

Eastern Idaho Regional Sewer District

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Meeting ID: 913 0484 4313

October 21, 2025, 9 AM Regular Board Meeting Minutes

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

OTHER PARTICIPANTS: Weston Davis (NHPT Law), Alan Giesbrecht (J-U-B), Shaun Robinson (EIRSD), Nicole Mangum (EIRSD), Scott Barry (EIRSD), Tyler Wood (GSE), Tana Barney (Foothills Square), Jordon Johnson (City of Shelley), Nathan Ribblet (City of Ammon)

1. Call to order @ 9:00 AM

2. Action Item- Consent Items

a. Approval of minutes

[Action Item]: Mr. Cutler motioned to approve the meeting minutes for the 9/23/2025 regular board meeting and the bills. Mr. Lemmo seconded. Approved unanimously.

b. Review and approval of bills

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

c. Review and approval of construction bills

[Action Item]: Mr. Cox motioned to approve payment of the construction bill, draw number 25 to GSE for the September 2025 invoice for the amount of \$1,408,092.00, Mr. Lemmo seconded. Approved unanimously.

[Action Item]: Mr. Cox motioned to approve payment of the construction bill, draw number 26 to J-U-B for the September 2025 invoice for the amount of \$85,683.72. Mr. Cutler seconded. Approved unanimously.

3. Action Item-Ratify changing development name for Commitment to Serve Letter from “Copper Meadows Division 2-5” to “Copper Meadows II Preliminary Plat, inclusive of Copper Meadows Division 1-4” (112 ERU's)

[Action Item]: Mr. Cutler motioned to approve the ratification of name change from “Copper Meadows Division 2-5” to “Copper Meadows II Preliminary Plat, inclusive of Copper Meadows Division 1-4, with no change to the previously approved ERU's of 112.

4. Action Item- Public Hearing

a. Petition 2025-5: Foothills Square, East of Ammons Division 7, Lots 6-10, and North of Ammons Division 7, Lots 13-16 for Foothills Square, LLC.

President Powell opened the Public Hearing for discussion for Petition 2025-5 noting that notice of the petition had been published twice in the Post Register. There were no public comments. President Powell closed the Public Hearing @ 9:05 a.m.

[Action Item]: Mr. Cox motioned to approve the annexation of Foothills Square, Petition 2025-5. Mr. Lemmo seconded. Approved unanimously.

5. Discussion Item- J-U-B Engineering-Alan Giesbrecht

a. Reuse permitting

Mr. Giesbrecht discussed the need to hold a public meeting to inform the nearby residents and stakeholders about the ongoing and proposed water reuse initiatives. This discussion included irrigation methods, with a consensus that ultimately pivots would be desirable with wheel lines used where necessary due to the shape of the parcels. The proposed plan is to use the plant’s effluent as Class A reclaimed water for irrigation on approximately 65 acres of EIRSD’s land surrounding the plant. Additionally, funding for the project was discussed with the goal of finding grants to help fund the project if possible and to ensure that the system’s user fees would be used for upgrades that provide direct benefits to current users. The Board Members concurred that the public meeting should be scheduled for February, as weather conditions for public attendance during that time will be more favorable than in November or December.

6. Discussion Item-J-U-B/GSE

a. Project Update

Mr. Wood with GSE, discussed the progress and upcoming plans for Phase 1 and Phase 2 of the construction project. Phase 1 is nearing completion, with plans to take the original basin offline for a week for cleaning. Phase 2 is well underway, with focus on building the process building addition and installing the new force main from the Riverbend Lift Station. Mr.

Wood also discussed the issues with permeate pumps which have been leaking and will be addressed under warranty. GSE is planning to clean construction areas, with paving scheduled for early next year. Mr. Wood expressed confidence in the new basin's performance and discussed strategies for cleaning the original basin over a 3–4-day period. Mr. Wood discussed the need to repair and replace the shingles on the roof of the existing Process Building due to sagging and leaking issues which have been observed. The project is estimated at \$80,000-83,000. The Board decided to include an action item for the next board meeting on whether to proceed with the roof replacement which would be coordinated with other planned work including skylight replacement and gutter installation.

7. Discussion Item-Office Manager

Ms. Mangum presented the Financials for September 2025 and provided the final figures for the September Certificate of Occupancy Reports, noting that a total of 34 new ERU's are now being billed monthly. She reported that she is continuing to work with Clearwater Financial on reconciling Fiscal Year 2025. While progress is being made, she indicated that the process remains slow and ongoing. Ms. Mangum noted that Accounts Receivable balances are not currently reflecting accurately due to the ongoing reconciliation. She was also asked to review the account for Sage Point Apartments and remove the open accounts showing a balance of \$574,000.00 on the AR Aging Report. Additionally, Ms. Mangum reported that she and Clearwater are in the process of implementing the newly purchased QuickBooks system, which will include an updated and accurate Chart of Accounts. Ms. Mangum was requested by the Board Members to create a tracking sheet reflecting the current number of available ERUs, including those allocated through approved Will Serve Letters. This tracking sheet will provide an up-to-date record of the remaining available ERUs.

8. Discussion Item – Manager's Report

Mr. Barry reported that a small repair is needed at the New Sweden Lift Station and that the plant continues to run smoothly. He mentioned that while he was out of town attending a conference, Nathan Ribblett from the City of Ammon reached out regarding sewer cleaning. Mr. Ribblett provided an update on ongoing issues with non-compliant businesses, including one that recently changed management, and explained that delays in grease trap inspections reporting were due to workload and new assignments.

Mr. Barry and the Board expressed concern over the elevated BOD levels which spiked to 900 mg/l last week. The Board inquired about the transmission line cleaning and its potential impact on BOD and TSS levels. Mr. Ribblett noted that previous cleaning techniques may have contributed to the issue. Mr. Barry stated that the plant has observed a significant increase in BOD and TSS levels since the cleaning began and emphasized the need for continued monitoring. Mr. Ribblett confirmed that the cleaning along Ammon Road has been completed and that they are awaiting October's test results to assess its effectiveness.

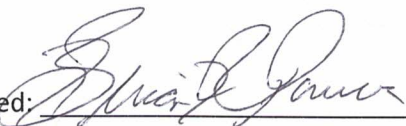
Nathan explained that a camera follows behind the cleaning to ensure proper cleaning and confirmed that the camera system was recently replaced after breaking down last year. Mr. Barry mentioned the upcoming inspection and asked whether any adjustments would be needed at the plant; Nathan replied that only a visual check would be required. The Board requested that inspection results be emailed to all relevant parties. Additionally, the Board discussed potential fines and penalties for continued non-compliance and requested that Mr. Barry meet with Mr. Ribblett to review the required quarterly reports.

9. Public Comment-

There were no public comments.

10. Adjournment

Mr. Lemmo motioned to adjourn the board meeting at 10:45 A.M. Mr. Cox seconded. Approved unanimously.

Approved:  Attest: 