**April WSA Board Meeting Minutes**

**April 22, 2022**

**9:00 am to 12:00 pm**

**Opening**

* Welcome and introductions – Albert Gregory, See Appendix B Participant list.
* Agenda review – Albert Gregory
* Debbie Lightsey made a motion to approve, Howard Kessler seconded it, which passed unanimously

**Approval of minutes** – Tom Taylor

* Bob Deyle made a motion to approve, Rob Gelhardt seconded it, which passed unanimously

**Approval of financial report** – Jim Davis, see Appendix C.

* Debbie Lightsey made a motion to approve, seconded by Brian Luipani, which passed unanimously

**Florida Forever land acquisition in the Wakulla springshed** - Sine Murray, Department of Environmental Protection, Division of State Lands

* There will be an overview of the Florida Forever program
* FL has acquired natural areas since the 1930s.
* FF is not a grant program. It acquires land and easements for conservation and public use.
* Projects vary in size.
* Acquisitions are based on a comprehensive science-based assessment.
* Ranking is based on FF goals and criterion, There are numeric performance measures grouped into eight major goals. See the [FL Natural Inventories website.](https://www.fnai.org/conslands/florida-forever)
* There are 125 projects on the FF Priority List, representing 4m acres with a value of $11m
* 4m acres have been acquired already.
* Any one or group can complete an application, including the WSA. A willing seller is needed.
* A land management commitment is needed from a state or local agency.
* Decisions are made by the Acquisition and Restoration Council (ARC).
* There was a map of acquisitions in the Wakulla Springshed. There is also a lot of Federal land.
* There are 9 FF projects with 40k acreas in the Wakulla Spings Springshed.
* There are 2 critical projects. Acquired acreas 4,919 at $7,372,678. Remaining projects acres is 3,971.
* FL Ecological Greenways Network (FEGN) legislation passed in 2021. FL Wildlife Corridor Act (FS. 259.1055). 96 FF projects (76%) currently fall with in the FEGN Priorities 1, 2, 3.
* FF is a successful and respected program with established processes and procedures for identification, evaluation and acquisition. See [www.floridaforever.org](http://www.floridaforever.org).
* C – Great program and successes.
* Q – There is a huge underground cave system. Would it be helpful to have cave maps for consideration in prioritizing projects? A – FF and ARC considers caves in the WS area.
* Q – What about the St. Joe parcel at highways 267 and 319, which is not on the list. WSA may want to try to get this on the FF project list. A – There need to be sponsors and this is something that WSA could sponsor. It could be added to the existing Wakulla Springs FF project for acquisition. Sine can help WSA do the application, possibly in partnership with the Trust for Public Land or the Nature Conservancy.
* C – St Joe gave the hunt club notice that their lease will not be renewed so something may be happening.
* Q – Could it also be small project. A – Yes if there is a willing seller but it may be better as an amendment to the Wakulla Springs FF project that has a higher priority. There is a lot of competition for small project funding and management.
* Q – What about market value? A – It an expenditure of public funds and market value needs to be evaluated. An appraisal may not be needed.
* WSA may want to contact St. Joe. The County Appraiser’s value is $580,000, which is within the $2m limit. An amendment needs to be in before the end of the year. Risk of sale is a factor in prioritization.

**Northwest Florida Strategic Landscapes Initiative** – Kent Wimmer, NWFSL Coordinator, [Defenders of Wildlife](https://defenders.org/regions/southeast)

* The NW FL Sentinel Landscape was designated on Feb 15, 2022. We are seeking funding that will advance priorities of our public, private and nonprifit partners.
* It is home for many military bases for testing and training ranges and it will support conservation and public use.
* Populations have increased from 0 to 30%.
* Climate change will impact infrastructure and wildlife corridors.
* The partnership will promote sustainability.
* There is a focus on keeping working lands working.
* There are many endangered and threatened species that can be protected.
* Maps shows a lot of land that can be conserved in the WS area.
* C – We have overlapping programs that can help make things happen. Thanks to Kent for help with a DOT project on Capital Circle SW. A – Many agencies have small pots of funds that have been combined for projects in the Sentenial area that also uses private and local government funds. It will keep working lands working, protect habitat and assure continued military operations.
* The airforce is providing $3-4 m for the St James Island area that may become a state park.
* WSA is invited to be on the private lands, resiliency and other working groups that are being formed.

