

EMIGRATION IMPROVEMENT DISTRICT  
BOARD OF TRUSTEES REGULAR MEETING

THURSDAY, MARCH 17, 2016

EMIGRATION CANYON  
5025 EMIGRATION CANYON ROAD  
SALT LAKE CITY, UTAH

Board Members in Attendance: Mike Hughes – Chair, David Bradford – Secretary/Clerk

Ex Officio: Eric Hawkes – Treasurer, Jeremy Cook – Legal Counsel, Joe Smolka – Project Manager, and Fred Smolka

Chair Hughes called the meeting to order at 7:00 p.m.

**1. Consent Approval – Minutes for February 18, 2016**

MOTION: David Bradford made a motion to approve the minutes of the February 18, 2016, Board of Trustees meeting as written. Mike Hughes seconded the motion.

VOTE: Unanimous in favor of the motion.

**2. Financial Considerations & Report**

Eric Hawkes reviewed the monthly financial report and fund balances as written on his printed report. David Bradford asked about the function of two treasury fund accounts. Eric explained that it was more of a historical artifact. Chair Hughes asked question regarding balances. Eric explained balances in more detail and talked about State loans and payments. David asked about estimated expenses and Eric made reference to operating revenue and expenses on his report. David then commented on interest rates and expressed a desire for adjustments.

**3. Leak/Repairs – Redhill Lane & Pioneer Oak Rd (Snowberry Development)**

Eric Hawkes talked about the two leaks this past month. First leak occurred at Redhill Lane (Gillis' cabin). It was undetermined how long new saddle had been broken. Eric showed damaged saddle that was ripped by water pressure. Joe Smolka interjected that damage is bound to happen after almost every fire flow test (8 times out of 10). Kathy Christiansen asked what type of metal saddle consisted of. Chair Hughes answered that saddles are stainless steel and he expressed concern because it was new, all old saddles have been replaced. Chair Hughes proposed to rethink fire flow testing, there has to be a better way to test without damaging expensive equipment. David Bradford inquired about the process of releasing water that increases pressure that causes that kind of damage. Joe explained process of fire flow testing and

water moving quickly under pressure. Use of 2 -3 fire hydrants discussed in testing and solutions to minimize pressure have been discussed with Aqua Engineering before. Chair Hughes affirmed that Aqua Engineering has stated that there is nothing they can do about the water pressure. Joe informed that a fire flow test is required for all new construction. Joe feels that damage, as a result of testing, is just the nature of things. Chair Hughes enforced the need for County involvement to stop further damage during fire flow tests. Joe informed everyone that there will be 4-6 new homes built this summer. Fred Smolka suggested using data from previous fire flow testing, if close to time of building, to decrease damages. Chair Hughes agreed, too expensive to fix problems after every test. Joe asked about weaknesses in the system. David inquired about electrolysis as a possible factor. Chair Hughes stated that the stainless steel water system is surrounded by plastic, once plastic breaks, damage occurs. Eric further explained damaged area, plastic was intact but there was an indentation in pipe just before saddle. It was undetermined whether damage was caused by fire flow testing or other unknown factors. Eric noted that it could have been leaking for quite some time, there was much displacement of gravel. Meter in area was replaced last year. David asked question regarding water exercising. Eric explained that an exercise is done until water can be seen and to flush the system of debris. Joe commented that flushing of the water line isn't done as frequently as before due to potential damage and lack of water. Eric reported that repair of this leak was complete and road was patched

Eric Hawkes talked about the second leak in Pioneer Oak Road, Snowberry Development. Eric explained how leaking stopped after water was shut off, pipe dug up and water turned back on again. He suspected there were issues with the way the pipe was installed. Eric discussed the issues and problems with the installation in detail. He talked about the suggestion from Aqua Engineering to dig up the pipe further back, replace valve and support it because of its location. Chair Hughes thought it was a good idea. Chair Hughes asked Fred Smolka who he should contact directly at the County regarding the fire flow tests. Fred/Joe Smolka answered Stewart Gray with Unified Fire, he orders testing and saves every application involved with the County. Eric interjected that the Unified Fire Authority like the testing, it lets them know if there's water at the hydrants. Joe replied that a fire flow test once detected a problem affecting the system which was able to be fixed. Chair Hughes liked that result. David Bradford restated need for fire flow testing. Eric interjected that fire flow tests are required for new construction, to clean a line and exercising. Chair Hughes asked Joe for his suggestion. Joe replied that so much testing shouldn't be required, only when it's requested by County, after so many years. Fred Smolka agreed and indicated up to 3 years was once allowed. Joe talked about possible need for testing in Freeze Creek area. David asked if there was a way to define an area and what it consists of. Joe replied that Eric could do this easily by the aqua vents, where the pressure reducing valves are, to create zones. If testing has been done recently in a zone than it should be secure. Chair Hughes asked question regarding proximity of saddle to hydrant and valve in fire flow testing. Joe replied that it hasn't been tracked. Kathy Christiansen suggested an accurate record be kept of all fire flow testing. Eric interjected that they have the information on all testing. He further commented that they have asked the County to take previous fire flow test results, depending on proximity of property. Joe talked about 3 new constructions starting this summer. Chair Hughes asked if there has been any prior testing data that could be used for the new projects. He also asked about a homeowners' large collection of dirt. Jack Christiansen offered updated information regarding the ugly pile of dirt. Joe informed Chair Hughes that the homeowner has every intention of having dirt hauled away as soon as good weather permits. Chair Hughes talked about managing fire flow testing more efficiently, being prepared and having equipment in place. David asked if there was a

connection between the hydrant and placement of the saddle that contributed to damage during fire flow testing. Eric didn't seem to think there was. Chair Hughes made the statement that water doesn't compress, if a valve isn't open, it will move something out of its way.

