action. The first step involves interviewing the people inside the organization. The second step is interviewing the internal stake holders—professional partners that EID works with. The third and final step is to find out what the resident's perceptions are of the EID. Mr. Cutting would like to create an identity for the organization based on authenticity, the implementation of which is a very informative website. The website would potentially provide animated, educational YouTube videos. It should be a constant stream of information that goes between the residents and the District. He discussed the plan for building such a website. Rin Harris (audience) was enthusiastic to hear Mr. Cutting's comments. She also spoke of the need for transparency and that the EID's website was cumbersome and difficult to find the minutes. She'd like to see more integration between the entities of the canyon in this communication. Mr.

Hughes responded that some of the reluctance of the EID to communicate with residents has come as a result of the lawsuit. Mr. Tippetts commented that one challenge facing the EID is that there are such limited resources considering we are such a small community. Bob Avery from the audience also expressed enthusiasm in hearing the communication plan from Mr. Cutting, and as a communications professor of 44 years he offered to help.

10. Water Levels Report

Mr. Hawkes gave the water level report. The month of September was one of the driest Septembers in the canyon. For water levels, the Upper Freeze Creek Well is at 907 feet. Well 2 and Well 1 haven't been used (but have been flushed and exercised) and Brigham Fork is still artesianing.

11. Maintenance Report

No new updates on Brigham Fork. For the telemetry, Mr. Hawkes met with Campbell Scientific. They will get back with him on proposals for different telemetry systems. The Board is anxious to get these proposals.

12. Any Items by Visiting Public, Dismiss Public

Another question was raised about the rumored development at the top of the canyon, to which Mr. Hughes reiterated that EID has nothing to do with development and has no plans to put in 500 homes. He explained the points of diversion, which means that the EID can build wells on those sites. Not that they intend to on all the sites, but as the needs of the canyon change, the EID may move these points of diversion around. Mr. Cook defined a point of diversion as a point you designate to take water. These are places that the District would potentially use to put in new wells if need be.

13. Closed Session

MOTION: Board Member David Bradford made a motion to convene in closed session to discuss pending and imminent litigation. Brent Tippetts seconded the motion.

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 8:50 p.m. to 10: 02 p.m. Those present included the Board of Trustees, Eric Hawkes, Jeremy Cook.

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 10:23 p.m.

Minutes Approved