

Hidden Springs Town Council

Informational Meeting

July 20, 2021

Agenda

- **Town Managers Report - Lisa Ahrens**
 - *HSTA YTD Financials - Kristin Kyle-McQuesten*
- **HSSC Update - Jeff Mousseau**
 - *Treated Water Reuse Options - Lisa Ahrens*
 - *HSSC YTD Financials - Kristin Kyle-McQuesten*
- **Community Improvement Project - John Ahrens**



Town Managers Report

Lisa Ahrens

2021 Capital Improvement Projects - Updates

01

S. Meadow Park

Replaced and improved the concrete stage - **COMPLETE**

02

Parklane Park

Updated landscaping to be low maintenance and cost efficient - **COMPLETE**

03

North Meadow, Parklane, Village,
Schaffer & Schicks

New Play Park Equipment

04

Clubhouse, Andy's Gulch, & Town Ridge

Asphalt Repairs

05

Repair exterior stone on the
front columns

S. Meadow Pool

JUN

JUL

AUG

SEP

OCT



South Meadow Park - complete

- Replaced sinking stage with a larger stage
- More usable space
- Corrected drainage issues



Parklane Park - complete

- Replaced dry stack rock with boulders
- Reduced size of shrub beds
- Retaining seasonal spot color
- Lowered cost of maintenance



New Play Park Equipment - Aug/Sep



Village Play Park



Shafer Park



East Ridge Park



Parklane Park



North Meadow Park (5th Avenue)



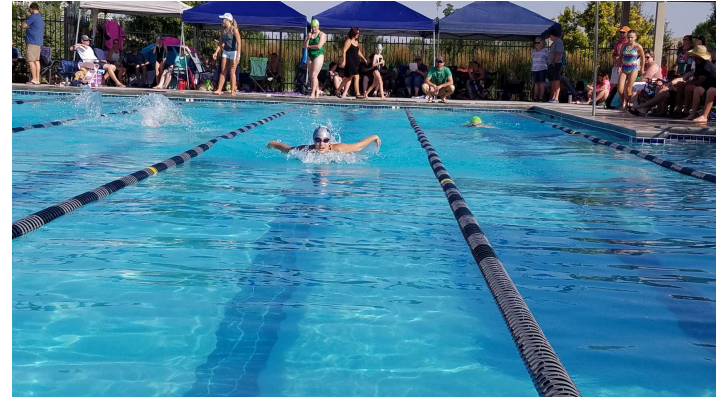
South Meadow Pool & Asphalt Repair

- **Asphalt Repairs - September**
 - Andy's Gulch, Town Ridge, Clubhouse
- **S. Meadow Pool - October**
 - Replacement of exterior stone - Delayed due to contractor change



Daily Operations Update

- Tree care and maintenance
- Park bench inventory and repair
- Pool care and maintenance
- Community events
- Pumpkin and corn fields
- CC&R inspections



Open Space Update

- **Barn Owl Trail Easement**
- **South Trail Reroute**
- **Successful Great Outdoors Event - June 16th**
- **Firewise Wildland Fire Mitigation**
- **Noxious weeds**
- **Tree Maintenance**
- **Wetland removal of dead cattails to allow water to flow to Dry Creek**



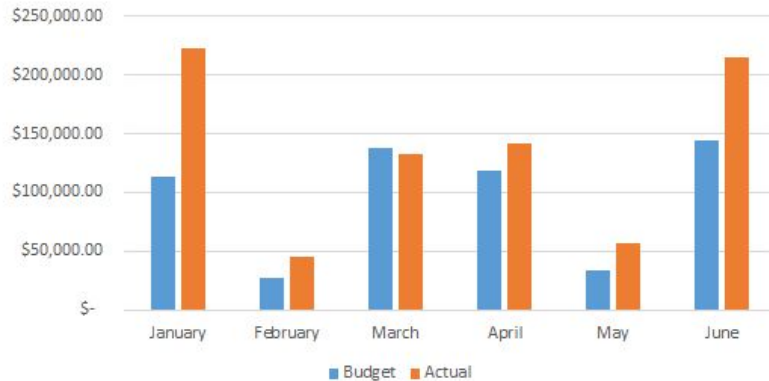
Community Events

- **Aug 3** - National Night Out
- **Sept 10** - Concert “80’s Night”
- **Sept 26** - Old Time Farm Day
- **Oct 9** - Haunted Farmstead
- **Nov 19** - Community Tree Lighting
- **Dec 4** - Jolly Holly Holiday