**Update on septic tank conversions in Wakulla and Leon Counties** – Anthony Gaudio and Debbie Lightsey

* **Anthony and Debbie gathered data in this table (See Appendix D).**

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|  | **ATU** | **INRB** | **PBTS** | **Grand Total** |  |
| **Wakulla** |  |  |  |  |  |
| OSTDS New | 12 | 6 | 49 | 67 |  |
| OSTDS Repair | 41 | 197 | 24 | 262 |  |
| **Grand Total** | **53** | **203** | **73** | **329** |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Leon County** | **ATU** | **INRB** | **PBTS** | **Grand Total** |
| OSTDS New | 0 | 3 | 1 | 4 |
| OSTDS Repair, Existing Repair | 25 | 90 | 3 | 118 |
| Existing Modification | 1 | 0 | 0 | 1 |
| **Grand Total** | **26** | **93** | **4** | **123** |

* Most of the 329 OSTDS in WC and 123 in LC were done with the $10,000 grants.
* There has been no testing of the in-ground biofilters.
* LC has used a quality assurance protocol but it hasn’t been approved. DEP is working on this.
* LC has a $1.5 m DEP grant. $1.27 m for installation and $230,000 for indirect costs to the contractor.
* Projected 90 systems have an average cost of $14,100.
* 43 have been installed with 5 under contract.
* There have been 244 septic to sewer system conversions in Leon County.
* This information will be shared with the BMAP program, with recommendations.
* No testing has been done and there is no good way to do this. Experts question whether there will be significant nitrogen reduction.
* BMAP estimates are based on 50% reductions in the performance-based systems and another 25% in the drainfield.
* We will continue to get better numbers, possibly with help of an intern. Jeff Chanton’s study of early systems can provide a baseline for comparison to current work.
* The spreadsheet in Appendix D has cost estimates.
* The numbers of conversions should be available from the City, County and FDEP.
* Debbie and Anthony will followup to get these numbers.
* City conversions were done at no cost to the homeowner. They do have to pay for monthly fees for sewer and maintainence costs for performance-based systems.
* Q - Does the septic tank GIS database have info on PBTSs and other upgrades?
* C – The WC Commission announced that the conversion grants are available for up to 50 systems.
* C – We need to consider the impacts of climate change and SLR in the BMAP.

**Consideration of bylaws amendments** – Rob Williams

* This is from the March 25 closed meeting.
* Research of other nonprofits shows that it is best to keep procedures simple
* The proposal is the same as the old except that removal will be by the board rather than the membership.
* State law and common practice doesn’t allow removal of members. Members can quit or not pay their dues.
* Rob Williams made a motion to adopt the proposed bylaws amendment in Appendix E, seconded by Howard Kessler, which passed unanimously

**Florida Springs Summit report**– Rob Williams

* David Simmons letter was circulated before the meeting.
* Springs bill passed in 2016 was sponsored by Simmons, a conservative Republican.
* The regulatory definition of farms is key.
* MFLs have little impact.
* The Springs Protection Act says that a consumptive use permit, CUP, can not cause harm (not significant harm), which can mean any harm. This give WSA a possibility of challenging CUPs.
* The BMAP process was intended to solve the problem in 20 years. DEP says the 20 year goals are aspirational. The current lawsuit will answer this question.
* The Save the mantee people were there. 1100 manatees died in 2021 and more this year. A lawsuit was filed for failure to designate critical habtat based on biological information, including springs. This can be a powerful protection.
* We need to make sure that WS is designated as crtical habitat. We need to be sure we have information on manatee numbers, grass conditions, etc.
* By comparison to other springs groups, the WSA is doing a good job. The Rodman Dam group, Free the Oklawaha, has done a great job getting 70% of Putman county to support dam removal. They have a beautiful movie. WSA may want to focus on public support.
* Rob encourage other WSA directors to attend future meetings.

**Update on discussions regarding stormwater discharges to karst features** – Bob Deyle

* Brian Lupanni, Debbie Lightsey and Bob Deyle met with the City about the eliminating the distinction beteen active and inactive karst features.
* There was a positive sense that this will be beneficial and will be pursued.
* There is a clean water committee that may be involved and there may be a need to change the ordinance.
* There may be objections to the DEP rules and approval may take a long time.
* Cal Jameson did some research at FGS and online and there is no distinction between active and inactive karst. It is not an official term. Dry, seasonal and permanent sinkholes are active.
* There are not good definations in state or local law.
* Brian Lupanni and other will help develop a proposal for consideration at a future meeting.
* Q – Can LAVA studies be used? A – This may not be useful. DEP is permitting projects so there are some checks and balances.
* Neighborhoods have been working with staff on ordinance changes but it is hard to get it approved. This could take months. The City works with advocates and then takes it to the Chamber and others who may challenge it. It can die at the commission even with strong staff support.

