



Eastern Idaho Regional Sewer District

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Meeting ID: 913 0484 4313

February 17, 2026, 9 AM Regular Board Meeting Minutes

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

OTHER PARTICIPANTS: Scott Hall (NHPT Law), Alan Giesbrecht (J-U-B), Scott Barry (EIRSD), Nicole Mangum (EIRSD), Shaun Robinson (EIRSD), Justin Blickle (GSE), Kyle Jones (HLE, Inc), Paul Snarr (Eagle Rock Engineering), Steve Heath (Mt West Engineering), Justin Johnson (City of Shelley), Jordon Johnson (City of Shelley), Ryan Webster (Keller Williams), Doug Hankes (Western Smokehouse Partners), Charlie Smith (G3 Water Engineers), Brian Powell (City of Ammon), Nate Leishman (Pinnacle Group), Jake Young (Citi Design),

1. **Call to order @ 9:00 AM**

2. **Consent Items**

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

[Action Item]: Mr. Lemmo motioned to approve the meeting minutes for the 1/20/2026. Mr. Hamberlin seconded. Approved unanimously.

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

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

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

[Action Item]: Mr. Lemmo motioned to approve payment of construction bill, draw number 33 for GSE in the amount of \$1,060,851.00. Mr. Cox seconded. Approved unanimously.

3. **Action Item- Appointment of New Board Members for Zone 5**

[Action Item]: Mr. Cox motioned to appoint Mr. Robert Planesi as the Board Member representing Zone 5 for the Eastern Idaho Regional Sewer District. Mr. Lemmo seconded. Approved unanimously.

4. **Action Item-Oath of Office for New Board Member for Zone 5**

[Action Item]: Mr. Cutler administered the Oath of Office to Robert Planesi for the position of Board Member representing Zone 5 for the Eastern Idaho Regional Sewer District. Upon taking the oath, Robert Planesi was officially appointed and seated as the Zone 5 Board Member.

5. **Action Item- Election of Board Members**

The Chair opened the floor for nominations for the election of Board Members.

[Action Item] A nomination was made by Mr. Cutler to elect Mr. Jeff Cox to serve as President. Mr. Lemmo seconded. Approved unanimously.

[Action Item] A nomination was made by Mr. Cutler to elect Mr. Frank Lemmo to serve as Vice President. Mr. Planesi seconded. Approved unanimously.

[Action Item] A nomination was made by Mr. Planesi to elect Mr. Sid Hamberlin to serve as Treasurer. Mr. Cutler seconded. Approved unanimously.

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

- a. **Petition 2026-2:** Hillcrest Ranch Division 2, Hillcrest Land Holdings, LLC, 192 ERU's, Apartments

[Action Item]: Mr. Cox motioned to approve the scheduling of a *Public Hearing* for Petition 2026-2, to be held on March 17, 2026. Mr. Lemmo seconded. Approved unanimously.

- b. **Petition 2026-3:** Hillcrest Ranch Division 1, OLO Builders, 94 SFD and 18 Townhomes for a total of 112 ERU's

[Action Item]: Mr. Hamberlin motioned to approve the scheduling of a *Public Hearing* for Petition 2026-3, to be held on March 17, 2026. Mr. Lemmo seconded. Approved unanimously.

- c. **Petition 2026-4:** John Adams Parkway Subdivision, Robert Switter/Eastern Idaho Commerce Center, Mountain West Engineering, LDS Church Meeting House

Steve Heath of Mountain West Engineering presented this project to the board.

[Action Item]: Mr. Cutler motioned to approve the scheduling of a *Public Hearing* for Petition 2026-4 to be held on March 17, 2026, contingent upon receipt of approved De-Annexation documents from the Iona Bonneville Sewer District. Mr. Lemmo seconded. Approved unanimously.

7. **Action Item- Commitment to Serve Letter:**

Granite Creek Division 4, Calabria Investments, LLC, Kirk Woolf, Connect Engineering (46 ERU's)

Wyatt Jenkins of Connect Engineering presented this project to the board.