HS Town Association - YTD Financials

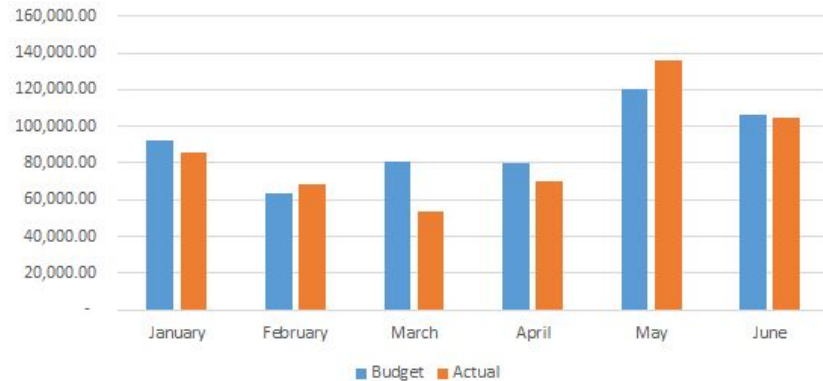
HSTA Revenue



Revenue exceeds budget at 142%: \$813,405 vs. \$574,249 YTD

- Assessments 127% of budget: Due to billing error timing, many collected in January vs. December 2020
- Transfer fee income 323% of budget
- Barn/Clubhouse rentals 250% of budget

HSTA Expense



Expenses under budget at 80%: \$485,525 vs. \$610,789 YTD

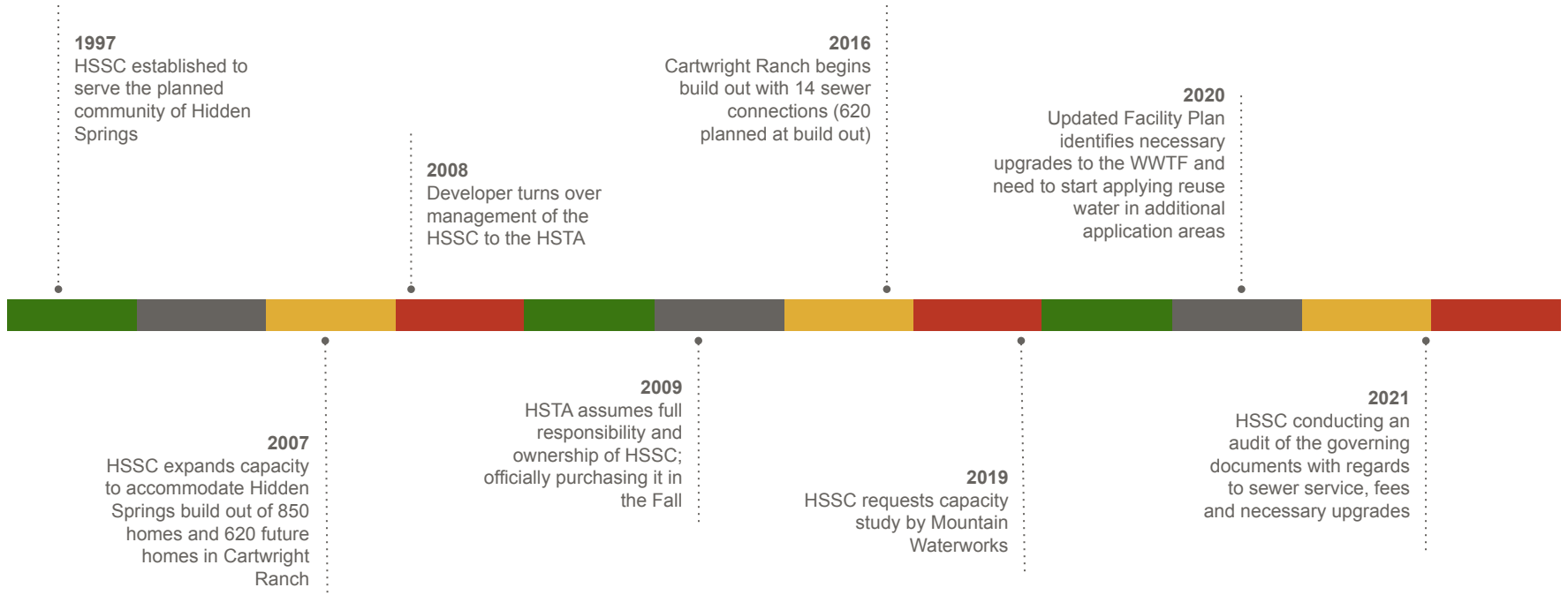
- Open Space, Facilities, Site Repairs under budget partially due to timing of projects
- Capital expenditures at about \$87,000 YTD; \$236,000 budgeted in 2021