**Update on Wakulla County springs protection ordinance** – Bob Deyle

* Bob Deyle sent a letter and David Edwards responded and asked Bob to come to a meeting next Thursday. See Appendix F.
* Bob has gotten input from the Damons and others to consider at the meeting.

**Springshed and river update** – Cal Jamison

* Divers have not been able to dive because of darkness and flow.
* The visibility depth has gone from 5’ to 26’.
* Flow has dropped and the water is clearing.
* There were manatees on Thursday.
* Divers will install new meters when the water clears.

**Cave exploration updates** – Chris Werner and Andreas Hagberg

* The water was darker and higher than usual.
* We explored a few tunnels a few hundred feet.
* We are looking for the next big tunnel.

**Announcements, upcoming meetings and events**

* Thanks to Albert for the great job as interim chair.
* We have made some advancements.
* Everyone can benefit from taking their turn and you wll get good support.

**Adjourn**

* Albert Gregory made the motion to adjourn, seconded by Debbie Lightsey, which passed unanimously.

**Appendix A**

**April Board Meeting Final Agenda**

**April 22, 2022**

**9:00 am to 12:00 pm**

**Opening**

* Welcome and introductions – Albert Gregory
* Agenda review and approval – Albert Gregory

**Approval of minutes** – Tom Taylor

**Approval of financial report** – Jim Davis

**Florida Forever land acquisition in the Wakulla springshed** - Sine Murray, Department of Environmental Protection, Division of State Lands

**Northwest Florida Strategic Landscapes Initiative** – Kent Wimmer, NWFSL Coordinator, Defenders of Wildlife

**Update on septic tank conversions in Wakulla and Leon Counties** – Anthony Gaudio and

 Debbie Lightsey

**Consideration of bylaws amendments** – Rob Williams

**Florida Springs Council meeting report**– Rob Williams

**Update on discussions regarding stormwater discharges to karst features** – Bob Deyle

**Update on Wakulla County springs protection ordinance** – Bob Deyle

**Springshed and river update** – Cal Jamison

**Cave exploration updates** – Chris Werner and Andreas Hagberg

**Announcements, upcoming meetings and events**

**Adjourn**

**Appendix B**

**4-22-22 WAKULLA SPRINGS Board Meeting Participants**

**\* Indicates those present**

Officers

Albert Gregory, Chair \*
Robert E. Deyle, Vice-Chair \*
Tom Taylor, Secretary \*
Jim Davis, Treasurer

Directors

Gail Fishman
Rob Gelhardt \*

Andreas Hagberg \*

Cal Jamison \*
Howard Kessler \*

Mike Keys \*

Debbie Lightsey \*

Brian Luipani \*

Lindsay Stevens \*

Chris Werner \*

Robert Williams \*

Members and Guests

Sue Damon \*

Scott Dyer \*

Anthony Gaudio \*

Mark Heidecker \*

Sine Murray \*

Johnny Richardson \*

Paul Thurman \*

Sophie Wacongne \*

Kent Wimmer \*

**Appendix C**

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Appendix D

**Report to WSA 4/22/2022**

**Advanced Treatment Septic Systems Leon & Wakulla Counties**

**Anthony Gaudio**

**Debbie Lightsey**

Both Debbie and I researched this issue by contacting: The Leon and Wakulla County Environmental Health departments, State of Florida DEPs onsite wastewater engineer Eberhard Roeder, Susan Stephan’s, and Debbie Tipton, plus Anna Padilla, Leon County staff person overseeing the $1.5 mil. DEP Advanced Septic System Conversion Grant, several Septic Tank Contractors who install INBRs locally, The Dewberry report to WC, and a review of the public comments when the rule for INRBs was developed. Here is what we found out:

1. Both Leon and Wakulla Counties Environmental Health Departments that issue Septic permits for new and repairs, do not have any easy way to determine how many septic systems have been converted from conventional to advanced systems.
2. All of the conversions of conventional to advanced treatment septic’s that were done when the Wakulla County septic ordinance was in place were done using NSF 245 or Performance Based Treatment Systems (PBSTs) that have been tested to at least reduce Nitrogen by 50% before dispersal to the Drain Field.
	1. No accurate count is available for the number of those conversions that were done under that program
	2. Dewberry estimated that 560 systems in Wakulla county with either advanced treatment or sewer conversion were done as of 12/12/2019
		1. But that included septic to sewer projects
	3. Debbie Tipton from DEP sent this report for Wakulla & Leon Counties advanced treatment Septic’s for the period 2019-2021 so some of the systems installed during this period in Wakulla county included the systems from the $10K grant

