**3-28-25 Wakulla Springs Alliance Board Meeting Minutes**

**Summary of Next Steps**

* Everyone is encouraged to review the [WSA Strategic Plan](https://docs.google.com/document/d/1fUeXuM0DL0eHWG_7K4_FEyePC0RbdZUPEfAow7iPEs4/edit?tab=t.0#heading=h.uvcv1ixdbju9) and identify something they can do to help Wakulla Springs and the springshed.
* Bob Deyle will [put minutes up on the website](http://wakullaspringsalliance.org/2015-board-meeting/). (He also updated the [WSA website](http://wakullaspringsalliance.org/).)
* Tom Taylor will join the Springs Protection Ordinance committee.
* Chad Hanson and Kellie Keys will meet with new commissioners.
* Chad will come back with a Springs Protection Ordinance plan to the next meeting.
* Bob Deyle moved to commission Debbie Lightsey to work with the Lake Bradford Homeowner Association to do a civil letter on the TLH fueling station. Pete Scalcro seconded the motion that passed unanimously.
* There will be another meeting on the TLH fueling station in a few weeks and Moore Bass will come back with more answers.
* The draft BMAP update will be discussed at the 4-25-25 WSA meeting and comments will be submitted.
* There is May 2 deadline for comments to [Sam.Hankinson@FloridaDEP.gov](mailto:Sam.Hankinson@FloridaDEP.gov). Everyone is encouraged to review the [draft BMAP Update](https://publicfiles.dep.state.fl.us/DEAR/DEARweb/BMAP/Upper%20Wakulla%20River%20and%20Wakulla%20Springs/Wakulla%20BMAP.pdf) and [supporting documents](https://floridadep.gov/sites/default/files/240409_WAKU_TechnicalMeeting1.pdf) and submit their own comments.
* Follow and support the [Florida Springs Council legislation efforts](https://www.floridaspringscouncil.org/legislativesession).
* Attend the April 25, 2025, WSA Board meeting Zoom only. There will be presentations and discussion on FSU Wakulla Springs Research / Outreach, the BMAP update, FL Legislative Session and more)

**Minutes**

**Welcome and introductions** – Chad Hanson, Chair (See Appendix B - Participant list)

**Agenda review** – Chad Hanson, Chair (See Appendix A – Proposed Agenda)

**The WSA strategies and framework for action** – Tom Taylor, Vice Chair

* The [WSA Strategic Plan](https://docs.google.com/document/d/1fUeXuM0DL0eHWG_7K4_FEyePC0RbdZUPEfAow7iPEs4/edit?tab=t.0#heading=h.uvcv1ixdbju9) provides a way to understand and organize actions that produce real results for Wakulla Springs water quality/quantity and the related environmental, economic and social systems that enrich our lives.
* The Wakulla Springs Protection Ordinance, GA Oil land swap, City fueling station, sewering project and BMAP update on the agenda today all relate to sections of the [WSA Strategic Plan](https://docs.google.com/document/d/1fUeXuM0DL0eHWG_7K4_FEyePC0RbdZUPEfAow7iPEs4/edit?tab=t.0#heading=h.uvcv1ixdbju9).
* Everyone is encouraged to review the [WSA Strategic Plan](https://docs.google.com/document/d/1fUeXuM0DL0eHWG_7K4_FEyePC0RbdZUPEfAow7iPEs4/edit?tab=t.0#heading=h.uvcv1ixdbju9) and identify something they can do to help Wakulla Springs and the springshed.

**Financial report**– Anthony Gaudio

* See Appendix C.
* Debbie Lightsey made the motion to approve, which was seconded by Albert Gregory and passed unanimously.

**Minutes of February 28, 2024, Board meeting**- Brian Lupiani

* The minutes were sent to everyone with the meeting notice and agenda
* We need to get minutes out sooner so everyone can take action on the needed next steps.
* Put next steps in summary at the beginning.
* Bob Deyle will [put minutes up on the website](http://wakullaspringsalliance.org/2015-board-meeting/). (He also updated the [WSA website](http://wakullaspringsalliance.org/).)
* Tom Taylor made the motion to approve, which was seconded by Albert Gregory and passed unanimously.