Note: June numbers are preliminary and require some small adjustments

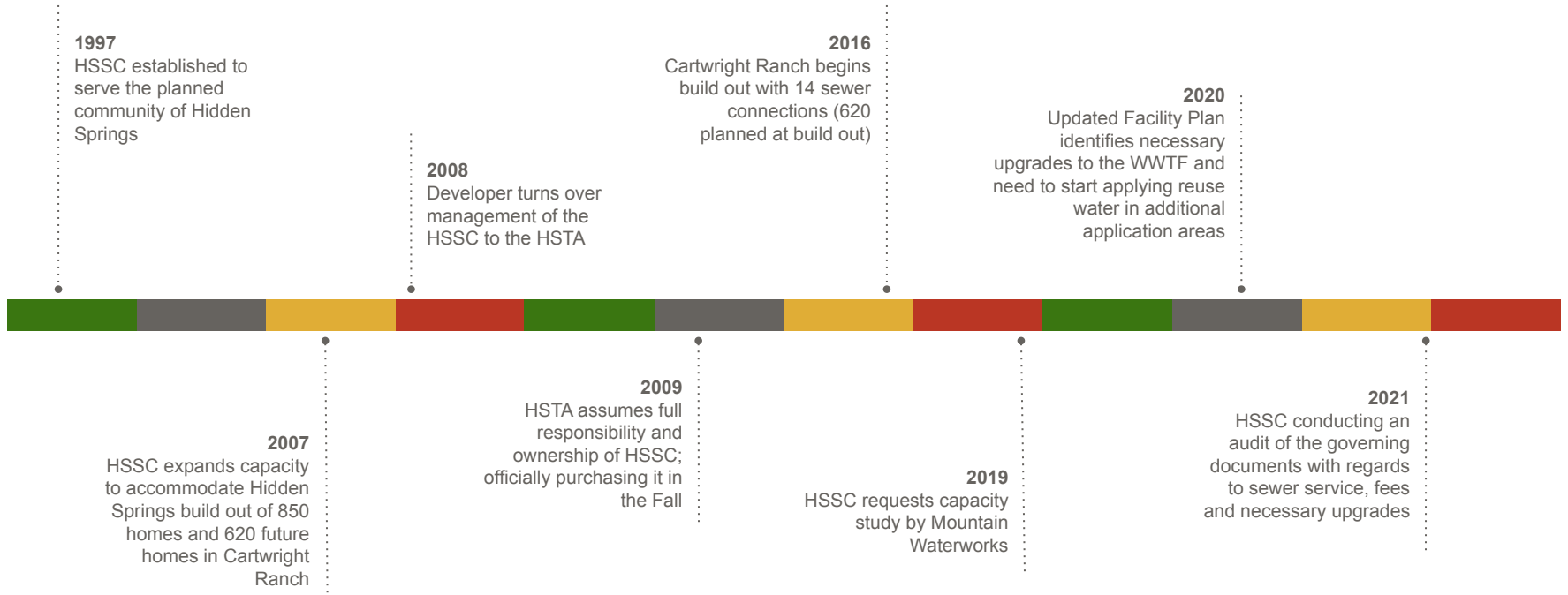
Hidden Springs Sewer Company (HSSC) Update

