



Hidden Springs Sewer Company Meeting Minutes April 18, 2023

A meeting of the Hidden Springs Sewer Company was held in the Community Clubhouse and via Zoom on April 18, 2023, at 7:00pm. The following Town Council members were in attendance.

Ryan Luke
Stephanie Wright
Dixie Milliken
Bradley Shafer
Garry Stanislaw

Also in attendance was the Town Manager, Lisa Ahrens.
The meeting was called to order at 7:06pm.

Cartwright Ranch and Hidden Springs residents in attendance:

- In-Person – Richard Keplinger, Jennifer Stanislaw, Sharon Cauchi Echo & Scott Brown, Tom & Alberta Woodall, John Ahrens, Cheryl Cook, Susan Elcox, Jennifer Palagi
- Via Zoom – Juliann Overlie, Bill Beattie, Cornelia Shotwell, Susa & Jeff Guinn, Ed Wardwell

Approval of Meeting Minutes from the previous meeting HSSC 3/21/23

Ryan L. made a motion to approve the HSSC Meeting Minutes from 3/21/23. Garry S. seconded the motion. All TC members present unanimously voted to approve the minutes. Motion passed.

Votes Conducted by E-mail

4/11/23 - Town Council unanimously approved proceeding with Irminger Construction for the installation of the additional sand filter bay and blowers as recommended by Mountain Waterworks, approved by OMCS and reviewed by Abbey Germaine, Legal for the amount of \$425,561.

Note: the contract price is subject to adjustment based on the provisions of the Construction Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

HSSC Financial Update and Treasurer's Report

- **Income vs. Expenses February 2023**
 - The Sewer Company's Income for February 2023 was (\$34.80). \$57,551 less than budget. This is due to timing of payments relative to the budget. January 1 through February 28, Actual Income is \$61,475 higher than budget.
 - The Sewer Company's Expenses for February 2023 totaled \$64,211. \$5,379 more than budget. This is due to timing of expenses relative to the budget. January 1 through February 28, Actuals Expenses are \$51,455 higher than budget.
 - January 1 through February 28, Net Income is \$11,200 higher than budget.
- **Income vs. Expenses March 2023**
 - The Sewer Company's Income for March 2023 was (\$12.16). \$57,912 less than budget. This is due to timing of payments relative to the budget. January 1 through March 31, Actual Income is \$3,563 higher than budget.
 - The Sewer Company's Expenses for March 2023 totaled \$74,541. \$5,850 more than budget. This is due to timing of expenses relative to the budget. January 1 through March 31, Actuals Expenses are \$57,305 higher than budget.

- January 1 through March 31, Net Income is \$12,120 lower than budget.
- HSSC CRTA Delinquent Accounts as of 4/14/23 total \$22,977 compared to last month's \$13,055 and compared to \$11,609 for the same time period last year. Notes: Q2 Assessments were applied to accounts and due 4/1/23 and delinquent if not received by 4/10/23; There were 394 accounts being charged in 2022 compared to 446 as of April 2023. Sentry has collected \$2,107.32 from two homeowners with 7 accounts still certified over to Sentry for collection.
- Treasurer's Report
 - Financials have been received and posted to our website
 - Sewer company balances look normal
 - We continue to set aside reserves from the reserve study we did in 2021
 - The association was projected to be inadequately funded at 50% therefore we continue to push to get to adequacy by 2025.
 - Keystone continues to transfer money each month
 - Questions regarding an audit were discussed.
 - Compilation vs Review vs Audit was discussed. A compilation is being done by AMI. A review is done by our tax company and provides us reasonable assurances. Audits can be expensive.
 - Details of the balances in each of our financial institutions can be reviewed in the HSTA office.

HSSC Outbuilding for Flow and Salt Meter

- 3/7/23 – Hillside Architecture had a pre-application meeting with Ada County.
- Week of 4/3/23 - Hillside Architecture mailed a letter to residents within a 300' radius of the proposed outbuilding. The Public Meeting is May 17th at 6:30pm in the Community Barn.
- This proposed outbuilding is a Hidden Springs Town Association and Hidden Springs Sewer Company project. The Association/Sewer company began working on this project, sharing information about the meters and proposed outbuilding in Town Council meetings starting June 2022.
 - The Association owns the land and Hidden Springs Sewer Company is owned and operated by the Association.
 - The Sewer Company hired an architect, Hillside Architecture in order to meet Ada County requirements to obtain a building permit.
 - The Sewer Company needs to monitor the flow and chloride content from Cartwright Ranch to make sure that the average daily flow and chlorides from Cartwright are within acceptable limits.
 - The meters need to be installed at a manhole along the sewer line that runs from Cartwright Ranch and connects into the Hidden Springs line at Parsons.
 - The metering devices need to be enclosed.
 - The building will be just large enough to cover the meters and allow for access, approximately 4'x5'x8'. Care was taken to design something that would match the other agricultural and historic out buildings on the property.
 - It is a permitted use of Hidden Springs Open Space per the governing documents, please refer to Section 3.3.3.7 of the Hidden Springs Conservation Easement.