**Update and Strategy Discussion for Wakulla Springs Protection Ordinance and Education Activities** (Renee Murray, Chad Hanson)

* We had asked the Wakulla Commission to have a workshop to update the Wakulla Springs Protection Ordinance with new boundaries with new policies.
* We have met with staff and commissioners and Chad Hanson and Kellie Keys will meet with new commissioners.
* Kellie has outreach and springs tours (including commissioners) coming up.
* We had a 150 in-person and hundreds online for the River Beneath US workshop a few years ago.
* We will do a series of workshops involving WSA, Friends, etc. as partners.
* Communications will target policy makers and public and emphasize our connection with the waters, the environment, the economy and our community life.
* We need more scientific studies to tie to Wakulla Springs projects to economic, social and environmental benefits
* The research is supported by Wakulla Springs state funding.
* There is opposition to doing anything. We need to appeal to their self-interests. We can reach out to homeowner associations and other groups they will respond to.
* We were successful with the gas station and the golf course.
* Tie our efforts to the economic benefits and well water quality.
* Bob Deyle did a schematic with a fish in a lake. Keep it simple and basic and create a forum for that to happen.
* Do similar ordinances in Leon County and Tallahassee.
* Is the State Park interested in having a role? A – We can reach out to the park manager. Peter Scalco will talk to them. Their hands are really tied in terms of what they can do. We need to get creative, like having a meal meeting at the lodge.
* Tom Taylor will join the committee.
* Chad will come back with a plan to the next meeting.

**Status of Land Swap for SW Ga Oil property Report (**Renee Murray)

* Renee has talked with Adam Bass and they are working to move the station site further from the cave system. Renee will continue to negotiate with them.
* It is SW GA Oil is the one who wants to go forward. We just need lay low and monitor what is going on.
* Gil will help with Rep Shoaf, if we reach an impasse.

**Update and Discussion - Industrial land use (including a fueling station) planned on 95 acres at the corner of CCSW and Orange Avenue W. Intersection.  (**Debbie Lightsey)

* Debbie Lightsey, Bob Deyle, Tom Taylor, Renee Murray met with Mark Heidecker and others.
* See the summary minutes in Appendix D.
* There is less time pressure than we thought.
* We would like to find a property above the Cody Scarf to purchase.
* We got a commitment for a skimmer on the retention pond and perimeter drains for fueling and maintenance areas that go to the sanitary sewer.
* There was a Lake Bradford homeowner’s association meeting last night on this project. They are doing a letter on this.
* Bob Deyle moved to commission Debbie Lightsey to work with the Lake Bradford Homeowner Association to do a civil letter. Pete Scalcro seconded the motion that passed unanimously.
* The state has new stormwater standards that will improve protection.
* There will be another meeting on the TLH fueling station in a few weeks and Moore Bass will come back with more answers.

**WSA Actions and Strategy Discussion follow-up from February meeting** (Tom Taylor)

* The [WSA Strategic Plan](https://docs.google.com/document/d/1fUeXuM0DL0eHWG_7K4_FEyePC0RbdZUPEfAow7iPEs4/edit?tab=t.0#heading=h.uvcv1ixdbju9) goals, strategies and actions was presented and explained.
* Everyone is encouraged to review the [WSA Strategic Plan](https://docs.google.com/document/d/1fUeXuM0DL0eHWG_7K4_FEyePC0RbdZUPEfAow7iPEs4/edit?tab=t.0#heading=h.uvcv1ixdbju9) and identify something they can do to help Wakulla Springs and the springshed.

**East Wakulla Sewer Project (**Chad Hanson**)**

* The plan 90% complete
* The options are: no action, individual or consolidated.
* The septic-to-sewer potential was described.

**DEP Wakulla Springs BMAP** – (Tom Taylor, Chad Hanson)

* There will be a Upper Wakulla River and Wakulla Spring Basin Management Action Plan, BMAP, public meeting April 15.
* The draft BMAP update will be discussed at the 4-25-25 WSA meeting and comments will be submitted.
* There is May 2 deadline for comments to [Sam.Hankinson@FloridaDEP.gov](mailto:Sam.Hankinson@FloridaDEP.gov). Everyone is encouraged to review the [draft BMAP Update](https://publicfiles.dep.state.fl.us/DEAR/DEARweb/BMAP/Upper%20Wakulla%20River%20and%20Wakulla%20Springs/Wakulla%20BMAP.pdf) and [supporting documents](https://floridadep.gov/sites/default/files/240409_WAKU_TechnicalMeeting1.pdf) and submit their own comments.
* July 1 is the deadline for BMAP adoption.