Jeff Mousseau

History of HSSC

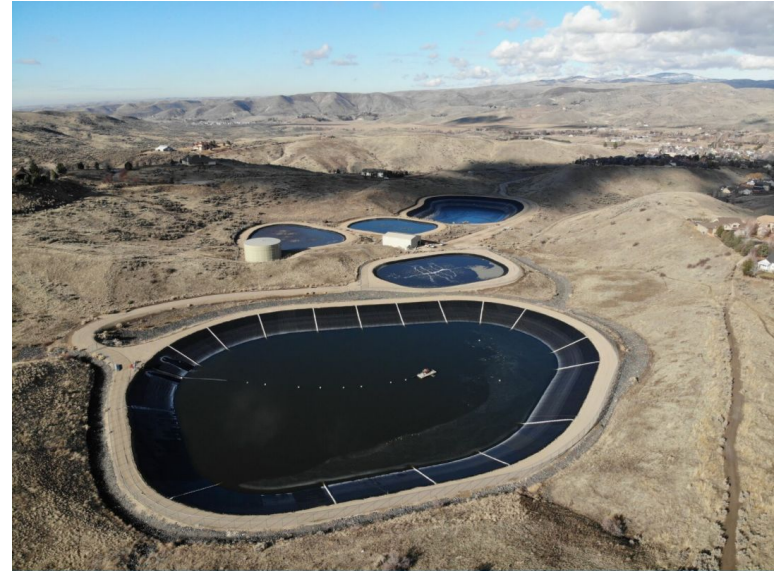


History of HSSC



HSSC - Fun Facts

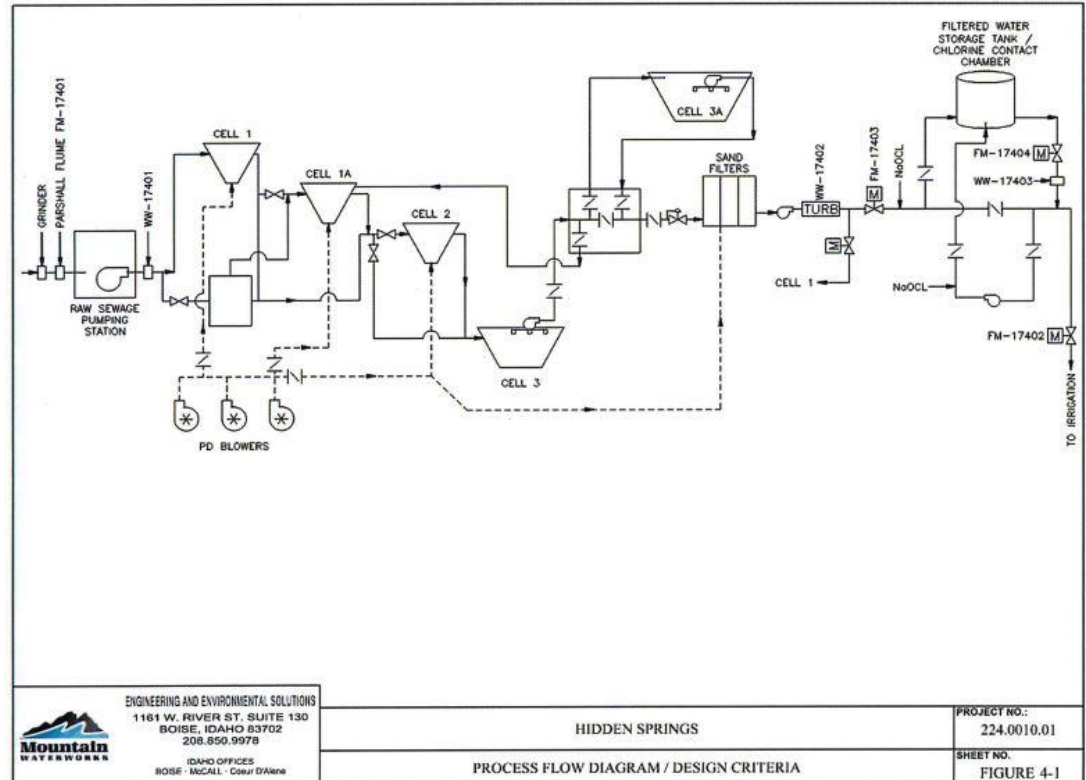
- Is regulated by the Idaho Department of Environmental Quality (IDEQ)
- Is operated by Operations Management Consulting Company, LLC (OMCS) in partnership with the HSTA and HSTC
- Produces a class B reuse water, as designated by the IDEQ
- Located on a 17.42-acre lot within Hidden Springs



