



Hidden Springs Sewer Company Meeting Minutes February 27, 2024

A public meeting of the Hidden Springs Sewer Company (HSSC) was held in the Hidden Springs Clubhouse and via ZOOM on February 27, 2024, starting at 6:30 pm for residents of Hidden Springs and Cartwright Ranch. The following Hidden Springs Town Council (TC) members were in attendance:

- Tim Corcoran, President
- Cliff Cramp, Vice President
- Melissa Christian, Treasurer
- Renae Zimmer, Recording Secretary

Also, in attendance was:

- Lisa Ahrens, Hidden Springs Town Association (HSTA) Town Manager

Hidden Springs residents in attendance were:

- Ken Winer
- Garry Stanislaw
- Jennifer Stanislaw
- John Ahrens
- Timothy Wagner
- Eric Schulman
- Sharon Cauchi

Attending via Zoom was:

- Heidi Wagner
- Juliann Overlie

The meeting was called to order at 6:30 pm.

The Town Manager (TM) kicked off the meeting with the welcome and introduction.

Approval of Meeting Minutes

- Renae Z. made a motion to approve the HSSC Meeting Minutes from 1/30/24. Cliff C. seconded the motion. All TC members unanimously voted to approve the minutes. Motion passed.

Votes conducted by email since last TCM

- 2/4/24 – Town Council unanimously approved signing a letter requesting the continuation of the property tax exemption for Parcel Number R3610150842. The Association received a letter from Ada County the week of 1/19/23, regarding Hidden Springs Sewer Company's Tax Exemption for the noted parcel. Per Matt at the Ada County Assessor's office, they do not have a Tax Exemption on file for Hidden Springs Sewer Company or Town Association as owners of this parcel. He shared that the

law changed in 2007/2008 and from what he could tell, the Developer had a tax exemption on the parcel which the Association did not file for after taking ownership of the Sewer Company in 2009. He shared the exemption code was 63-602N Irrigation. He also said to pay the delinquent taxes as Ada County will not make the exemption (if granted) retro. To avoid further late fees and charges, the first ½ (\$1,307.93) was paid 1/12/24. The letter was prepared under the guidance of Abbey Germaine, Legal Counsel for the Sewer Company. The second half of the property taxes will need to be paid in before June 20th.

- 2/8/24 – Town Council unanimously approved the letter prepared for all Hidden Springs Sewer Company customers regarding the status of the projects and amount of the second Capital Improvements and Upgrades Fee of \$350. Per direction given at the January Town Council meeting, the letter was prepared and reviewed by Abbey Germaine, Legal Counsel. The letter takes language directly from the letter dated 7/8/22 and the Q4 2023 and Q1 2024 Newsletter notifying customers a second fee would be assessed in 2024.
- 2/23/24 – Town Council unanimously approved returning the proposed Merrick Master service agreement with red-line mark up and comments as noted by Abbey Germaine, Legal Counsel, following discussion during the executive session held 1/20/24 and via email.

Treasurer's Report and Financial Update

- January Financials have not been received from AMI to prepare a Treasurers Report or a financial update.
- HSSC CRTA Delinquent Accounts as of 2/23/24 total \$9,829.45 (55 accounts) compared to \$18,422 (82 accounts) at the end of January. Two delinquent accounts are now with CRTA/Advanced Community Services for collection.
- \$14,390.50 saved YTD with Hidden Springs Town Association staff managing and facilitating vendor payments for the Sewer Company instead of OMCS. \$100,716.68 was saved in 2023 which equates to a savings of \$75.24 per connection.

Cartwright Ranch Sewer Line Repairs

Cartwright Ranch Sewer Line Infrastructure

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

- 2/19/24 – Abbey Germaine communicated she had a productive meeting with Grossman's legal counsel and legal counsel for Cartwright Ranch Town Council. A call between the Association and Abbey is pending.

Merrick / Mountain Waterworks Master Service Agreement

- 2/25/24 – Following Town Council's approval, the proposed Merrick Master service agreement with red-line mark up and comments as noted by Abbey Germaine, Legal Counsel was returned to Merrick.
- OMCS offered to prepare the 2023 annual report for IDEQ instead of an engineer which will save the Sewer Company money. OMCS will give us will prepare an estimate for Town Council's consideration.

