Eastern Idaho Regional Sewer District

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Meeting ID: 913 0484 4313

August 19, 2025, 9 AM
Regular Board Meeting Minutes

BOARD MEMBERS PRESENT: Brian Powell (Chairman/President), Craig Cutler (Vice President), Jeff Cox, Frank Lemmo, Sid Hamberlin

OTHER PARTICIPANTS: Scott Hall (NHPT Law), Alan Giesbrecht (J-U-B), Shaun Robinson (EIRSD), Nicole Mangum (EIRSD),) Tyler Wood (GSE), Cindy Donovan (City of Ammon), Ryan Singleton (Mountain West Engineering), Travis Morris (Hamlet Homes), Caden Fuhriman (Eagle Rock Engineering), Paul Snarr (Eagle Rock Engineering), Nathan Riblett (City of Ammon)

1. **Call to order @ 9:02 AM**

2. **Action Item- Consent Items**
   a. **Approval of minutes**

      [Action Item]: Mr. Cutler motioned to approve the meeting minutes for the 7/15/2025 regular board meeting and the bills. Mr. Lemmo seconded. Approved unanimously.

   b. **Review and approval of bills**

      [Action Item]: Mr. Cox motioned to approve payment of the bills. Mr. Lemmo seconded. Approved unanimously.

   c. **Review and approval of construction bills**

      [Action Item]: Mr. Lemmo motioned to approve payment of the construction bill, draw number 20 to J-U-B for the June 2025 invoice, Mr. Cox seconded. Approved unanimously.

[Action Item]: Mr. Hamberlin motioned to approve payment of the construction bill, draw number 21 to GSE for the July 2025 invoice, Mr. Lemmo seconded. Approved unanimously.

3. **Action Item- Commitment to Serve Letter:**
   a. **Hamlet Homes IV, River Bend Manor, Phase 1 (33 ERU's)**
   Mr. Travis Morris of Hamlet Homes requested a Commitment to Serve letter for 33 ERU's in this development consisting of residential units.

   [Action Item]: Mr. Lemmo motioned to approve the commitment to serve letter for Hamlet Homes IV, River Bend Manor, Phase 1. Mr. Hamberlin seconded. Approved unanimously.

   b. **Stosich Commercial Properties, First Amended, Ryan Stosich/Eagle Rock Engineering 95 Units (95 ERU's)**
   Mr. Paul Snarr of Eagle Rock Engineering requested a Commitment to Serve letter for 89 ERU's in this development consisting of commercial condos.

   [Action Item]: Mr. Hamberlin motioned to approve the Commitment to Serve Letter for Stosich Commercial Properties with 89 ERU's. Mr. Lemmo seconded. Approved unanimously.

4. **Action Item- Will Serve Letter:**
   a. **The Sunnyside Commercial Park, 25 Commercial Units, Rocky Mountain Capital/Mountain West Engineering (25 ERU's)**
   Mr. Ryan Singleton of Mountain West Engineering requested a Will Serve letter for 25 ERU's in the Sunnyside Commercial Park consisting of shell buildings that will contain commercial units.

   [Action Item]: Mr. Cox motioned to approve the Will Serve Letter for The Sunnyside Commercial Park with 25 ERU's. Mr. Cutler seconded. Approved unanimously.

   b. **Granite Creek Commercial, 2 Commercial Units, Randy Virgil/J. Freiberg Engineering (2 ERU's)**
   No one representing this development was present at the meeting.

   [Action Item]: Mr. Cox motioned to table the Will Serve Letter for Granite Creek Commercial. Mr. Hamberlin seconded. Approved unanimously.

   c. **North Village Division 3, 25 Residential Units, Rockwell Homes/Connect Engineering (25 ERU's)**

Mr. Travis Payne of Connect Engineering requested a Will Serve letter for 25 ERU's in this development consisting of residential units.

[Action Item]: Mr. Hamberlin motioned to approve the Will Serve Letter for North Village Division 3 with 25 ERU's. Mr. Lemmo seconded. Approved unanimously.

d. **North River Estates, 36 Residential Units, Rockwell Homes/Eagle Rock Engineering (36 ERU's)**
Mr. Caden Fuhriman of Eagle Rock Engineering requested a Will Serve letter for 36 ERU's for this development consisting of residential units.