HSSC - Wastewater Facility Operations

- **Current Average Daily Flow = 155 gallons per day per connection***
- **Current storage capacity is 25.2 million gallons**
- **Maximum storage capacity is 45.1 million gallons**
- **Anticipated Build Out Average Daily +10% is 42.8 million gallons**

* In 2015 the Average Daily Flow = 145 gallons per day per connection



HSSC - Reuse Water

- After the wastewater is treated it is stored in cells for reuse during the irrigation season (April-October)
- The treated wastewater (i.e. reuse water) is currently applied on irrigated areas in Hidden Springs, including the landscaped common areas, farm fields and orchard
- Don't play in the sprinklers when parks are being watered!



HSSC - Status Update

- **Plant operations status**
- **Water discharge status**
- **IDEQ regulatory**
- **Contract status**
- **Cartwright Ranch**



HSSC - Home Connections

YEAR	HIDDEN SPRINGS CONNECTIONS	CARTWRIGHT RANCH CONNECTIONS	TOTAL CONNECTIONS
2021	849	438	1287
2020	848	360	1208
2019	845	224	1069
2018	843	135	978
2017	841	57	898
2016	841	14	855

- 321 homes occupied and contributing to HSSC daily influent as of 6/22/2021
- 571 CRTA Build Out



HSSC - Capital Improvements

- **Sand filter expansion and additional blower capacity**
 - Add 1 possibly 2 filters to existing 3-bay filter system
 - Add larger blowers for aeration to improve process capacity
- **Upsize farm pipeline**
 - Increase size of pipe from 6" to 8" in order to irrigate the field(s)
- **Add flow control valves**
- **Expand irrigation infrastructure to water additional areas with reuse water**



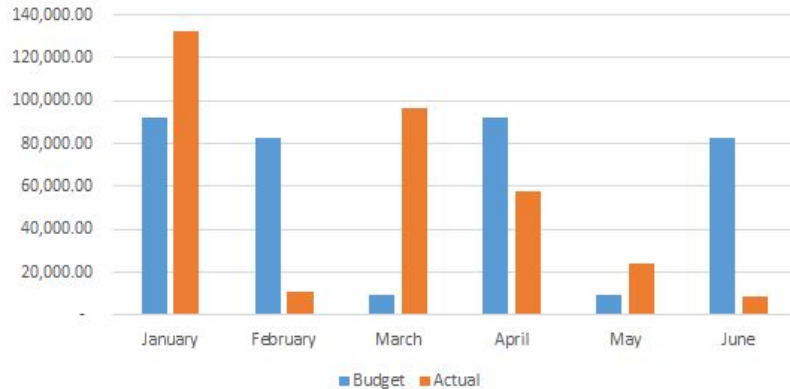
Other HSSC Projects

- **Reserve Study**
- **Legal audit of HSSC governing documents**
- **Funding options for wastewater treatment facility expansion expenses**



