



Hidden Springs Sewer Company Meeting Minutes April 4, 2024

A meeting of the Hidden Springs Sewer Company (HSSC) was held in the Hidden Springs Clubhouse and via ZOOM on April 4, 2024, starting at 6:30 pm. 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
- Ann Goodwin, Director at large

Also, in attendance was:

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

Hidden Springs residents in attendance were:

- Garry Stanislaw
- Jennifer Stanislaw
- John Ahrens
- Cornelia Shotwell
- Sharon Cauchi
- Chuck Vertrees

Cartwright Ranch residents in attendance were:

- Bert Rivera

Attending via Zoom was:

- No attendees

The meeting was called to order at 6:33 pm.

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

Approval of Meeting Minutes

- HSSC TC Meeting Minutes 2/27/24
- Tim C. made a motion to approve the HSSC Meeting Minutes from 2/27/24. Ann G. seconded the motion. All TC members unanimously voted to approve the minutes. Motion passed.

Votes conducted by email since last TCM

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

Treasurer's Report and Financial Update

- There was no Treasurer's report presented at this meeting.
- Lisa A., the Town Manager, walked us through the Managers Financial Update. (See Manager's Financial Update on File in the Town Office for details).
- HSSC CRTA Delinquent Accounts as of 3/29/24 total \$8,545 (33 accounts) compared to \$9,829.45 (55 accounts) last month. Two delinquent accounts are with CRTA/Advanced Community Services for collection. • \$17,000 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

- We are recording a lot of I/I = excess water that flows into sanitary sewer pipes from groundwater and stormwater. Infiltration refers to groundwater that infiltrates or leaks into pipes and inflow refers to storm or surface water that enters pipes from sources other than infiltration.
- OMCS identified locations in Cartwright Ranch lines that will require repair before they are conveyed to HSSC. Repairs were done last spring/summer but it didn't solve the issue.
- Hidden Springs has some areas to address as well.
- Most of the I/I is coming in through the collars on the manholes and they need to be sealed up.
- This information will be communicated to Chad Hamel, Eagle River Development/Grossman and he will be asked to address the needed repairs in Cartwright Ranch

Cartwright Ranch Sewer Line Infrastructure

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

- 4/3/24 – Abbey Germaine communicated she had a productive meeting with Justin Freidman, Grossman's legal counsel and Becky Anderson, CRTA legal counsel in February. Both HSSC and CRTA are aligned and there may be an opportunity to revisit some issues with Grossman without litigation.
- Further discussion has stalled until plat issues between the developer and CRTA are resolved in order to for the Sewer Company to have correct legal descriptions in the documents.

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.
- 3/6/24 – Merrick returned comment. •
- 4/1/24 – The agreement was sent to Abbey Germaine. She will review 4/4/24 and return comment.

Strata Engineering Proposal and Agreement

- 3/20/24 - Strata submitted proposal for Seepage Testing this spring. This is a required compliance action following sludge removal. Estimated cost is \$12,500. For comparison, the Seepage test conducted in 2022 by Strata was \$11,170. • OMCS has approved the Scope of Work.
- 3/29/24 - The Agreement sent to Abbey Germaine, Legal Counsel, for review. She will review 4/4/24 and return comment.

MANAGER'S REPORT

WWTF Update

- **2023 Annual Report** – Merrick completed the Annual Report and submitted the report to IDEQ.

- **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.
- **BOD** - The BOD average for the Cell 2 Effluent at the Hidden Springs Water Reclamation Facility was above the permitted value of 45 mg/L for the month of March as specified in section 4.5 Other Permit Limits and Conditions. The current reported average for the month for BOD in March is 51 mg/L. OMCS increased air in Cell 2 to get the BOD back in compliance.
- **Inventory Report** – OMCS completed and submitted the annual inventory report per the agreement between OMCS and HSSC.
- **Isolation and Check Valve** - Irminger Construction repaired the isolation and check valve for the mudwell discharge into the pressurized main. This replaced the original aging pvc section.
- **Soil Sampling** - Soil sampling for this year has been scheduled with Analytical Labs for March and October.
- **Irrigation Water** – Irrigation start-up was Monday, 4/1. Weekly Irrigation water meetings resumed 3/28.

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 comes back out 3/5/24.
- All accounts on line were assessed the 2nd Capital Improvement and Upgrades fee of \$350; the fee was due 4/1/24 and delinquent if not received by 4/10/24.
- An estimated \$104,890 in expenses remain on the project. \$42,668 of this is contingency which if it is not spent will increase the projected reserve contribution balance for the end of the year.

HSSC CONNECTIONS

| YEAR | HIDDEN SPRINGS CONNECTIONS | CARTWRIGHT RANCH CONNECTIONS | TOTAL CONNECTIONS |
|------|----------------------------|------------------------------|-------------------|
| 2024 | 854 | 490 | 1344 |
| 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 3/29/2024)
- 571 CRTA Build Out / 81 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:

John Ahrens – Asked if there was increased influent water from Cartright from seepage?

Lisa A. – Yes from the manholes.

John Ahrens – Did we sign the acquisition of the Cartright Ranch infrastructure?

Lisa A. – No

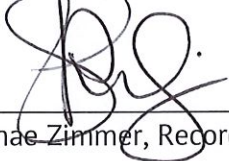
John Ahrens emphasized to the TC to be hypercritical when considering whether or not to sign the acquisition of the infrastructure and consider charging CR customers extra (if possible), if there is increased influent from the meter installed on the CR mainline to the system. Garry Stanislaw reiterated the same concern with the manhole covers and additional influent water problems. John also stated a concern with the salt systems being used in CR and the increased processing of the salt.

Jennifer Stanislaw – Can you explain what causes increased influent water into the system?

Lisa explained two factors can contribute; first, the amount of water used by each home above what was forecast 15 years ago, and second, infiltration from manholes and collars.

Meeting adjourned at 7:01 pm.

Respectfully submitted,



Renae Zimmer, Recording Secretary

Approved,



Tim Corcoran, President