WWTF Update

- **Annual Report** – The report has been turned into IDEQ for review.
- **Equipment** – Performed seasonal oil changes and belt swaps on the barge pumps.
- **Flow and Salt Meter** – Still awaiting on building approval to put in the flow and salt meter for Cartwright monitoring. All of the equipment is on-site and ready to be installed once approval is received.
- **Irrigation Water Meetings** – Water meetings are held every Thursday at 11:30am in order to manage re-use water land application across all IMUs.
- **Phase 8 Lift Station Equipment** – The new pump from Integrity Pump Solutions has been received and OMCS / Riverside will be swapping the smaller emergency pump out for the new one in the next couple of weeks.

- **Rapid Mixer for Chemfloc** - A mechanical seal on the rapid mixer for chemfloc addition broke during the 2022 irrigation season. We are trying to figure out a good path forward as the mechanical seal is pricey. We will continue to work on a resolution for this issue. Chemfloc is used to coagulate particulate in the water that can cause turbidity issues.
- **Turbidity** – Turbidity issues with the irrigation water have been reported to DEQ. The turbidity of the filtered water prior to disinfection is above the permitted value of 5 NTU as specified in section 4.5 Other Permit Limits and Conditions. Currently, the daily value of the turbidity is ranging between 6-8.5 NTU. The water does not have any suspended particles, but appears to have a fogginess to it that is not filtering. **Turbidity**, a measure of the cloudiness of a fluid, is recorded in Nephelometric Turbidity Units (NTUs). Five NTUs are just noticeable by the eye, while 50–100 NTUs are often used as an indication of brine clarity. The facility continues to have low air issues that limit the ability to treat shock loads as well as significant sludge buildup in storage cell 3. Both are in the process of being addressed.

Management of Agricultural Fields

- The Alfalfa Fields were seeded the week of 3/27/23.
- Irrigation was turned on the week of 4/10/23 with water application beginning 4/14/23.

HSSC Legal Review / Sharing Agreement / Conveyance / Easement of Cartwright Ranch Sewer Lines

- Integrity cleaned and inspected CRTA Sewer lines the week of 3/27/23.
- Jay Irby and Ty Waterman are reviewing the video from Integrity and will prepare a report for the Town Council.

OMCS First Right of Refusal

- 3/18/23 – Hidden Springs Sewer Company Asset List sent to Abbey Germaine to accompany the First Right Agreement.
- 4/13/23 – Abbey Germaine editing language regarding the Hidden Springs property related to the sewer operations and that it will be listed as “personal property” vs. “real property.”

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.

WWTF Capital Improvements and Upgrades Project

- 4/3/23 – Mountain Waterworks notified HSSC that of the 2 of the 3 Contractors approached to bid on the project submitted bids:
 - Irminger Construction - \$425,561
 - Desert View Construction - \$499,850
- 4/11/23 – Town Council approved awarding the bid to Irminger.
- Status of Sewer Capital Improvements and Upgrades Fee Payments as of the end of day 4/14/23:

	# Units	Paid in Full	Min or Partial Payment	Not Paid
HSTA	854	839	9	6
CRTA*	452	432	17	3
TOTALS	1305	1270	26	9

*122 more CRTA Lots to be billed as they come online (3 Builders to be assessed Q3 2023)

- 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).

Phase 6 and 8 Sewer Line Cleaning

- Master Rooter Plumbing will be cleaning the sanitary sewer mainlines located under the streets in Hidden Springs Phase 6 and 8, 5/15 – 6/2.
- Residents will be notified via email Newsletters and letters directly mailed to homeowners in Phase 6 and 8 next week.
- The cleaning activity should not affect day to day use and will mostly go unnoticed other than the cleaning truck and camera truck moving along the road at times. Master Rooter will do this work during normal business hours, during the week. During the cleaning process there is a very slight chance the water in toilets and p traps (p-like bend to retain fluid to prevent sewer gases from entering buildings while allowing waste to pass through) could be pulled into the drain lines or splashed out. This will only happen in very rare occasions and only when the venting for the drain lines on the individual homes are plugged up, broken or defective.
- Master Rooter has extended a special offer to Hidden Springs Residents while they are here cleaning the mainlines in May. Master Rooter will camera inspect individual residence mainlines from the outside clean outs to the sewer main for \$150 a home, the normal rate for this service is \$264.

HSSC CONNECTIONS

YEAR	HIDDEN SPRINGS CONNECTIONS	CARTWRIGHT RANCH CONNECTIONS	TOTAL CONNECTIONS
2023	854	455	1309
2022	854	452	1306
2021	849	445	1294
2020	848	360	1208
2019	845	224	1069
2018	843	135	978
2017	841	57	898
2016	841	14	855

- 442 homes occupied and contributing to HSSC daily influent (count as of 4/14/2023)
- 571 CRTA Build Out / 116 more connections
- Per the sharing agreement, HSTA has 900 allowed connections and CRTA has 620 for a total of 1520 connections

Unfinished Business / New Business

None

Questions and Answers

Q: The purpose of the purpose of the outbuilding is to monitor salt, correct?

A: Yes, and it is also to monitor flow. If we are exceeding flow for the lagoons, we need to know the source of the excess flow to address the issues. We also did it to detect leaks in the sewer system.

Q: What is the target reserve percentage for the sewer company?

A: 70%

Adjournment

The meeting was adjourned by Garry S. at 7:39 p.m.

Respectfully submitted,



Dixie Milliken, Recording Secretary

Approved,



Garry Stanislaw, President