



Eastern Idaho Regional Sewer District

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Meeting ID: 913 0484 4313

December 16, 2025, 9 AM Regular Board Meeting Minutes

BOARD MEMBERS PRESENT: Brian Powell (Chairman/President), Craig Cutler-via zoom (Vice President), Jeff Cox, Frank Lemmo-via zoom

OTHER PARTICIPANTS: Scott Hall (NHPT Law), Alan Giesbrecht (J-U-B), Scott Barry (EIRSD), Nicole Mangum (EIRSD), Shaun Robinson (EIRSD), Tyler Wood (GSE), Kyle Jones (HLE, Inc), Tahri Molifia (Voigt), Bo Young (Hidden Treasures), Jeff Freiberg (J. Freiberg Engineering), Clint Jolley (HLE, Inc), Robert Johnson (RR Johnson Real Estate), Kevin Wentland (HLE, Inc), Nathan Riblett (City of Ammon), Micah Austin (City of Ammon), Robert Planesi, Charlie Smith, Charles Dunstan (3D Development)

1. **Call to order @ 9:04 AM**

2. **Consent Items**

a. **Approval of minutes – Action Item**

[Action Item]: Mr. Cox motioned to approve the meeting minutes for the 11/18/2025. Mr. Lemmo seconded. Approved unanimously.

b. **Review and approval of bills – Action Item**

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

c. **Review and approval of construction bills – Action Item**

[Action Item]: Mr. Cox motioned to approve payment of construction bill, draw number 28 for J-U-B Engineers in the amount of \$90,146.20. Mr. Lemmo seconded. Approved unanimously.

[Action Item]: Mr. Cox motioned to approve payment of construction bill, draw number 29 for GSE in the amount of \$1,820,365.00. Mr. Lemmo seconded. Approved unanimously.

3. **Action Item-Resolution 2025-6**

- a. A resolution of the Board of Eastern Idaho Regional Sewer District (EIRSD) establishing the dates for all regular District Meetings for 2026.

[Action Item]: Mr. Lemmo motioned to approve the Resolution 2025-6, Regular Board Meeting dates for 2026. Mr. Cox seconded. Approved unanimously.

4. **Action Item-Commitment to Serve Letter**

- a. River Wood Estates- a total of 118 ERU's for Robert R. Johnson, RR Johnson Real Estate, LLC, located at 1550 Woodville Road, Shelley, Idaho (Bingham County). The development consists of 86 acres designated for single-family residential use.

[Action Item]: Mr. Cox motioned to table the Commitment to Serve letter for River Wood Estates as the board has asked for documentation showing the development has been annexed into the Woodville Water and Sewer district. Mr. Lemmo seconded. Approved unanimously.

5. **Action Item-Consideration of a Public Hearing for Annexation Petitions:**

a. **Petition 2025-7: Alder Industrial, Pinnacle Subdivision**

[Action Item]: Mr. Cox motioned to approve the scheduling of a *Public Hearing* for Petition 2025-7, to be held on January 20, 2026. Mr. Lemmo seconded. Approved unanimously.

b. **Petition 2025-8: GL Voigt, Rancho Coachella**

[Action Item]: Mr. Cox motioned to approve the scheduling of a *Public Hearing* for Petition 2025-8, to be held on January 20, 2026. Mr. Lemmo seconded. Approved unanimously.

c. **Petition 2025-9: Wholesale Unlimited**

[Action Item]: Mr. Cox motioned to approve the scheduling of a *Public Hearing* for Petition 2025-9, to be held on January 20, 2026. Mr. Lemmo seconded. Approved unanimously.

6. **Consideration of bidding methodology for the compromised pipe repair on the Eastern Interceptor.**

Mr. Wood with GSE and EIRSD Staff discussed a substantial leak in a 48-inch pipe running through the field. Video inspection confirmed the leak is located at the bell joint where two pipe sections connect. The pipe is approximately 22 feet deep, which presents significant excavation and safety challenges, including the need for trench boxes and extensive surface disruption. Additionally, the pipe is corrugated on the exterior, which complicates repair efforts, as standard precast collars cannot be effectively sealed on corrugated pipe, particularly at this diameter. The Board discussed contingency planning and response timelines related to pump station monitoring and failure response. Questions were raised regarding the acceptable

response time following an auto-dialer alarm in the event of a pump failure and whether a 30-minute response window is sufficient to prevent a hazardous condition.

Staff explained that an auto-dialer is in place to alert operators; however, operator availability and travel time could result in delays, particularly during overnight hours or holidays. Current response times may be approximately 20 minutes or longer depending on staff location.