MANAGER'S REPORT

WWTF Update Info Pending from OMCS

- **2023 Annual Report** – Data for the 2023 Annual Report has been sent to Merrick for preparation of the annual report. Merrick cannot work on or produce the 2023 Annual Report until the Master Service Agreement is signed. The cost of the Annual Report changed from \$5,000 (established in 2019) to \$7,500. The report is due to IDEQ by 3/31.
- **2022 Annual Report** - Still no news on the 2022 Annual Report. IDEQ is backed up and is focusing on facilities with compliance issues. OMCS feels that no news is good news in this case.
- **Isolation and Check Valve** - Irminger Construction has ordered parts for the isolation and check valve replacement for the mudwell discharge into the pressurized main. This is to replace the original pvc section before it becomes a problem. OMCS shared the issue and concern earlier this month. They obtained a bid from Irminger given they were working on site and the best option for this repair. Estimated repair cost is \$4,627.
- **Soil Sampling** - Soil sampling for this year has been scheduled with Analytical Labs for March and October.
- **Irrigation Water** – Irrigation start-up is 4/1. Weekly Irrigation water meetings will resume 3/28.
- **Seepage Testing** – Required after sludge removal in cell 3 and to be scheduled with Strata for spring 2024. Cost estimate pending.

WWTF Capital Improvements and Upgrade Projects

- The soft start is still ongoing. Most of the programming and testing of the system was completed throughout the week of 2/12 and should be completed when Evoqua (manufacturer of the filter) comes back out Tuesday 3/5. Overall, it is going well.
- Status of Sewer Capital Improvements and Upgrades Fee Payments as of the end of day 1/31/24:

	# Units	Paid in Full	Min or Partial Payment	Builder Not Paid	Owner Not Paid
HSTA	854	850	1	0	3
CRTA*	486	467	4	14	1
TOTALS	1340	1317	5	14	4

*99 more CRTA Lots to be billed as they come online (14 new connections plus 85 lots with permits yet to be requested). Regular Sewer and Capital Improvement Fees are assessed 120 days / or occupancy whichever occurs first

HSSC CONNECTIONS

YEAR	HIDDEN SPRINGS CONNECTIONS	CARTWRIGHT RANCH CONNECTIONS	TOTAL CONNECTIONS
2024	854	486	1340
2023	854	481	1335
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

- 466 homes occupied and contributing to HSSC daily influent (count as of 2/23/2024)
- 571 CRTA Build Out / 85 more connections
- Per the sharing agreement, HSTA has 900 allowed connections and CRTA has 620 for a total of 1520 connections to the system. Based on current proposed CRTA Build Out, the total number of connections on the system will be 1425.

EXECUTIVE SESSION – None

Questions:

Q: Garry Stanislaw – What would we have to do to make reuse water available for the community farm, so we don't have to purchase Veolia Water for it?

A: It was determined that the members of the community didn't want to use reuse water because it's very salty and it impacted the soil which impacted the productivity of the farm. When we switched to Veolia, the farm was far more productive. The pumpkins, the corn, and the cover crops are still on reuse water. The only thing on Veolia water is the edible row crops and some of the U-Pick.

Q: Garry Stanislaw – Do we know if there is any well water available nearby?

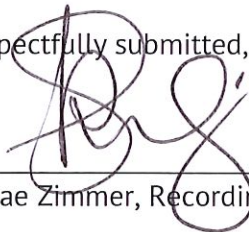
A: There is no well, but we do have water rights, and we've been approached by residents on Poplar to see if we could put in a well to water the trees on Poplar because the maple trees are suffering due to lack of water pressure from all the homes to keep the grass green and water the trees enough. We will research what a well near Poplar, as well as at the farm, would cost.

Q: Sharon Cauchi – What do we spend to water the farm per season?

A: I believe it's around \$7K per season but will verify that since we're able to separate it out.

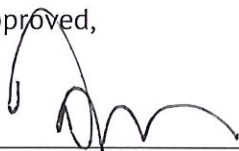
Meeting adjourned at 6:45 pm.

Respectfully submitted,



Renae Zimmer, Recording Secretary

Approved,



Tim Corcoran, President