

Southside Water & Sewer

2022 Overview

Definition of Terms

- ERU – 4 people in a household. Defined by US EPA, adopted and used universally in civil infrastructure planning. Adopted by Southside in 1975.
- Patron – a property owner within the District.
- Connection Fee: Capital Buy-In to connect to District infrastructure
- Monthly Fee: Operating cost and recovery of depreciation.
- Sewer System – service provided throughout the District. The sewer system is not metered due to cost and age.
- Water System – roughly half of the District is serviced by its water system. Mountain Springs services the other half. Provides fire hydrants.

District Business Model

- 100% patron owned, financially self sustaining. No outside funding.
- Currently valued at \$19MM for 533.5 ERU's - \$35,613 per ERU
- Is a taxing district, capable of assessing property tax, with voter approval.
- Is charged by IDAPA Title 42, Chapter 32:

42-3201. DECLARATION OF PURPOSE. It is hereby declared that the organization of water and sewer districts, having the purposes and powers provided in this act, will serve a public use and will promote the health, safety, prosperity, security and general welfare of the inhabitants of said districts.

District Growth

- Current Short-Term Rentals in the District: 101.75
- Current ERU capacity per ID DEQ: 533.5, Currently serving 501 ERU, excluding Short-Term Rental
- 100 ERUs for new homes = \$1,700,000 capital contribution
 - $100 \times \$17,000 = \$1,700,000$
- Capital contribution by short term rentals for 100 ERUs: \$ 0
- System was built 47 years ago. Aging.

I only use the toilet 5 times a month

- Can you be a Seattle Yacht club member and not pay initiation and monthly dues?
- I only use the property 3 months a year.
 - Build to max demand, 10x peak demand
 - House value = 0 without
 - Fire protection

Why does the District need money?

This is the current water reservoir.
It leaks.
It was built in 1975.
Replacement cost: \$3,000,000 (est)



Destructible Wipes

- Disposable wipes never decompose
- Require manual removal
- Destroy pumps that would otherwise last 20+ years
- Pumps cost \$14,000 - \$28,000. We have 28 lift stations with pumps. 2 pumps per station.





This 10" Well produces 12,000,000 gallons of drinking water

Whale Water Users

- Southside produces 23,000,000 gallons of water through wells drawing from the Sage aquifer. One Patron used 800,000 gallons on their lawn. Normal annual allotment is: 97,000 per patron annually .
- 20% of residential patrons use 80% of the water in the Summer months. An additional well is needed to meet compliance because of 60 patrons out of 235 total. \$ 300,000 capital cost. \$1,275 per Patron
- To change to tiered water rates to incent conservation, the District had to spend \$15,000 on engineering and legal fees. \$63.82 per patron.
- 80% of the Patrons do not require expanded water production.



**Electrical Service Panels Currently Running
Mission Critical Lift Stations**
220V 48 AMP



