

Eastern Idaho Regional Sewer District

February 20, 2024 Regular Board Meeting Minutes

BOARD MEMBERS PRESENT: Brian Powell (President), Craig Cutler (Vice President), Sid Hamberlin, Brad Higley, Frank Lemmo

OTHER PARTICIPANTS: Scott Hall (NHPT Law), Alan Giesbrecht (J-U-B), Alyssa Jones (J-U-B), Scott Barry (EIRSD), Justin Blickle (GSE), Cameron High (Hidden Valley Division #3), Josh Ball (Connect Engineering-zoom), Derrick Dye (Connect Engineering), Allan Johnson (DEQ), Mike Hicks (Fox Crossing), Jordan Johnson (City of Shelley), Justin Johnson (City of Shelley), Jared Whatenberger (North River Estates), Chad Christensen (Teton Town Homes), Neil Humphreys (Rockwell Homes), Scott Rogers (Aqua Engineering)

1. **Call to order** at 9:00 AM
2. **Consent Items**
 - a. **Approval of minutes – Action Item**
 - b. **Review and approval of bills – Action Item**

[**Action Item**] Mr. Brad Higley motioned to approve minutes and bills, Mr. Frank Lemmo seconded, approved unanimously.

3. **Appointment of New EIRSD Board Member – Action Item**

Mr. Craig Tibbitts resigned his position effective February 1st. Pursuant to Idaho Code 42-3210 the board has 30 days to fill position.

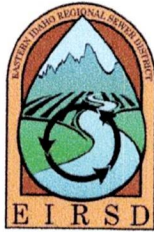
- a. Mr. Powell made a recommendation to the board of directors to appoint Mr. Sid Hamberlin as the new board member.

[**Action Item**] Mr. Higley motioned to approve Mr. Hamberlin being appointed to the Board, Mr. Frank Lemmo seconded, approved unanimously.

Mr. Scott Hall administered the Oath of Office.

4. **Curtailment Connections – Action Item**

Shortly after August of 2022, the Board approved allowing 500 additional ERUs to be connected per the plant manager and engineer recommendations. Since then, these additional ERUs have been requested and paid. Mr. Powell noted he had asked Mr. Scott Barry to review the data on how the plant is doing and present a recommendation today of whether additional ERUs can be allowed prior to Project 1 being completed.



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Mr. Barry stated that dissolved oxygen is being maintained in the aeration basin, and the addition of alum and ceasing the addition of enzymes seem to have helped with this and the overall performance of the plant. Mr. Barry felt that additional ERUs could be added prior to the completion of Project 1.

Mr. Alan Giesbrecht stated that Mr. Barry is most familiar with how the plant is operating although the theoretical calculations show the plant is operating at or over its capacity. Mr. Giesbrecht cautioned that while the plant may operate well during normal conditions even when at or over its capacity, the room for error and redundancy are significantly reduced if something goes wrong or when systems are taken offline for cleaning and maintenance.

Mr. Powell asked if Project 1 is still on scheduled to be completed in March 2025. Mr. Barry affirmed that and stated that the new basin could come online before the end of 2024 if operated in manual mode.

Board members discussed concerns with adding the additional ERUs and the option of selling additional ERUs but not allowing them to flow until Project 1 is completed. Mr. Higley noted that he did not want to put the plant or the budget in danger. Mr. Barry noted that it appears that the plant is using more electricity and operation costs are increasing as connections are added.

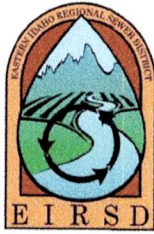
Mr. Giesbrecht reviewed the latest data on the EIRSD Flows and BOD Loading chart. Mr. Powell noted that concerns with adding ERUs that were mentioned back in October have now been resolved.

Mr. Allan Johnson stated that DEQ's main concern would be that the previous agreement pertaining to the issuance of Commitment to Serve letter would remain intact.

Mr. Josh Ball noted a concern with purchasing ERUs and receiving a Commitment to Serve but not allowing to flow until March 2025 is that the health department will not sign the plat until all the sanitary restrictions are lifted. This would cause delay in developers getting their plats signed and be problematic for developers. Mr. Ball did not think ERUs should be issued if they cannot flow the next day.

