



# Eastern Idaho Regional Sewer District

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Meeting ID: 913 0484 4313

## June 17, 2025, 9 AM Regular Board Meeting Minutes

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

**OTHER PARTICIPANTS:** Weston Davis (NHPT Law), Alan Giesbrecht (J-U-B), Scott Barry (EIRSD), Nicole Mangum (EIRSD), Jordon Johnson (City of Shelley), Tyler Wood (GSE), Caden Fuhrman (Eagle Rock Engineering), Tana Barney (Foothills Square), Brandon Green (Flagship Homes), Cindy Donovan (City of Ammon), Van Elg

### 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 5/20/2025 regular board meeting and the bills. Mr. Cutler seconded. Approved unanimously.

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

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

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

**[Action Item]:** Mr. Hamberlin motioned to approve payment of the construction bill, draw number 16 to J-U-B for the April 2025 invoice, Mr. Cox seconded. Approved unanimously.

**[Action Item]:** Mr. Cox motioned to approve payment of the construction bill, draw number 17 to GSE for the May 2025 invoice. Mr. Hamberlin seconded. Approved unanimously.

**[Action Item]:** Mr. Hamberlin motioned to approve payment of the construction bill, draw number 18 to J-U-B for the May 2025 invoice. Mr. Lemmo seconded. Approved unanimously.

**3. Swearing-in of Newly Elected Board:**

Mr. Brian Powell, Mr. Sid Hamberlin and Mr. Jeff Cox were sworn in for their new terms as EIRSD Board Members. Mr. Craig Cutler administered the Oath of Office.

**4. Public Hearing for Annexations:**

**a. Petition #2025-1: Hampton Hills, Rockwell Homes (Neil Humphreys, Eagle Rock Engineering)**

President Powell opened the Public Hearing for discussion for Petition #2025-1. There were no public comments, except that Mr. Kaden Fuhrman reported that the development is anticipated to be approximately 63 acres of 150 single family homes developing at a rate of 30 to 40 homes a year. President Powell closed the Public Hearing @ 9:16 a.m.

**b. Petition #2025-2: Ammon Fields-BCP Development, LLC (Flagship Homes)**

President Powell opened the Public Hearing for discussion for Petition #2025-2. There were no public comments, except that Mr. Brandon Green reported that the annexation is for approximately 10 acres with 25 ERUs and construction not starting for 2 or 3 more years. President Powell closed the Public Hearing @ 9:21 a.m.

**5. Approval of for Annexations:**

**a. Petition #2025-1: Hampton Hills - Action Item**

**[Action Item]:** Mr. Cutler motioned to approve the annexation for Hampton Hills, Petition #2025-1. Mr. Lemmo seconded. Approved unanimously.

**b. Petition #2025-2: Ammon Fields - Action Item**

**[Action Item]:** Mr. Cox motioned to approve the annexation of Ammon Fields, Petition #2025-2. Mr. Hamberlin seconded. Approved unanimously.

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

**a. Petition #2025-3: Ammonside Div 7 Lot 6 Block 2 (3771 S 25<sup>th</sup> E, Café Zupas)**

**[Action Item]:** Mr. Hamberlin motioned to set a Public Hearing for the annexation of Petition #2025-3 Ammonsides Div 7 Lot 6 Block 2(3771 S 25<sup>th</sup> E) for Café Zupas for the next Board Meeting in July. Mr. Cutler seconded. Approved unanimously.

**7. Approval of Commitment to Serve Letter:**

**a. Granite Creek Division 3 (40 ERU's)-Action Item**

Mr. Travis Payne reported that this would be a single-family home development with construction anticipated next year.

**[Action Item]:** Mr. Hamberlin motioned to approve the Commitment to Serve Letter for Granite Creek Division 3 (40 ERU's). Mr. Lemmo seconded. Approved unanimously.

**8. Will Serve Letter-Action Item**

**a. North River Estates, 10 ERU'S- Caden Fuhrman (Eagle Rock Engineering)-Action Item**

**[Action Item]:** Mr. Cox motioned to approve the Will Serve Letter for North River Estates (10 ERU's). Mr. Lemmo seconded. Approved unanimously.

**b. Stosich Commercial Properties (95 ERU's)-Action Item**

No representative was present at the board meeting.

**[Action Item]:** Mr. Cutler motioned to table the Will Serve Letter for Stosich Commercial Properties (95 ERU's). Mr. Hamberlin seconded. Approved unanimously.

**c. Granite Creek Commercial Phase 1 (8 ERU's)-Action Item**

No representative was present at the board meeting.

**[Action Item]:** Mr. Cutler motioned to table the Will Serve Letter for Granite Creek Commercial Phase 1 (8 ERU's). Mr. Cox seconded. Approved unanimously.

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

**a. Reuse Permitting**

DEQ has provided a **letter of needs** identifying information they will need to have included in the permit application. J-U-B is preparing a response. Also, DEQ approved EIRSD's request to extend the final permit limit compliance date for phosphorus to May 1, 2026. Quarterly reports will be required which J-U-B will draft for EIRSD to review and submit.

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

Mr. Tyler Wood provided an update of the construction progress which is going well. The introduction of wastewater to the new biological basin is anticipated around the third week of July.



#### **11. Office Manager's Report-Discussion Item**

Nicole Mangum presented the financial statements, highlighting that accounts receivable is improving but still is a working process. Nicole has scheduled times with Jace at Clearwater Financial to start reviewing the financials and accounting errors that have been found. The Board has asked Nicole to follow up with Craig Tibbits with LPL Financial and see why there was a decrease on the May Financial Statement.

Nicole has also reviewed the number of ERUs billed in May and the current Connections paid and outstanding invoices waiting to be paid. The Board wants to monitor the trend between ERU approvals and actual connections to better project future flows as they have seen an increase in the last few months.

Also, Nicole and President Powell have mentioned the district is digitizing paper documents dating back on previous years with two temporary workers scanning records up to 19 hours each weekly. Once digitized, the documents will be loaded into an AI-powered chatbot system to enable quick information retrieval. The project aims to improve efficiency in accessing historical data, such as certificate issuances and board meeting discussions. While time-consuming, the digitization effort is progressing well and is expected to enhance information management and analytics capabilities.

#### **12. Manager's Report-Discussion Item**

Scott Barry mentioned that recent shutdowns have affected the plant's performance and resulted in higher phosphorus levels so DEQ's approval of the compliance date extension for the final phosphorus limits is appreciated. The board noted 195 new connections waiting to be paid for and discussed the need to adjust fees for leachate treatment. President Powell also stated EIRSD is considering collaborating with Ammon and Shelley for cleaning transmission lines instead of outsourcing that work.

The need to replace the AC unit for the existing Process Building was discussed with an estimated cost of \$78,000. The board decided to pay for this out the capital replacement O&M fund.

Scott mentioned that a warranty repair of a leaking pipe joint on the interceptor is scheduled for tomorrow. This leak is allowing an estimated 150,000 gpd of irrigation water to enter the system.

#### **13. Public Comment**

There were no Public Comments

#### 14. Adjournment

Mr. Hamberlin motioned to adjourn the board meeting at 10:32 AM. Mr. Cox seconded. Approved unanimously.

Approved:

A handwritten signature in blue ink, appearing to read "Edwin R. Power", written over a horizontal line.

Attest:

A handwritten signature in blue ink, appearing to read "Mark H.", written over a horizontal line.