



Hidden Springs Sewer Company Meeting Minutes May 23, 2023

A meeting of the Hidden Springs Sewer Company was held in the Community Clubhouse and via Zoom on May 23, 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 7:02pm.

There were no Cartwright Ranch residents in attendance.
Hidden Springs residents in attendance:

- In-Person –Jennifer Stanislaw, Sharon Cauchi, John Ahrens, Bill Beattie, Jean Smith, Matt Krebs, Cornelia Shotwell
- Via Zoom – None

Approval of Meeting Minutes from the previous meeting HSSC 4/18/23

Stephanie W. made a motion to approve the HSSC Meeting Minutes from 4/18/23. Brad S. seconded the motion. All TC members present unanimously voted to approve the minutes. Motion passed.

Votes Conducted by E-mail

5/3/23 – Having approved the Irminger Constructions bid, the Town Council unanimously approved signing the Hidden Springs' Wastewater Treatment Plant Capacity Expansion Project agreement as recommended by Mountain Waterworks, approved by OMCS and reviewed by Abbey Germaine.

Legal Note: the expansion of the building to allow for the additional sand filter and blower(s) will be a change order from Irminger Construction.

HSSC Financial Update and Treasurer's Report

- **Treasurer's Report**
 - Financials have been received and posted to our website
 - Year to date financials have been received and reviewed
 - Sewer company balances look normal
 - The Board is continuing efforts to field questions and concerns to decrease expenses while keeping the betterment of the community at the forefront.
 - We continue to set aside reserves from the reserve study we did in 2021
 - Currently the reserves for HSSC is at \$1.3M. We have strong year over year growth due to this allocation in reserves.
 - Details of the balances in each of our financial institutions can be reviewed in the HSTA office.
- **Income vs. Expenses April 2023**
 - The Sewer Company's Income for April 2023 was \$232,360. \$116,956 more than budgeted for the month. January 1 through April 30, Actual Income is \$120,519 higher than budget.
 - The Sewer Company's Operational Expenses for April 2023 totaled \$55,578. \$5,734 less than budget. Areas over budget by \$500:
 - **Contract Operations** – Over due to increased hours to operate the facility and address turbidity issues.
 - **Electricity/Gas/Trash** – Over increased operation and utility costs.

- **Chemicals** – Over due to increased cost of Chlorine due to inflation.
- **Supplies** – Over due to the purchase of Copper Sulfate for algae control in the storage lagoons.
 - January 1 through April 30, Net Income is \$70,128 higher than budget.
 - HSSC CRTA Delinquent Accounts as of 5/17/23 total \$15,287 compared to last month's \$22,977 and compared to \$3,952 for the same time period last year. 8 accounts totaling \$11,176 have been sent to Sentry for collection
 - HSTA is consulting with our legal counsel about contractually obligating Sentry to lean Cartwright Residents home owners that are delinquent.

HSSC Outbuilding for Flow and Salt Meter

- 5/17/23 – As required for the Ada County permitting process, a public meeting was held to share the project with residents (7 people in attendance). Residents in close proximity requested considering a shorter building as well as additional landscaping. Hillside agreed to take another look at the plans to see if a shorter building would be possible with required functionality.
- **HISTORY** - 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 Sewer Company currently captures this data with meters for Hidden Springs, again to make sure operations 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 will not be a large industrial building but something befitting the neighborhood and as non-obtrusive as possible.
 - 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, which allows for facilities used in connection with the treatment, storage or distribution of wastewater or storm water runoff and Section 5.1 in the Master Declaration.

Manager's Report

WWTF Update

- **Annual Report** – The report has been turned into IDEQ for review and a response is still pending.
- **Flow and Salt Meter** – Still awaiting on building approval to put in the flow and salt meter for monitoring the influent flow from Cartwright Ranch connections. 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.
- **Lagoon Storage** – Storage levels are increasing as we continue to land apply more water with the warmer temperatures.
- **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 continue. As previously reported by OMCS, they have notified and continue to collaborate with DEQ. The water does not have any suspended particles, but continues 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). The facility continues to have low air issues that limit the ability to treat loads as well as significant sludge buildup in storage cell 3. Both are in the process of being addressed.

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

- 5/9/23 – Met with Chad Hamel, Cartwright Ranch, Richard Mason, Integrity and Jay Irby regarding outstanding sewer line items from cleaning and inspection. Follow up meeting with Town Council and Abbey Germaine, legal counsel is scheduled to discuss further agreement and contract negotiations.