HSSC - YTD Financials

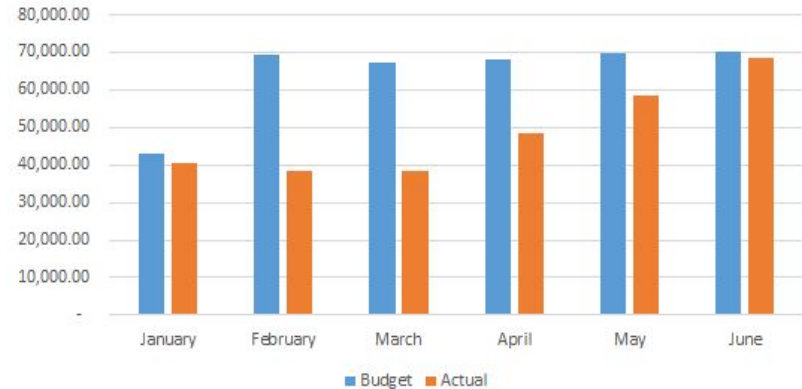
HSSC Revenue



Revenue under budget at 91%: \$333,341 vs. \$368,221 YTD

- Hidden Springs Sewer Fees 86% of budget
- Cartwright Ranch Sewer Fees 95% of budget

HSSC Expense



Expenses under budget at 75%: \$292,368 vs. \$387,805 YTD

- Repairs and Maintenance and Equipment significantly under budget at about \$94,000
- Contract Operations slightly under budget
- Professional Services, Inspection & Cleaning, and Supplies over budget

Note: June numbers are preliminary and require some small adjustments

Reuse Water Application Problem

Lisa Ahrens

The Problem Summarized

What?

The HSSC water treatment lagoons will exceed storage capacity starting November 2022-March 2023 if more water is not applied April - October

Why?

Increased influent flow into our treatment lagoons

How?

Identify 8+ acres to distribute reuse water in Hidden Springs during irrigation seasons (Apr - Oct)



What Are We Doing

- Identified 7 potential Hidden Springs areas to apply reuse water
- Working with Cartwright Ranch Developer on additional properties
- Researching the installation and annual maintenance cost for all areas identified
- In process of submitting Permit Modification requests to DEQ and to Ada County for approval of permitted improvements in the Conservation Easement

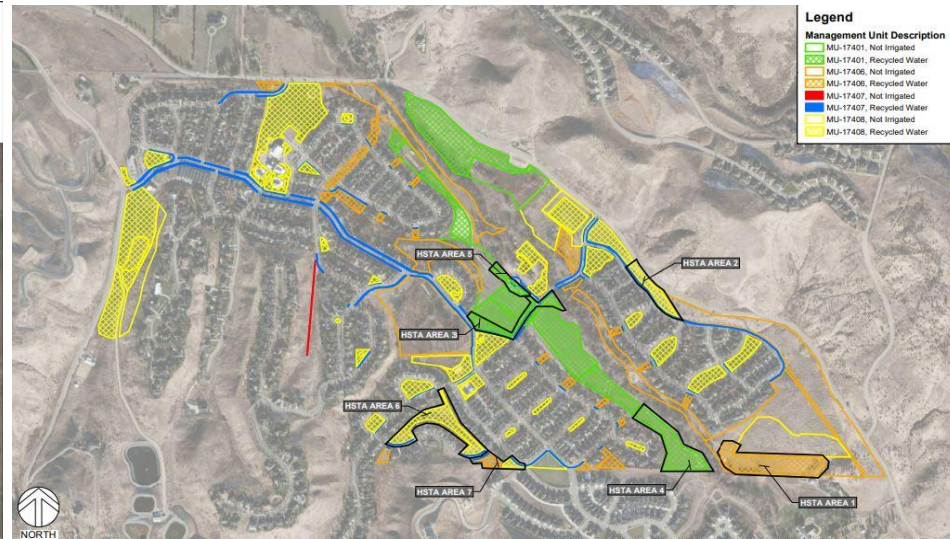


Irrigation

Existing Irrigation Areas (green/yellow)



Proposed Irrigation Areas (black outline)



Potential Locations

Area	Location	Acres	Type
01	N 14th Avenue & Long Meadow	3.5	Turf or Alfalfa
02	W. Dry Creek Road & W. Poplar Creek Dr.	2.4	Grass Mix
03	Homestead & Ranch Field	1	Turf Borders
04	East Agricultural Field Expansion	2.5	Alfalfa & Pasture Grass
05	W. Farm Court	0.5	Turf
06	N 10th Ave. & Hidden Park	1-2	Turf
07	N 10th Ave. & W. Farm View Dr.	0.5	Turf