**Other Topics:**

* Follow and support the [Florida Springs Council legislation efforts](https://www.floridaspringscouncil.org/legislativesession).
* Attend the April 25, 2025, WSA Board meeting Zoom only. There will be presentations and discussion on FSU Wakulla Springs Research / Outreach, the BMAP update, FL Legislative Session and more)

Appendix A

Wakulla Springs Alliance Board Meeting Proposed Agenda

Date: Friday, **March 28, 2025**

Time: 09:00 AM – 11:00 AM

Location of Meeting **Zoom Only**

**9:00    Opening WSA Board**

**Welcome and introductions** – Chad Hanson, Chair

**Agenda review** – Chad Hanson, Chair

**The WSA strategies and framework for action** – Tom Taylor, Vice Chair

**9:10 Financial report**– Anthony Gaudio **[attached] - 5** min

**9.15  Minutes of February 28, 2024, Board meeting**- Brian Lupiani **[attached] -** 5 min

**9:20  Update and Strategy Discussion for Wakulla Springs Protection Ordinance and Education Activities** (Renee Murray, Chad Hanson) **-** 15 min

**9:35 Status of Land Swap for SW Ga Oil property Report (**Renee Murray) - 10 Min

**9:45 Update and Discussion - Industrial land use (including a fueling station) planned on 95 acres at the corner of CCSW and Orange Avenue W. Intersection.  (**Debbie Lightsey) - 15 Min

**10:00 WSA Actions and Strategy Discussion follow-up from February meeting** (Tom Taylor)– 25 mins

**10:25 East Wakulla Sewer Project (**Chad Hanson**) –** 5 mins

**10:30 DEP Wakulla Springs BMAP** – April 15 virtual webinar (Tom Taylor, Chad Hanson) – 10 mins

**10:40 Springshed and river update (**Cal Jamison) - 15 Min

**10:55 Other Topics: 5 Min**,

1. April 25, 2025, Board Meeting WSA Board meeting Zoom only.
   1. Presentations or topics for discussion (FSU Wakulla Springs Research / Outreach, BMAP update, FL Legislative Session, other?)
2. Education/Outreach coordinator for arranging presenters
3. Upcoming meetings / events
   1. County / City Commission meetings
4. Announcements

**11:00 Adjourn**

Appendix B

**3-28-25 WAKULLA SPRINGS ALLIANCE**

**Board Meeting Participants**

Zoom-only meeting

“x” indicated people present

Officers

Chad Hanson, Chair x

Tom Taylor, Vice-Chair x

Anthony Gaudio, Treasurer x

Brian Lupiani, Secretary

Directors

Jim Davis

Bob Deyle x

Albert Gregory x

Debbie Lightsey x

Cal Jamison

Johnathan Kelly x

Howard Kessler

Renee Murray x

Pete Scalcro x

Beau Simon

Members and Guests

Mark Heidecker, City of Tallahassee x

Johnny Richardson x

**Appendix C**

|  |  |
| --- | --- |
| **WAKULLA SPRINGS ALLIANCE** |  |
| **ANNUAL FINANCIAL REPORT** |  |
| **FOR THE YEAR Month ENDED February 28, 2025** |  |
|  |  |
| **INCOME** |  |
| Donations | $ - |
| Memberships | - |
|  |  |
| **EXPENSES** |  |
| Sponsorship Fl Springs Council | 200.00 |
| Meeting Costs | 103.50 |
| Zoom Account Annual Fee | 159.90 |
| Fees | - |
| Earl Bacon Agency - Insurance | 1,100.00 |
|  | 1,563.40 |
|  |  |
| **SURPLUS/(DEFICIT)** | (1,563.40) |
|  |  |
| **BANK BALANCE - 1/31/2025** | 11,808.44 |
| **PAYPAL BALANCE - 1/31/2025** | 358.71 |
| **TOTAL - 1/31/2025** | 12,167.15 |
|  |  |
| **BANK BALANCE - 2/28/2025** | 10,245.04 |
| **PAYPAL BALANCE 2/28/2025** | 358.71 |
| **TOTAL 2/28/2025** | **$ 10,603.75** |
|  |  |
| **Difference Jan-Feb** | **(1,563.40)** |

Appendix D

**WSA – UUPI Subcommittee**

**2nd Meeting w/City Staff – March 20, 2025**

Attendees: City

Rob McGarrah – new Interim Director – UUPI Steve Shafer – outgoing Director – UUPI

Mark Heidecker – City Stormwater Eric Gooch – Head Engineer – UUPI project

Consultant – Richard Darabi – Moore Bass

WSA Bob Deyle, Renee Murray, Tom Taylor, Debbie Lightsey

**Summary:**

It was a constructive and cordial meeting. Lasted an hour plus. City staff were receptive and attentive to our concerns. They noted our questions which need additional information and clarification. Another meeting will be necessary. Yet unscheduled. I am waiting for our subcommittee members to send me their upcoming travel schedules and/or available time periods. We had a strong team who presented our concerns and recommendations effectively.