OMCS First Right of Refusal

- 5/21/23 – Final draft sent to Jay Irby and Ty Waterman for review. As previously noted, the agreement has been amended with Hidden Springs property related to sewer operations listed as “personal property” vs. “real property” allowing the Association to retain ownership of the land.

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 3/18/2

WWTF Capital Improvements and Upgrades Project

- 5/3/23 – Hidden Springs’ Wastewater Treatment Plant Capacity Expansion Project agreement signed by Town Council.
- 5/16/23 – Notice to Proceed signed by Town Council.
- Delivery of the sand filter is expected July 2023 with some construction scheduled in July and the remaining in October after 2023 irrigation season.
- Status of Sewer Capital Improvements and Upgrades Fee Payments as of the end of day 5/17/23:

	# Units	Paid in Full	Min or Partial Payment	Not Paid
HSTA	854	843	5	6
CRTA*	457	438	11	3
TOTALS	1311	1281	16	9

*114 more CRTA Lots to be billed as they come online (3 Builders to be assessed Q3 2023 and 2 Builders to be assessed Q4 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 were notified via email Newsletters and letters directly mailed to homeowners in Phase 6 and 8.
- 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.

SLUDGE REMOVAL CELL 3

- In 2019, HSTA/HSSC reached out to three companies for bids for sludge removal. 3 submitted and 1 declined. Merrell Brothers was selected as the presented the best process option for the best price, they came highly recommended and proposed to remove the most sludge and complete the project in the shortest amount of time.
 - Merrell Brothers / Brayden Merrell / \$454,710.00 / 4 weeks / Removing 7,000 wet tons
 - Merrell Brothers changed to a dry ton process to help the Association save money resulting in an \$88,778 savings removing 218.98 dry tons.
 - Golden Enviro / Eric Anderson / \$316,000.00 / 16+ weeks / Removing 1,240 wet tons
 - Dr. Pipeline / Darin Barnes / \$545,224 / 1 pond per year for 3 years
- Merrell Brothers can schedule us for October 2023 at an estimated cost of:
 - \$111,434 – Mobilization (Cost could be lower if equipment can be mobilized from a west coast or Texas project)
 - \$301,125 / 1,375 – Per dry ton – estimate similar qty given size of the lagoon
 - \$86,769 / 9,641 – A day for pumping and dewatering crew
 - Estimate project cost \$499,328 (good for 30 days)
 - The dry ton price and water pumping cost increased by the exact percent increase as shown in the PPI data.
 - The mobilization /demobilization is more than the PPI increase because they have to rent or bring an additional diesel-powered pump and include a 3rd guy for the duration of the job. In 2019 they got by with 2 people and then hired a temp person on site to operate one of the pumps. This time with the depth of this lagoon they have to treat it like a confined space entry and need trained guys.
- Contacting Golden Enviro, LLC for a competitive bid. In 2019 we were cautioned by both OMCS and DEQ that historically this contractor comes in with a low bid to get the job and it typically costs the customer significantly more money.
- We have additional research to do.
- Best timeline for starting is October.

HSSC CONNECTIONS

YEAR	HIDDEN SPRINGS CONNECTIONS	CARTWRIGHT RANCH CONNECTIONS	TOTAL CONNECTIONS
2023	854	457	1311
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

- 443 homes occupied and contributing to HSSC daily influent (count as of 5/17/2023)
- 571 CRTA Build Out /114 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: For the 6 Hidden Springs residents that have not paid any portion of the special assessment, what is being done about them?

A: All of those accounts have been turned over to the HOA attorney for collection.

Q: For the Cartwright Ranch residents that have not paid their assessment?

A: Those were turned over to Sentry for collection.

Q: Can the HOA attorney lean Cartwright Ranch residents that have not paid their assessment?

A: No, the HSSC authority comes through Cartwright Ranch's HOA. There is no additional agreement between Cartwright Ranch residents and HSSC. We can ask our attorney to draft a service agreement we can ask Cartwright Ranch homeowners to sign after the sharing agreement is in place. The sharing agreement has to be done first.

Adjournment


The meeting was adjourned by Garry S. at 7:30 p.m.

Respectfully submitted,

Dixie Milliken 06 / 27 / 2023

Dixie Milliken, Recording Secretary

Approved,

 06 / 27 / 2023

Garry Stanislaw, President

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VIEWED

06 / 27 / 2023

22:25:44 UTC

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