[Action Item]: Mr. Cutler motioned to approve the Will Serve Letter for North River Estates with 36 ERU's. Mr. Cox seconded. Approved unanimously.

e. **Teton Townhomes, LLC c/o Brett Falkenrath, 27 Residential Units, Connect Engineering (27 ERU's)**
Mr. Travis Payne of Connect Engineering requested a Will Serve letter for 27 ERU's in this development consisting of residential units.

[Action Item]: Mr. Cox motioned to approve the Will Serve Letter for Teton Townhomes with 27 ERU's. Mr. Cutler seconded. Approved unanimously.

f. **Granite Creek Division 3, Calabria Investments, LLC c/o Kirk Woolf, Connect Engineering (40 ERU's)**
Mr. Travis Payne of Connect Engineering requested a Will Serve letter for 40 ERU's in this development consisting of residential units. The board and Mr. Payne discussed the need to work together to address the irrigation ditch and pond that are located at the southern end of the development and will be affected by future phases, as the irrigation ditch and pond are causing water to enter EIRSD's interceptor through leaking joints.

[Action Item]: Mr. Cutler motioned to approve the Will Serve Letter for Granite Creek Division 3 with 40 ERU's. Mr. Hamberlin seconded. Approved unanimously.

5. **Action item- Review and sign the Assignment of Improvements for North River Estates, Rockwell Homes/Eagle Rock Engineering**
Mr. Giesbrecht noted that the draft Assignment of Improvements needs to be edited to reflect the actual infrastructure that is being assigned to EIRSD. Mr. Fuhriman said the edits would be made and the document resubmitted for consideration.

[Action Item]: Mr. Cox motioned to table the Assignment of Improvements for North River Estates until ready to improve at a later date. Mr. Cutler seconded. Approved unanimously.

6. **Discussion Item-J-U-B Engineers-Alan Giesbrecht**
    a. **Reuse Permitting**
    Mr. Giesbrecht reported that J-U-B is working through DEQ's requirement and drafting the permit application and associated report.

7. **Discussion Item- J-U-B/GSE-Upgrades Project**
    a. **Project Update**
    Mr. Tyler Wood of GSE and Mr. Shaun Robinson discussed the performance of the new basin and reported that the system is working well. GSE continues to construct the foundation and piping for the new membrane building and plans to have the building in place so that work inside the building can continue through the winter.

    Mr. Giesbrecht review influent flow trends with the board noting that the flow per ERU continues to decrease as EIRSD addresses leaks in the interceptors.

    Mr. Wood reported that work continues at the Western Smokehouse Partners plant in Shelley to install a pretreatment system that meets EIRSD's standards.

8. **Discussion Item- Office Manager's Report**
    Ms. Mangum discussed financial reconciliation efforts, as she is still working closely with Jace from Clearwater Financial. This has been a very detailed but slow process but they are making process. Ms. Mangum presented EIRSD's financials for July 2025, also going over the current number of billed ERUs. Ms. Mangum confirmed that the bills and draws were being processed on time with no delays on getting these payments to the vendors.

    The board noted that today's meeting included Commitment to Serve and Will Serve approvals of 225 ERUs, which is a significant number compared to recent months. They discussed that they may need to reevaluate the ERU usage sometime in the near future.

    Ms. Mangum reminded the board members that the upcoming September board meeting will be moved from September 16 to September 23, 2025, due to Alan and Scott's absence on the regular meeting date. Also, it was noted that a BBQ celebrating the startup of the Project 1 upgrades would be planned for September 9 and would be posted as a special board meeting.

9. **Discussion Item-Manager's Report**
    Mr. Barry was absent during this meeting but, EIRSD's Plant Superintendent, Mr. Shaun Robinson reported that the plant is running smoothly and has had no major issues. Mr. Robinson also reported the BOD labs have had good reports.

10. **Public Comment**

The Board has mentioned they need to consider adopting an ERU assessment policy for Shell and Commercial Condo Buildings. Also, the board would like to review and discuss whether a refund policy for unused ERU's should be implemented.

11. Adjournment

Mr. Cutler motioned to adjourn the board meeting at 11:53 A.M. Mr. Cox seconded. Approved unanimously.

Approved: ____________________ Attest: ____________________