**New information:**

* All alternative sites considered are below the Cody Scarp thus having similar aquifer vulnerabilities. Staff will return with a list of these sites. We suggested a review of privately owned sites north of the Scarp which would accommodate the new UUPI facility – even if a site required a Land Use change to M1.
* The current sandpit has been excavated to a depth of between 40 -100 fit. No groundwater encountered. The pits have been refilled with clean dirt (which contains considerable clay) from active roadway and construction sites. Staff suggested this would form a sort of protective barrier, but we contested this point. If the clay layer is not consistent across the site and of sufficient thickness it will not be an effective barrier.
* The parking area for vehicles (very large) was planned to have a semi-pervious surface. This is not adequate in our view. I cited City development regs that require paved parking surfaces and stormwater runoff steered to ponds from vehicle parking areas. Some confusion as to whether this reg is applicable. Staff will research.
* The area around the fuel pumps will have a berm to steer any spills to the city sewer system. The pumps are equipped with nozzles that magnetically lock and are only activated when inside a vehicle for fueling.
* Below ground and above ground fuel tanks are both being considered.
* The stormwater pond size and volume are yet to be determined. It is planned as an unlined pond, but staff with evaluate the use of liners. The pond will include skimmers that remove any petroleum films which float atop the water.
* Current city fueling sites have poor pollution control records. Cited by DEP. Renee has all the documents on these violations.
* We asked if monitoring wells would be installed. No plans for that measure at present, but staff heard our concerns.
* The new State Stormwater Rule is stronger than current. But it only addresses nutrient removal rather than other contaminants like petroleum.
* We requested information on the timeline since the current UUPI facility at the old Lake Bradford Rd. sewage treatment site must be vacated for the new City Fire Station. We were assured that this was not driving the timeline. The Fire Station can be accommodated

**BMAP Table of Contents**

**Acknowledgments ..........................................................................................................................2**

**Table of Contents ...........................................................................................................................4**

**List of Figures .................................................................................................................................6**

**List of Tables ..................................................................................................................................7**

**List of Acronyms and Abbreviations ...........................................................................................8**

**Executive Summary .....................................................................................................................11**

**Section 1: Background ................................................................................................................16**

1.1 Legislation ...............................................................................................................16

1.2 Water Quality Standards and Total Maximum Daily Loads (TMDLs) ..............16

**Anticipated Benefit rather than actual benefit is used is not accurate.**

**.35 TMDL is not science based.**

**There is an assumption of no future growth.**

1.3 BMAP Requirements ..............................................................................................16

1.4 BMAP Area ............................................................................................................17

1.5 Priority Focus Areas (PFAs) ...................................................................................17

1.6 Other Scientific and Historical Information ..........................................................20

1.7 Stakeholder Involvement .........................................................................................20

1.8 Description of BMPs Adopted by Rule ...................................................................21

**Section 2: Implementation to Achieve the TMDLs ..................................................................22**

**LC projects are listed in the BMAP.**

**LC reapplied for Woodville and other projects in July**

**TLH projects listed in the BMAP. NSIL has reduced load by 75% since original. We are preempted from more on fertilizer. We are taking on more load. Not much more we can do. We have a grant for areas (less than 100) where sewer is available.**

**4750 septic in the area. Some will not be sewered and can get assistance with upgrades.**

**Limited opportunities for more.**

**Do projects with best cost/benefit ratios.**

**Anthony, Chad, Tom DL?**

2.1 Allocation of Pollutant Loads ..................................................................................22

2.2 Prioritization of Management Strategies ...............................................................27

2.3 Load Reduction Strategy .........................................................................................28

2.4 OSTDS Management Strategies ..............................................................................29

2.5 UTF Management Strategies - Urban Turf...............................................................31

2.6 STF Management Strategies - Sport Turf ................................................................33

2.7 Agricultural Sources Management Strategies and Additional Reduction Options ................ 34

2.8 WWTF Management Strategies ..............................................................................36

2.9 Atmospheric Deposition Management Strategies .................................................39

2.10 Future Growth Management Strategies .................................................................39

2.11 Protection of Surface Water and Groundwater Resources through Land Conservation........40

2.12 Commitment to Implementation .............................................................................43

**Section 3: Monitoring and Reporting .......................................................................................44**

3.1 Methods for Evaluating Progress ...........................................................................44

3.2 Adaptive Management Measures ............................................................................44

3.3 Water Quality and Biological Monitoring .............................................................45

**Appendices ....................................................................................................................................52**

Appendix A. Important Links ...........................................................................................52

Appendix B. Projects to Reduce Nitrogen Sources ..........................................................53

Appendix C. PFAs...............................................................................................................72

Appendix D. OSTDS Remediation Plan ...........................................................................74

Appendix E. Technical Support Information...................................................................84

Appendix F. FDACS Information on BMPs ....................................................................91

Appendix G. Future Growth Strategies of Local Jurisdictions ....................................100