



Hidden Springs Sewer Company Meeting Minutes March 21, 2023

A meeting of the Hidden Springs Sewer Company was held in the Community Barn and via Zoom on March 21, 2023, at 7:00pm. The following Town Council members were in attendance.

Dixie Milliken
Bradley Shafer
Garry Stanislaw

Also in attendance was the Town Manager, Lisa Ahrens.

The meeting was called to order at 7:00pm.

Cartwright Ranch and Hidden Springs residents in attendance:

- In-Person – Chris Balt, Michael Costa, Sharon Cauchi, Susan Elcox, Art Fraga, Judy Fraga, Dave Irving, Jean Smith, David Shotwell, Cornelia Shotwell, Jim Cornwell, ~~Jean Smith~~, Jennifer Stanislaw, Jeff Guinn, Doug Jensen, Diane Jensen
- Via Zoom – Juliann Overlie, Bill Beattie, Kristine Loomis, Heidi Patterson, Brad Davis, Laura Louis

Approval of Meeting Minutes from the previous meeting HSSC 2/21/23

Dixie M. made a motion to approve the HSSC Meeting Minutes from 2/21/23. Brad S. seconded the motion. All TC members present unanimously voted to approve the minutes. Motion passed.

Votes Conducted by E-mail

Town Council unanimously approved a WWTF Expansion Project Change Order from Mountain Waterworks to add additional control items to the sand filter control panel. Cost \$20,811. The change was recommended by Mountain Waterworks, reviewed and approved by OMCS prior to Town Council approval.

HSSC Financial Update and Treasurer's Report

- No Treasurer's Report this month
- Income vs Expenses 2022
 - The Sewer Company's Income for 2022 was \$1,262,526. \$388,620 higher than plan as a result of CRTA Capital Improvement and Upgrade fees. HSTA Capital Improvement and Upgrade fees collected for the Sewer Company through 12/31/2022 were transferred with Operating Reserves totaling \$1,491,602.
 - Operating income from regular assessments was lower than plan due to the following factors:
 - Switching from Cash to Modified Accrual accounting
 - Ture up by AMI/Keystone for the accounts started January 2022
 - Timing of sewer fee payments
 - An accounts receivable balance of \$25,436 as of 12/31/22
 - The Sewer Company's Operating Expenses for 2022 totaled \$1,326,386.
 - The Sewer Company's Net Income for 2022 was (\$63,708)
- Income vs Expenses 2023
 - The Sewer Company's Income for January 2023 was \$235,610. \$120,206 higher than budget. This is due to timing of payments relative to the budget.

- The Sewer Company's Expenses for January 2023 totaled \$108,955. \$46,076 more than budget based on timing of payments relative to the budget.

WWTF Update and Q&A with OMCS

Once a quarter, OMCS attends the Town Council meetings to speak directly with the Town Council and residents.

- Updates:
 - Getting ready for irrigation season
 - Repairing equipment and cleaning up
 - New salt meter for Cartwright monitoring – waiting for approval to install
 - Swapping out a backup pump in Rolling Hills with a new pump
 - Annual Report turned in to IDEQ for review
 - Mud well cleaned

MANAGEMENT OF AGRICULTURAL FIELDS

OMCS LLC is proposing management and harvesting of the agricultural fields during the 2023 irrigation season.

- OMCS LLC owns the following equipment
 - Hay Swather, Baler, Trailer for hauling offsite
- OMCS LLC requests permission to utilize the following HSSC equipment
 - John Deere Tractor for baling, Hay Rake
- Financials
 - \$300/cutting to help offset fuel costs
 - OMCS will retain harvested alfalfa
 - OMCS will store harvested alfalfa behind the fencing at the Hidden Springs Water Renewal Facility until it can be sold and delivered to prospective buyers
 - In exchange for use of the HSSC John Deere Tractor and hay rake, OMCS LLC will provide Tractor Maintenance

Pending the addition of the insurance and legal requirements to the agreement, Town Council will vote via email and report the decision at the next HSSC meeting.

HSSC Legal Review/Sharing Agreement/Conveyance/Easement of CR Sewer Lines

- 3/2/23 – Chad Hamel notified HSSC that the three manholes along Dry Creek were raised and repaired. Ty Waterman verified the repairs were completed 3/3/23. Notification of Integrity cleaning and inspection date still TBD.

OMCS First Right of Refusal

- 3/18/23 – Hidden Springs Sewer Company Asset List sent to Abbey Germaine to accompany the First Right Agreement.

Mountain Waterworks Master Service Agreement

- Nothing new following notification in January that Mountain Waterworks is merging with Merrick. Once the merger is complete, can continue discussion on the Master Service Agreement. Follow up email sent 3/18/23.

MANAGER'S REPORT

Town Manager provided a brief overview and update (see the Manager's Report on File in the Town Office for additional subject matters and details):

WWTF Capital Improvements and Upgrades Project

- 3/7/23 - Plant Upgrades and Improvements Contract Documents returned with comment from A. Germain, Town Council and OMCS to Mountain Waterworks.
- RFPs requested from three contractors,
 - Met with Mike Woodworth, Mountain Waterworks and Jay Irby and Ty Waterman, OMCS to discuss project scope, the change order and revised projections for project cost.
- Status of Sewer Capital Improvements and Upgrades Fee Payments as of the end of day 3/17/23:

	# Units	Paid in Full	Min or Partial Payment	Not Paid
HSTA	854	833	14	7
CRTA*	451	431	17	3
TOTALS	1305	1261	31	10

*123 more CRTA Lots to be billed as they come online

- Working with Mountain Waterworks, OMCS, Abbey Germaine, Boise City Sewer and Eagle Sewer on process for plugging sewer lines as a course of action for delinquent accounts as well as commercial sewer rate(s).

HSSC Outbuilding for Flow and Salt Meter

- 3/7/23 – Hillside Architecture had a pre-application meeting with Ada County.
- Date of the required neighborhood meeting still be to be scheduled and notices mailed.

Unfinished Business / New Business

None

Questions and Answers

None

Adjournment

The meeting was adjourned by Garry S. at 7:26 p.m.

Respectfully submitted,



 Dixie Milliken, Recording Secretary

Approved,



 Garry Stanislaw, President