#### **4. Progress Report on Telemetry and Computer System**

Eric Hawkes discussed the new computer and telemetry. He stated that it is all connected and working great with new software but there are still issues with the water levels of Well 2. Eric questioned whether or not Brigham Well worked again. He is able to read and monitor all tank levels instead of having to guess. David Bradford questioned the reliability of the system. Eric replied that the new computer and system work great but the transducers, all its components talking to computer can be an issue sometimes. David wondered if there was value in a dual system to compare data for reliability if components weren't too expensive. Chair Hughes interjected that it's not the sensors but what happens to the sensors that becomes a factor, there is no good telemetry. He made the point that there is no need for redundant systems. Fred Smolka commented that several times transducers and wires were pulled up together and reconditioned by company to solve problem. Eric stated that the old transducer was full of water. He expressed satisfaction with new computer, old one would frequently shut off.

#### **5. April (2<sup>nd</sup>) QTR Newsletter – Items to consider for Newsletter**

Eric talked about Newsletter and made a request for any topics to be discussed in next issue. Chair Hughes asked about the Survey. David Bradford stated that the link will be resent to get more responses to the survey. Eric said he talked to Brad Rasmussen and he will have more information at next EID meeting and schedule Open House. Chair Hughes turned his attention to the Open House in May and wanted it mentioned in the April Newsletter. Kathy Christiansen talked about Fire Wise being held on May 21, 2016 and wanted a plug in the April Newsletter. Kathy explained a table for display with topographical elements of the Canyon to show different scenarios, possibilities and outcomes from fire to educate homeowners. She explained Pinecrest and its different wind patterns that benefit residence that live there. Kathy emphasized the need for homeowners to evacuate quickly during a fire so that firefighters can fight it, not be put in dangerous situations rescuing people. She also addressed the need for firefighters to be aware of people who may need assistance to evacuate. Kathy stressed safety factors and emergency kits. David raised a key question regarding communication possibilities (twitter) to inform residents at times of emergencies. Kathy suggested a possible sign-up sheet at Fire Wise. David asked Kathy where the goats are. Kathy explained that goats aren't free (\$10,000 approx. cost), she has applied for Grant and is waiting to hear back. Kathy explained that some people complain about the goats because the ground looks too bare but it helps to stop fires. David asked if Septic System Open House could occur in conjunction with Fire Wise. Kathy welcomed the idea. Chair Hughes thought it was a great idea as well. David wanted it mentioned in the Newsletter how great residents have been during the watering season last year and wanted to encourage them to do even better this year.

#### **6. Water Levels & Report**

Eric talked about the telemetry in Well 1 being down -91 feet. It pumps 86 gallons a minute and 50 gallons are being used. Upper Freeze Creek Well down -906 feet and Well 2 is unknown. Brigham Fork is down -13 feet. David Bradford asked about the Brigham Fork Well. Eric mentioned that Brigham Fork Well is not being used and test results from water samples are still being processed. Fred Smolka

reminded Eric that Brigham Fork is being flushed twice a week. David asked when the recharge system begins. Eric responded that it varies, last year it began in May. There are many contributing factors that influence the recharge system. Eric also noted that Don Barnett would be in attendance next month with his reports and graphs.

**7. Any items requested by visiting public, dismiss public.**

Fred Smolka talked about the Township Planning Commission Meeting. Recommendations for a Foothill/Canyon overlay zone/rewrite/update and honoring SLC water shed were discussed. Fred expressed importance of Emigration Canyon water shed in meeting because EID uses water for 500+ homes, not for storage. He strongly advocated in meeting that if anything is done with water in Emigration Canyon, check first with EID to see if it would have an effect on their water system. Chair Hughes and others expressed appreciation for Fred's enthusiasm.

David Bradford asked when the new governing system would begin. Eric Hawkes responded that it begins January 2017. David asked about the status and outcome of the election. Chair Hughes stated that the County is confident about change. Tyler Tippetts informed that the County has already changed its website and Emigration is an at large District. David asked about the township being united or a separate body. Fred Smolka responded that it will be a separate board, change of nature may occur from decision making to recommendations. David asked if there is any change between EID and Township Counsel. Fred stated that he didn't think so and Tyler interjected that EID stays the same along with other amenities as well. Fred remarked that the County will still support Planning Commission depending on Metro Township. Chair Hughes asked question regarding County Planning and Zoning. Fred replied that the Township will make recommendations. Chair Hughes stated that changes won't be too different for the public.

**8. Closed Session – Pending Litigation**

MOTION: Mike Hughes made a motion to convene in closed session to discuss pending litigation. David Bradford seconded the motion.

VOTE: Unanimous in favor of the motion.

The Board of Trustees met in closed session from 7:51 p.m. to 8:15 p.m. to discuss pending and imminent litigation.

MOTION: David Bradford made a motion to dismiss from closed session and to adjourn the regular meeting. Mike Hughes seconded the motion.

VOTE: Unanimous in favor of the motion.

The regular meeting of the Emigration Improvement District adjourned at 8:15 p.m.

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Minutes Approved