

EMIGRATION IMPROVEMENT DISTRICT
BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, DECEMBER 28, 2017

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 7:03 p.m.

1. Consent Approval - Minutes for November 15, 2017

MOTION: David Bradford made a motion to approve the minutes of the November 15, 2017 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. Question from Mr. Bradford about tax collections. Mr. Hawkes reported that the tax collections may be higher than estimated because of various reasons, one of which may be higher property values. More taxes will be coming the next few weeks; January's report will have the actual.

3. FY 2018 Budget Hearing

Eric Hawkes gave a summary of the 2018 budget. Discussion about the planning and zoning process. Typically, when a person applies for a building permit they contact the District for a Water/Sewer Letter. Mike Hughes is meeting with the SLCo Health Department on January 4th. Jeremy Cook will draft the grant document. Following that, the District will also draft a maintenance agreement. Chair Hughes recognized that there would need to be more discussion about property rights as it may relate to doing inspections, maintenance, etc. Jeremy Cook will recirculate the email that outlines the points. Chair Hughes then opened the meeting for public comment. Tyler Tippetts commented that he wonders if it is wise to continue to try to fix the Brigham Fork Well and asked what the line would be at which the District would stop the

attempt to fix the well. Brent Tippetts said the parameters were discussed last month: about \$60,000-\$70,000. Eric Hawkes said the difficulty with putting a hard and fast dollar amount on it is because nothing has gone well in the repair process. Chair Hughes commented that the District has no intention to abandon the well; it is a great well that produces a lot of water. It would cost millions to drill a new well (answering a question from Paul Brown). There were no other comments. Chair Hughes closed the public hearing.

MOTION: David Bradford made a motion to approve the 2018 Budget as written. Brent Tippetts seconded the motion.

VOTE: Unanimous in favor of the motion.

4. Any Items Requested by Visiting Public

Dana Bowen voiced concerns about the quality of water in her well on Sunnydale. She requested getting a reading on the water quality of the monitoring wells several times a year. Eric Hawkes responded that even if the District could extract water from the monitoring well, it wouldn't answer her question on whether her water is clean. Chair Hughes summarized the purpose of the monitor wells—to ensure the District's wells didn't impact the water levels of the creek or the aquifer. The District is unable to check water quality in the monitor wells because there are no pumps in the wells. Chair Hughes suggested to Dana Bowen that she visit with her neighbors and see how many are interested in having their wells tested. Then the District could try to facilitate getting them a reduced rate with an entity that tests water quality. Jeremy Cook pointed out that if she is worried about water quality the best data is to have her own well tested. The District tests the water quality in the EID system almost constantly (the people that pay for the water in the system pay for the testing of the water). The District participates in the Ruth's Diner septic system--to have a local entity that monitors it. Chair Hughes gave a summary of the USG study that is forthcoming.

4. 2018 Trustee Meeting Schedule

Starting in January the Board will meet on every 2nd Thursday. The next meeting will be January 11th.

5. Water Levels Report

Mr. Hawkes reported on the water levels. Upper Freeze Creek is unknown because the telemetry is not working but the level in that well doesn't usually fluctuate more than 5 feet, historically. There is no good telemetry according to Chair Hughes, but it is necessary because it turns the wells on and off and gives a good data set. When the telemetry breaks it can take a long time to repair it. As an example, Mr. Hawkes reported that it was rebuilt but it only lasted 3 months. The canyon has bad conductivity in the ground which is hard on the telemetry. The quarterly report will be next month from Don Barnett. Mr. Hawkes reported on the monitoring wells: to plot them out, they would be mostly flat line.

6. Maintenance Report

Mr. Hawkes stated that there was a leak at 360 N Pioneer Ridge Rd. He then updated the board on the Brigham Fork Well repair. There is a clog of debris at 800 feet which they have been unable to bail out. This is problematic because if the District is unable to access the well, they can't treat it. The drillers put a tool in and got a good "bite" on it. It pulled the liner up 4 feet and then the cable snapped at the tool head. Now the dilemma is that there is the clog at 800 feet and a tool stuck at 500 feet. The drillers are fishing for the tool to try to pull it out. Mr. Tippetts asked how the winter weather will affect progress, to which Mr. Hawkes responded that they will keep working while they can. So far it has not been an issue. The point was reiterated that the purpose of getting the liner out is to treat the well. The well is 1250 feet deep at a 30-degree angle. It was drilled at an angle (which has led to many of these complications) to go through as many aquifers as possible. The District would like to be pumping from 800 feet, where the clog is. Ideally, the District could test the various sections and evaluate where the water quality is good and where it's bad. Mr. Bradford asked about the possibility of bringing in a different driller and drilling through the clog. Mr. Hughes responded that he didn't think that it would be feasible because of the liners and the angle of the well. If the drillers are unable to retrieve the tool it was unclear what the course of action would be. Chair Hughes stated that it seems likely that they'll be able to get the tool out. Paul Brown asked who is paying for getting the tool out. Mr. Hawkes replied that the District is—drillers don't guarantee what happens under ground. Brigham Fork well is needed for a backup, but it has been a problematic well, in large part because it was drilled at an angle. The District will continue to repair the well up until \$60,000. The next meeting is in 2 weeks; there will be an update at that point.

8. Dismiss Public

9. 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 8:23 p.m. to 8:42 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 8:42 p.m.

Minutes Approved
