



Hidden Springs Sewer Company Meeting Minutes September 19, 2023

A meeting of the Hidden Springs Sewer Company was held in the Community Clubhouse and via Zoom on September 19, 2023, at 7:00pm. The following Town Council members were in attendance.

Ryan Luke (via Zoom)
Dixie Milliken
Bradley Shafer
Garry Stanislaw

Also in attendance was the Town Manager, Lisa Ahrens.
The meeting was called to order at 7:01pm.

There were no Cartwright Ranch residents in attendance.

Hidden Springs residents in attendance:

- In-Person – Jennifer Stanislaw, Sharon Cauchi, Jean Smith, Susan Elcox
- Via Zoom – Juliann Overlie, Linda Beasley

Approval of Meeting Minutes from the previous meeting HSSC 8/22/23

Brad S. made a motion to approve the HSSC Meeting Minutes from 8/22/23. Dixie M. seconded the motion. All TC members unanimously voted to approve the minutes. Motion passed.

Votes Conducted by E-mail

- There were no votes conducted by email since the last Town Council meeting.

HSSC Financial Update and Treasurer's Report

- **Treasurer's Report**
No Treasurer's Report this month
- **Income vs. Expenses August 2023**
 - The Sewer Company's Income for August 2023 totaled \$29.90. \$57,893 less than budgeted for the month. YTD, Actual Income is \$70,993 higher than budget. **Note:** this is due to the change to modified accrual accounting relative to the budget preparation. Budget was prepared on actuals and last year's actuals (for August) were not modified accrual accounting.
 - Operational Expenses for August 2023 totaled \$57,553 and \$19,116 less than budgeted.
 - Net Income, YTD, is \$68,489 higher than budgeted revenue.
 - HSSC CRTA Delinquent Accounts as of 8/31/23 total \$12,309 (45 accounts), compared to last month's \$12,793 (47 accounts) and \$4,470 (57 accounts) 9/16/2022.
 - 5 CRTA accounts totaling \$8,432 are with Sentry Management for collection.
- \$56,391 saved year to date with Hidden Springs Town Association staff managing and facilitating vendor payments for Hidden Springs Sewer Company instead of OMCS.

WWTF Capital Improvements and Upgrade Projects

- 9/12/23 – Evoqua sand filter was delivered and placed inside the Waste Water Treatment Facility building by Irminger Construction to place the sand filter inside the Waste Water Treatment Facility building. Connection will happen after this year’s irrigation season with start-up Spring 2024.
- Status of Sewer Capital Improvements and Upgrades Fee Payments as of the end of day 9/14/23:

	# Units	Paid in Full	Min or Partial Payment	Not Paid
HSTA	854	849	1	4
CRTA*	460	448	7	5
TOTALS	1314	1297	8	9

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

- Current projections show Hidden Springs Sewer Company is now projected to finish the year with \$557,497 in reserves provided everything stays on track and we do not have any major change orders or equipment expenses in the next 4 months. This is \$426,090 less than the Reserve Study recommendation.
- Originally, the Capital Improvement and Upgrades Assessment was forecasted as \$1,180 plus a second assessment in 2023 estimated to be \$400.
- To make up the difference and in keeping with the first Capital Improvement and Upgrades Fee installments spread over 1425 connections (projected build out):

NEEDED FOR RESERVES	NUMBER OF CONNECTIONS	COST PER CONNECTION
\$557,497	1425 (BUILD OUT)	\$299.01 per connection

- ACTION: Garry S made a motion to retract the vote passed during the August 22, 2023 Town Council meeting regarding the January 2024 assessment amount and revisit the topic following the 2023 financial review of HSSC reserves to determine the appropriate amount that will be due. Dixie M. seconded the motion. Voting was unanimous and the motion passed.