The Board discussed allowing 250 ERUs now and continuing to monitor the plant performance and data on a regular basis. Mr. Barry stated he would immediately let the Board know if he observed any concerns in the data.

[Action Item] Mr. Higley motioned to allow the addition of up to 250 ERUs totaling 800 ERUs added since August 2022 with the surcharge fee to remain in place, Mr. Lemmo seconded, roll call vote: Mr. Higley (yes); Mr. Lemmo (yes); Mr. Cutler (no); Mr. Hamberlin (yes); Mr. Powell (yes).



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5. Will Serve Letters

a. Hidden Valley Division #3 – Action Item

Mr. Cameron High representing Hidden Valley Division #3 requested a Will-Serve letter for 38 ERUs. He anticipates beginning to flow by January 2025.

[Action Item] Mr. Higley motioned to approve Hidden Valley Division #3's request for 38 ERUs, Mr. Cutler seconded, approved unanimously.

b. Fox Crossing – Action Item

Mr. Mike Hicks representing Fox Crossing requested 38 ERUs. His plat should be finalized soon. He anticipates beginning to flow by January 2025.

[Action Item] Mr. Higley motioned to approve Fox Crossing's request of 38 ERUs, Mr. Hamberlin seconded, approved unanimously.

c. The Parks – Action Item

Mr. Josh Ball and Mr. Derrick Dye with Connect Engineering, 2295 N Yellowstone Hwy Unit 6, representing The Parks, requested 46 ERUs. They are ready to record the plat. He anticipates beginning to flow by December 2024.

[Action Item] Mr. Higley motioned to approve The Parks' request of 46 ERUs, Mr. Lemmo seconded, approved unanimously.

d. North River Estates – Action Item

Mr. Jared Whatenberger of Shelley representing North River Estates requested 37 ERUs. As the plat is still preliminary. Mr. Powell recommended tabling it and verifying that they are located in the district and verifying with Mr. Barry whether they already have ERUs.

[Action Item] Mr. Higley motioned to table the request, Mr. Cutler seconded, approved unanimously.

6. Commitment to Serve – Teton Town Homes 58-70 Units – Action Item

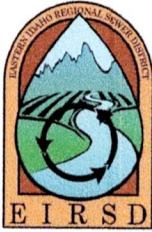
Mr. Chad Christensen requested a Commitment to Serve letter for 60 ERUs. He anticipates beginning to flow by the end of 2025.

[Action Item] Mr. Higley motioned to approve a Commitment to Serve letter for Teton Town Homes for 60 ERUs, Mr. Lemmo seconded, approved unanimously.

7. Presentation and Setting of Public Hearing for Petitions for Annexation Received

a. Petition #2024-1: Harvest Creek – Action Item

Mr. Neil Humphreys representing Rockwell Homes for Harvest Creek in the City of Ammon requested approval of the petition for annexation. He anticipates 350 to 450 ERUs in the future. Mr. Giesbrecht stated that petition was reviewed and appeared complete.



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[Action Item] Mr. Higley motioned to accept the annexation request for Petition #2024-1 and set a public hearing for the next scheduled board meeting, Mr. Lemmo seconded, approved unanimously.

b. Petition #2024-2: Hidden Valley Division No. 4 – Action Item

Mr. Humphreys representing Rockwell Homes for Hidden Valley Division No 4 in the requested approval of the petition for annexation. He anticipates 30 ERUs in the future. Mr. Giesbrecht stated that petition was reviewed and appeared complete.

[Action Item] Mr. Hamberlin motioned to accept the annexation request for Petition #2024-2 and set a public hearing for the next scheduled board meeting, Mr. Lemmo seconded, approved unanimously.

Due to time constraints, Mr. Powell moved Item 10 up in the agenda to Item 8.

8. Item 10: Golden Valley Natural – Discussion Item

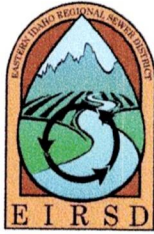
Mr. Powell noted that about 6 years ago, Golden Valley discharged to EIRSD, but the BOD was way too high. Golden Valley would like to reinstate their discharge at some point and would like some type of statement for their financing stating that EIRSD would allow this. Mr. Powell stated he had conversations with Mr. Giesbrecht, Mr. Barry, and board members, and the consensus was that if Golden Valley complies with EIRSD's new sewer ordinance, that should not be a problem.

