



Hidden Springs Sewer Company Meeting Minutes June 20, 2023

A meeting of the Hidden Springs Sewer Company was held in the Community Clubhouse and via Zoom on June 20, 2023, at 7:00pm. The following Town Council members were in attendance.

Ryan Luke
Stephanie Wright
Bradley Shafer
Garry Stanislaw

Also in attendance was the Town Manager, Lisa Ahrens.

Dixie Milliken, Recording Secretary, was not in attendance.

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

There were no Cartwright Ranch residents in attendance (in-person or via Zoom).

Hidden Springs residents in attendance:

- In-Person –Jennifer Stanislaw, Sharon Cauchi, John Ahrens, Jean Smith, Cornelia Shotwell, Dan Brier, Tom Woodall, Alberta Woodall, Susan Elcox, Kathryn Nelson, and Eric Schulman.
- Via Zoom – Julian Overlie and David Shotwell.

Approval of Meeting Minutes from the previous meeting HSSC 5/23/23

Stephanie W. made a motion to approve the HSSC Meeting Minutes from 5/23/23. Brad S. seconded the motion. All TC members present unanimously voted to approve the minutes. Motion passed.

Votes Conducted by E-mail

6/12/23 – Town Council unanimously approved proceeding with Merrell Brother's proposal for sludge removal in Cell 3. After reaching out to Golden Enviro, speaking with OMCS and Mountain Waterworks and considering the odor and turbidity issues, it was agreed to proceed with Merrell Brothers who provided the same service for Hidden Springs Sewer Company in 2019.

NOTE: Additional details are available on file in the Town Office).

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 May 2023**

- The Sewer Company's Income for May 2023 was \$6,512. \$51,272 less than budgeted for the month. Note this is due to the timing of payments as last month's income was \$116,956 more than budgeted for the month. January 1 through May 31, Actual Income is \$69,248 higher than budget.

NOTE: Additional details are available on file in the Town Office.

Manager's Report

HSSC Outbuilding for Flow and Salt Meter

- 5/25/23 – Hillside Architecture shared revised drawings lowering building height as much as possible while still making it functional for housing the equipment, maintenance and repair.
- 6/9/23 – Hillside Architecture submitted the revised plans to Ada County Development Services.
- **NO ACTION AT THIS TIME.**

WWTF Update / Presented by Jay Irby and Ty Waterman, OMCS

- **Annual Report** – The report has been turned into IDEQ for review and a response is still pending.
- **Blowers** – The new blowers are operational. OMCS is currently running both new large blowers to deliver DO to the process cells as they recover.
- **Flow and Salt Meter** – Still awaiting building approval to put in the flow and salt meter for monitoring the influent flow from Cartwright Ranch connections. All 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 to manage re-use water land application across all IMUs.
- **Lagoon Storage** – Storage levels are increasing as we continue to 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 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.
- **Re seeding of Lagoons** - OMCS has re-seeded the cell #1 process lagoons with 28 thousand gallons of seed biomass. With the re seeding efforts and the extra available oxygen, the process cells are recovering faster than anticipated. The foul odors have not been present at all since Thursday 6/15. The cells will take some time to fully recover, and it is possible they will have slight intermittent odors. Having insufficient available oxygen or dissolved oxygen (DO) for the last few years was the cause of the upset condition.
- **Turbidity** - Turbidity issues with the irrigation water continue. As previously reported by OMCS, they have notified and continue to collaborate with DEQ. The water is of good quality, with very little chlorine demand for disinfection and sample results are similar to those of five years ago for all constituents, before the upset condition in the process cells due to lack of DO 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.
- **NO ACTION AT THIS TIME.**

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

- 5/21/23 – Members of the Town Council, Jay Irby and Abbey Germaine, Legal Counsel, met and discussed next steps. All agreed that with the repairs noted below, the Hidden Springs Sewer company could continue with discussions to finalize the Amended Wastewater Sharing Agreement, Conveyance, Operation and Maintenance Agreement and Utility Easement Agreement to support Hidden Springs Sewer Company taking ownership of Cartwright Ranch Town Association's sewer infrastructure.
 - **Repairs:**
 - Check for signs of infiltration. Possible repair at collar needed: File NR1-3 11th Way 416-415.

- The two identified unseated joints are to be repaired with slip lining: File NR1 11th Ave 16-17 and File NR2 Hidden Springs Dr 2A51-2A5
- Dip at 165' at Hidden Springs Dr 3A52-2A51 to be repaired with slip lining at each end, point of connection, to create a solid run of pipe.
- 5/22/23 – Grossman Company was asked to complete the repairs so that discussions could be finalized with regard to the agreements noted above.
- 5/31/23 – At the request of Cartwright Ranch Counsel Candidates, Bert Rivera, Chris Porter and Mac McDevitt met to answer Hidden Springs Sewer questions. Abbey Germaine, Legal Counsel and Garry Stanislaw were also in attendance.
- 6/13/23 – IDEQ contacted HSSC to inquire on status.
- 6/15/23 – Follow correspondence with Grossman Company and notification that repairs were still to be scheduled.
- 6/17/23 – IDEQ redirected to Grossman.
- **NO ACTION AT THIS TIME.**

OMCS First Right of Refusal

- Nothing new to report at this time.
- **NO ACTION AT THIS TIME.**
- **Mountain Waterworks Master Service Agreement**
- Nothing new to report at this time.
- **NO ACTION AT THIS TIME.**

WWTF Capital Improvements and Upgrades Project

- 5/31 – 6/16/23 – Please refer to updates sent 5/31, 6/2, 6/7, 6/12 and 6/16 for action taken upon receipt of odor concerns and complaints.
- The new blowers have been installed and put into operation 6/14/23.
- Delivery of the sand filter is expected July 2023 with some construction scheduled in July and the remaining in October after 2023 irrigation season.
- Customers who have not paid have been turned over to collections.
- Status of Sewer Capital Improvements and Upgrades Fee Payments as of the end of day 5/31/23:

	# Units	Paid in Full	Min or Partial Payment	Not Paid
HSTA	854	844	4	6
CRTA*	457	444	11	2
TOTALS	1311	1288	15	8

*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)

- Status of Sewer Capital Improvements and Upgrades Fee Payments as of the end of day 5/17/23:
- 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).
- **NO ACTION AT THIS TIME.**

Phase 6 and 8 Sewer Line Cleaning

- Master Rooter Plumbing has finished cleaning the sanitary sewer mainlines located under the streets in Hidden Springs Phase 6 and 8.
- A repair is needed in Phase 6 for INI (inflow and infiltration), Integrity has been contacted to repair with proposed cost estimated at \$1,700.
- **NO ACTION AT THIS TIME.**

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

- 444 homes occupied and contributing to HSSC daily influent (count as of 5/31/2023)
- 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 to the system.

Unfinished Business / New Business

None

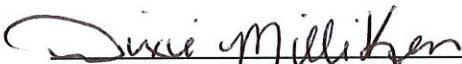
Questions and Answers

None

Adjournment

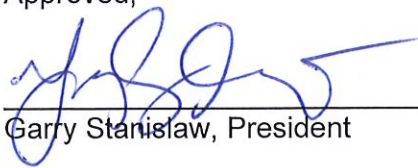
The meeting was adjourned by Garry S. at 7:30 p.m.

Respectfully submitted,



Dixie Milliken, Recording Secretary (prepared by Garry Stanislaw for Dixie Milliken)

Approved,



Garry Stanislaw, President