MANAGER’S REPORT

Cartwright Ranch Sewer Line Repairs

Cartwright Ranch Sewer Line Infrastructure

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

- 9/6/23 – HSSC was notified by Abbey Germaine that she had received a letter from Justin Fredin, Hawley Troxell regarding the Sewer Company Agreements.
 - Cartwright Ranch, LLC is willing to execute the Utility Easement Agreement and the Conveyance, Operation and Maintenance Agreement but not the Amended Wastewater Facility Sharing Agreement.
 - With regard to the Wastewater Facility Sharing Agreement, Cartwright Ranch, LLC is requiring Hidden Springs to repay the debt and charge Cartwright Ranch and Hidden Springs residents uniformly.
 - If Hidden Springs does not agree by the end of October, Cartwright Ranch, will seek a judicial resolution.
- 9/12/23 – Conference call discussion of agreements with Abbey Germaine, Garry Stanislaw, Dixie Milliken and Lisa Ahrens took place regarding next steps and scheduling of a follow-up call once the entire Town Council has a chance to discuss.

WWTF Update

- **Annual Report** – The report has been turned into IDEQ for review and a response is still pending.
- **Blowers** – Nothing new to report.
- **Flow and Salt Meter** – The outbuilding has been constructed, tin roof has been ordered to match the Community and Working Barn roof and the painter scheduled for 9/18/23. Meters will be installed this fall.
- **Irrigation Water Meetings** – Land application across all Irrigation Management Units (IMUs) has gone well this season and we are on track to finish the season with less than 5MG in the storage lagoons headed into the non-irrigation (storage only) season. Water meetings are held every Thursday at 11:30am in order to manage re-use water land application across all IMUs.
- **Lagoon Storage** – Storage capacity continues to increase (see Irrigation Water Meetings) as we continue to land apply water in all areas positioning us well for Sludge Removal this fall and winter storage.
- **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 once WWTF construction projects are complete.
- **Pump for Cell 3** – A replacement Gorman Rupp Pump has been ordered and received. It will be installed in the spring when the lagoon is full, necessary for access by crane and boat to install on the barge.
- **Rapid Mixer for Chemfloc** - A mechanical seal on the rapid mixer for chemfloc addition broke during the 2022 irrigation season. Chemfloc is used to coagulate particulate in the water that can cause turbidity issues. The OMCS mechanic fabricated an inline mixer that is working well and in use now.
- **Recirc Pump** – Pump started to leak; identified it needed a new mechanical seal which was ordered 8/15/23 and will be installed during the non-irrigation season.
- **Sludge Removal** – Will start the beginning of October. Waiting for details from Merrell Brothers and mobilization of equipment.
- **TSS and BOD** – Nothing to report at this time.
- **Under Drain Pump for Cell 3** - During inspection on the Cell 3 under drain pump, OMCS found that the under-drain pump was no longer functioning. Replacement ordered and received and awaiting install by electrician.

HSSC Outbuilding for Flow and Salt Meter

- 9/12/23 – Outbuilding constructed. Roof ordered and painter scheduled for 9/18/23. Once painted, the Association can add landscaping to help the building become more integrated with the open space.

HSSC CONNECTIONS

YEAR	HIDDEN SPRINGS CONNECTIONS	CARTWRIGHT RANCH CONNECTIONS	TOTAL CONNECTIONS
2023	854	460	1314
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

- 450 homes occupied and contributing to HSSC daily influent (count as of 9/14/2023)

- 571 CRTA Build Out /111 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

Q: Does Cartwright Ranch home owners contribute to the wastewater reuse (land application)?

A: No, the developer refused to install the connections necessary for them to use the reuse water in their parks and street strips. It would cost them a lot of money to put the infrastructure in now. We are looking for other ways to release some of that water possibly in some Cartwright Ranch Open Spaces. Lisa will meet with DEQ, the Open Space Committee, and OMCS to discuss other options.

Q: Is the water toxic to animals?

A: No, it is technically safe to drink but we don't recommend it.

Adjournment


The meeting was adjourned by Garry S. at 7:20 p.m.

Respectfully submitted,

Dixie Milliken



Dixie Milliken, Recording Secretary

Approved,


Garry Stanislaw, President

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