Community Improvement Project

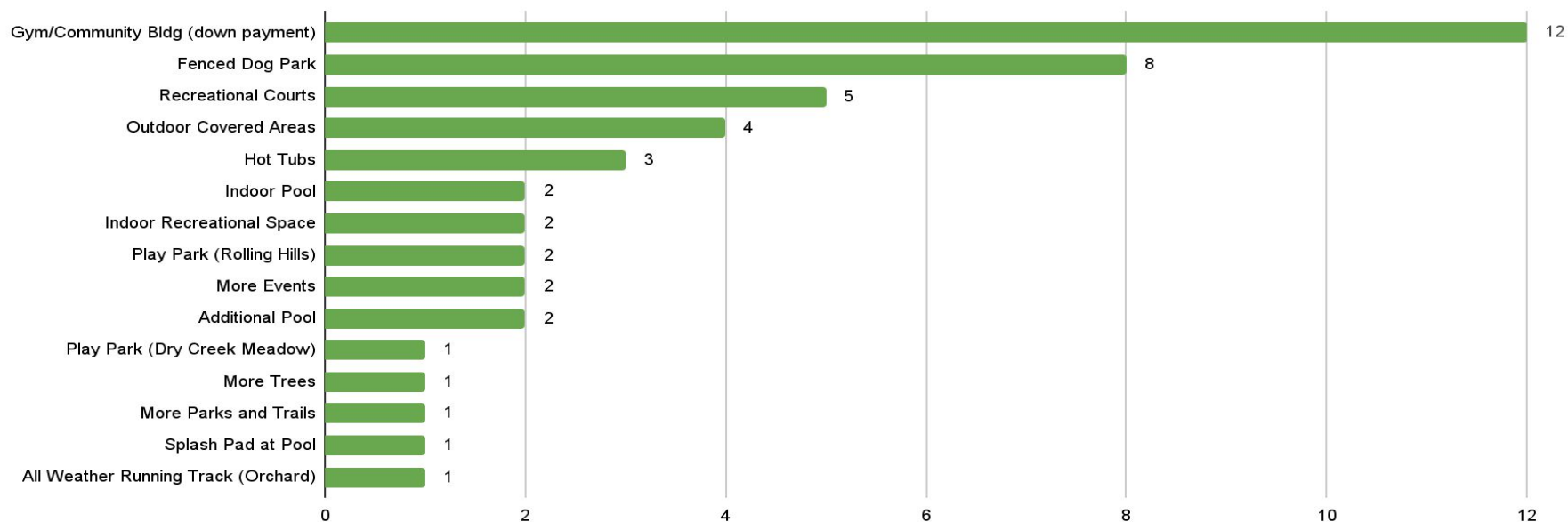
John Ahrens

Community Improvement Project(s)

- **The Association has \$60,000 set aside for a community improvement project(s)**
 - Funds from short term pool sharing agreement with Cartwright Ranch Town Association
 - Land easement for underground water line
- **In 2019, forty-one residents or 4.75% of the community submitted ideas.**

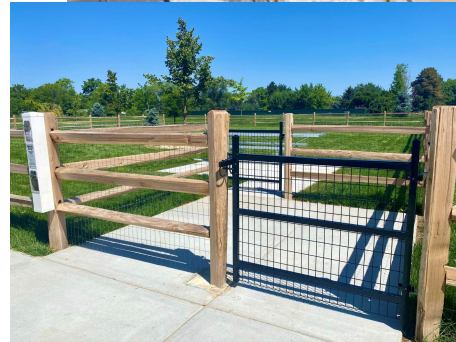


Ideas Ranked by Popularity



Community Improvement Project(s)

- **Time for a new survey - keeping in mind available funds and space**
 - Gym Expansion? Convert Clubhouse into larger gym space?
 - Fenced dog park area in Cougar Field?
 - Stationary sun shades at the pools?
 - HS Drive Entrance Enhancement?



Questions

Please limit your time to 3 mins





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Questions regarding content may be directed to the Town Council (towncouncil@hiddensprings.com) or to the Town Manager (hsta@hiddensprings.com)