The Board discussed the potential risk associated with delayed response, noting the rapid volume that could accumulate in a 36-inch line and the possibility of reaching critical levels quickly. As a potential mitigation measure, coordination with City of Ammon wastewater staff was suggested, including the possibility of compensating them to provide pump-watch or backup support if needed.

Whereas the estimate to complete the work is less than \$100,000 and the schedule for the work is critical to complete it before irrigation water is present, the Board discussed contracting with GSE to complete the work in accordance with Idaho Statute 67-2803.

[Action Item]: Mr. Powell motioned to approve the repair for the compromised pipe to GSE in the amount of \$94,000.00 plus fencing costs. Mr. Lemmo seconded. Approved unanimously.

7. Action Item-GSE Change Order for Roof Connection to Existing Process Building

The Board reviewed a GSE change order for the roof connection at the existing process building, which arose from scope clarifications identified during the transition from Phase 1 to Phase 2. Several previously unknown conditions in the existing building systems were confirmed as design and field assessments progressed, necessitating additional work to properly tie in the new process building addition. Coordination with specialty subcontractors identified the required scope, including steel angles, equipment, materials for a corrosion-resistant metal base, and boxed soffit structures.

GSE and J-U-B noted that contingency is available to cover the cost of this change order. Since most of the underground piping and high-risk work items are complete, the remaining contingency is anticipated to be adequate to finish the project.

[Action Item]: Mr. Cox motioned to approve the GSE Change Order for the Roof Connection to the existing Process Building in the amount of \$174,737.00. Mr. Lemmo seconded, Approved unanimously.

8. Discussion Item-Revision Update to ERU Policy for Commercial Shell Buildings and Condos

The Board discussed potential updates to the ERU (Equivalent Residential Unit) policy as it applies to commercial shell buildings, with particular emphasis on how ERUs are initially

calculated and how they may be reassessed once tenants occupy the space. A case study involving a property in Ammon was reviewed, which highlighted significant discrepancies between calculated ERUs based on tenant use and the current policy requirement of one ERU per office space.

Following discussion, the Board agreed to further review the proposed policy changes. The proposed revisions would allow ERUs to be reassessed based on actual tenant usage and building configuration. The Board plans to make a final decision at the January meeting after additional consideration.

9. Discussion Item-J-U-B Engineers – Alan Giesbrecht

a. Reuse permitting

J-U-B will be submitting a draft report to Scott Barry for review prior to submitting it to DEQ.

10. Discussion Item-J-U-B/GSE – Upgrades Project

a. Project update

Mr. Wood with GSE reported that Phase 1 is 95% complete and GSE is working on punch list items. Phase 2 work is currently focusing on the process building and headworks upgrades. The project continues to go well and is on schedule and within budget.

11. Discussion Item-Office Manager Report

Ms. Mangum reviewed the November financials with the Board members. She also provided an update on the reconciling of QuickBooks and on new connections and the monthly ERUs being billed between the Cities and Counties.

The Board discussed upgrades to EIRSD's data management systems. EIRSD will proceed with Phase I which involves the migration to the new Microsoft 365 platform and will include automated ERU tracking and online applications. Phase II will involve rebuilding the website and migration to a new platform.

President Powell requested that staff look into investment maturity dates and amounts. He also noted that the Board has reserve funds that may need to be moved into investments in the near future. A bond payment of approximately \$2,000,000 will be required every 6 months so the available funds should be monitored accordingly. Due to ERU growth being higher than originally assumed, EIRSD funds are currently ahead of schedule.

Ms. Mangum stated that she will continue working on the Commitment to Serve and Will Serve numbers and will add those figures to the chart.

12. Discussion Item-Manager's Report

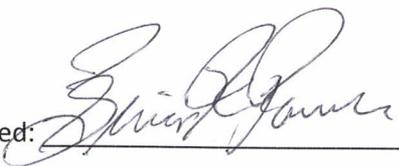
Mr. Barry reported that the EIRSD wastewater treatment plant will be fully staffed as of December 29, 2025. He stated that plant operations are stable and functioning as designed. The staff has observed normal wear and tear on the membranes. Mr. Barry further noted that the ultraviolet (UV) disinfection system is not fully operational and is currently operating with two UV units in service, but this is being addressed as part of the Phase 2 project.

13. Public Comment

No other public comments or questions.

14. Adjournment

Mr. Cox motioned to adjourn the board meeting at 11:13 AM. Mr. Lemmo seconded. Approved unanimously.

Approved:  Attest: 