Mr. Ben Ball with Golden Valley (815 E 1400 N in Shelley) and Mr. Scott Rogers with Aqua Engineering (533 W 2500 S Suite 275 in Bountiful, UT) discussed that Golden Valley understands that their past discharge was damaging to EIRSD's system. Mr. Ball requested a letter stating that to the best of EIRSD's knowledge, that if Golden Valley can meet all of EIRSD's requirements, they could discharge to EIRSD again.

Mr. Ball estimated they flow about 10,000 gallons a day. They have made many system improvements since last flowing to the district and have eliminated a lot of the BOD and other issues causing complications with the plant. They are working with Aqua Engineering to further eliminate concerns.

Mr. Rogers mentioned that they will have tanks on site to store wastewater so that they can discharge at days/times that are best for the plant. The Board requested he confirm that the chemicals that Golden Valley will be using will not damage EIRSD's membranes.

Mr. Hall advised getting the ordinance in place with pretreatment requirements before issuing the letter. Mr. Powell asked Mr. Giesbrecht to send Mr. Ball and Mr. Rogers a copy of the draft ordinance.



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9. **Item 8 - Establishing Signature Authority for DMR's – Action Item**

Mr. Barry stated that EIRSD is renewing its Quality Assurance Plan and it requires that the Board appoint him with signature authority for Discharge Monitoring Reports and submissions to the IPDES permit website.

[Action Item] Mr. Lemmo motioned to approve establishing signature authority for Mr. Barry for Discharge Monitoring Reports and submissions to the IPDES permit website, Mr. Higley seconded, approved unanimously.

10. **Item Number 9 - Bonneville County SIU Permit – Action Item**

Mr. Powell stated that the County is not ready for this to be considered.

[Action Item] Mr. Higley motioned to table this item, Mr. Hamberlin seconded, approved unanimously.

11. **Golden Valley Natural – Discussion Item – Moved to Item 8.**

12. **Item 11 - Draft Sewer Ordinance Development – Discussion Item**

Mr. Giesbrecht summarized the status of the draft sewer ordinance. Mr. Powell stated that he believes each board member should read the draft ordinance so that by the next meeting, they can have it on the agenda for adoption.

13. **Item 12 - J-U-B Engineers – Alan Giesbrecht**

a. **Update on legal descriptions for EIRSD boundary and zone boundaries – Discussion Item**

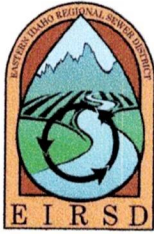
Mr. Giesbrecht stated that the Tax Commission had finally engaged in beginning to review the map and legal description but is not able to complete their review before their deadline this year. Rather than proceed, the decision was made to work with the Tax Commission in the coming months to make sure they approve before proceeding to have it all re-recorded. Mr. Powell noted that this should not create an issue with the re-election of the Board members as that will not occur until May 2025.

14. **Item 13 - J-U-B/GSE - Upgrades Project**

a. **Project Update – Discussion Item**

Mr. Justin Blickle provided an update on Project 1 construction. Mr. Blickle stated the project is still on schedule and progressing well. For Project 2/3, 100% drawings will be completed next month which will allow update of the cost model. However, the consensus with Mr. Powell and Mr. Barry was that confirmation of the funding source and timeframe were needed before providing the full Guaranteed Maximum Price. GSE and J-U-B are continuing to evaluate options to reduce the cost.

Mr. Powell asked if there were any foreseeable hiccups that may delay Project 1 completion. Mr. Blickle stated the only risk is the delivery of the electrical gear. GSE has little control of delivery of the equipment but currently does not see anything getting in the way of making



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the March 2025 completion date. There is still the possibility of bringing the new basin online earlier and operating it manually before all the electrical gear is installed.

15. Item 14 - Manager's Report – Discussion Item

Mr. Barry mentioned that his employees are doing a great job, and his new operator (Audric Reid) passed his Collection 1 and Treatment 1 certifications in the last few weeks. In January, average flow was 1.54 mgd and maximum was 1.62 mgd.

16. Public Comment

No public comment

17. Adjournment

[Action Item] At 12:19 PM, Mr. Hamberlin made a motion to adjourn, Mr. Lemmo seconded, approved unanimously.

Approved: _____

Attest: _____