[Action Item]: Mr. Cutler has motioned to approve the Commitment to Serve Letter for Granite Creek Division 4. Mr. Lemmo seconded. Approved unanimously.

8. **Action Item- Revision Update to ERU Policy for Commercial Shell Buildings/Condos**

[Action Item]: Mr. Lemmo motioned to table the Policy for Commercial Shell Buildings/Condos until the policy is rewritten and presented to the Board for further review. Mr. Cutler seconded. Approved unanimously.

9. **Discussion Item- Consideration of Western Smokehouse Partners connection to EIRSD**

Mr. Doug Hanks from Western Smokehouse Partners requested permission to connect to the district's wastewater system after Phase 2 is completed. The company has already invested approximately \$2 million in a pre-treatment facility to improve wastewater quality. If EIRSD allows them to connect the discharge from their existing pre-treatment facility, they propose needing 23 ERUs for their sanitary wastewater and 328 ERUs for their industrial wastewater for a total of 351 ERUs. Therefore, where they currently own 66 ERUs, they would need an additional 285 ERUs. However, if EIRSD requires their discharge to meet or exceed residential strength standards, they will need to add an advanced membrane bioreactor treatment system which may cost them as much as \$6 million. In that case, they would only require an additional 72 ERUs for flow.

Some of the Board expressed concerns regarding the current ordinance whereas it does require all discharges to meet or exceed residential strength standards. The Board emphasized the need to reserve the system's capacity for its original purpose—serving the residents of Ammon and Shelley who voted for and are paying for the bonds.

The Board requested that Mr. Barry and Mr. Giesbrecht draft a letter committing to serve the facility once certain requirements are met, while also considering potential updates to the ordinance to solidify and, if necessary, tighten limits for non-residential discharges.

10. **Discussion Item-J-U-B Engineers – Alan Giesbrecht**

a. Reuse permitting

Mr. Giesbrecht discussed plans to hold a public open house on **Tuesday, March 10th**, to inform the community about the district's water reuse permitting plans. The open house will be held at the treatment facility, with informational flyers distributed to nearby neighborhoods. Residents will have the opportunity to view displays, ask questions, and provide feedback. This public outreach is a required component of the DEQ reuse permit application.

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

a. Project update – Discussion Item

Mr. Blickle updated the board on the progress of construction, which continues to go well.

12. Discussion Item- Office Manager Report

Ms. Mangum reviewed the January financial statements with the Board members. She provided an update on the reconciliation of QuickBooks, new connections, and the monthly ERUs being billed to the cities and counties. Ms. Mangum also reported that a new pick up truck was purchased; employee training and certifications are ongoing, and bond payments to Ammon (due in March) and Shelley, along with DEQ interest payments, have been processed.

13. Discussion Item- Manager Report

Mr. Barry reported that the EIRSD wastewater treatment plant operations remain stable and are functioning as designed. He also provided an update on an ongoing trunk line repair, which required excavation at two locations. The initial excavation, conducted 40 feet from a reference point, revealed no damage. Based on camera footage review, the crew relocated 22 feet and successfully identified the damaged section. The repair is complicated by the proximity of a 16-inch gas pressure line, requiring slow and careful excavation. A bypass system has been implemented to maintain service during the repair. Completion is expected within one to two weeks.

The Board and Mr. Barry discussed that the current curtailment limit should not be revised or lifted until after the TMOS pumps arrive and are installed. This is estimated to occur in June.

14. Public Comment

Mr. Kyle Jones (HLE, Inc.) informed the Board that River Wood Estates is scheduled to be on the agenda for Woodville Water and Sewer on March 19, 2026. He inquired whether one or more Board members would be available to attend, as previously discussed. Mr. Cox responded that one or two Board members should be able to attend the meeting.

15. Adjournment

Mr. Hamberlin motioned to adjourn the board meeting at 10:55 AM. Mr. Lemmo seconded. Approved unanimously.

Approved: _____

Attest: _____