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1. The head of the Leon Co. Environmental health, Mathew Baker, estimates that 90% of all conversions from conventional to advance treatment have been done using In ground Nitrogen Reducing Bio filters (INRBs), that have yet to be tested in any meaningful way using the FDOH approved design with no liners or pressure dosing.
2. Leon County’s $1.5mil DEP grant for conversions of conventional to INRBs:
	1. $1.27 mil for installations
	2. $230,00 for indirect costs all going to contractor
		1. Leon Co is not charging any fee for administering the grant
		2. Jim Stidham & Associates is the contractor for the Grant and the deliverables are:
			1. *Fee for a Pre-Design Study, (No clue why this was needed)*
			2. *Bidding and Contractor Selection, and Project Management.*
				1. *Their deliverables are Construction Figures and Bid Specifications and Front End Documents for each site****.***
	3. 90 systems are planned to be converted for an average cost of $14,100 per conversion if only the construction costs are assigned to them. Since the Contractors fee is also part of their cost, each system averages a cost of $16,667.
		1. This compares unfavorably to the average cost for INRBs installed using the DEP $10,000 homeowner grant program where nearly all of the costs for the conversion were done for that amount
	4. *The testing and monitoring for the 4 systems is currently being handled by FDEP, internally with no cost to the grant.*
	5. *43 INRBs have been installed to date using Advanced Treatment Pilot Project grant.*
	6. *5 systems are under contract and 10 systems are in design*
	7. The variance needed for the 2 systems being installed with liners and pressure dosing, that was requested by WSA, is still under review by FDEP
		1. No cost estimate for these 2 installations is yet to be determined
3. The Quality Assurance Plan (QUAP) done by Dr. Goa and E Roeder for DEP for the testing and monitoring of the systems in this grant program and for others throughout the state was reviewed.

One question that remains unsettled is how protocols for installation of Lysimter monitoring welsl at the beginning, middle, and distal end of the drainfield for INBRs, that is a reasonable design for pressure dosed systems where effluent is evenly distributed throughout the system will give accurate date for measuring efficacy for systems when using gravity distribution using chambers (the most common b

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| **Wakulla County** |  |  |  |  |  |  |  |  |  |  |  |
|  | **Advanced** |  |  |  |  | Septic to |  | Average  |  |  |  |
|  | **Septic** |  | INRB | NSF 245 | PBST | Sewer |  Cost  | Cost |  |  |  |
|  | 2019-2021 | $10,000 DEP Grant | 203 | 53 | 73 |  |  $ 3,290,000.00  | $10,000  |  |  |  |
|  | 2005-2018 | Waculla Co Ordinance |  | ? | ? |  |  ?  | ? |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
|  | Septic to Sewer |  |  |  |  | 231 |  $ 5,000,000.00  |  $ 21,645.02  |  |  |  |
|  | 2019-2021 |  |  |  |  |  |  |  |  |  |  |
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| **Leon County** |  |  |  |  |  |  |  |  |  |  |  |
|  | **Advanced** |  |  |  |  |  |  |  |  |  |  |
|  | **Septic** |  |  |  |  |  |  |  |  |  |  |
|  | 2019-2021 | $10,000 DEP Grant | 93 | 26 | 4 |  |  $ 1,230,000.00  | $10,000  |  |  |  |
|  | 2019-2022 | $1.5 mil DEP Grant | 90 |  |  |  |  $ 1,500,000.00  |  $ 16,666.67  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
|  | Septic to Sewer |  |  |  |  | 242 |  $ 6,050,000.00  |  $ 25,000.00  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  | **Total cost** |  **$ 17,070,000.00**  |  **$ 16,662.34**  | **Average Cost** |  |

Appendix E

**AMENDMENT 1**

Article IV, Section 4 of the Bylaws is amended to read as follows:

4. **Termination of Membership**: Membership may be terminated by any of the following means.

~~(a)~~a. By voluntary written resignation submitted to the Secretary or failure to timely pay annual dues.

~~(b) By resolution of the Board of Directors, without cause or for any violation of these Bylaws, or other regulations adopted by the Alliance. Such resolution shall be adopted by a majority vote of the Directors attending a meeting of the Board at which a quorum is present. At such meeting the member shall be given the opportunity to be heard.~~

~~(c)~~b. The Treasurer shall amend the paid membership list and the Secretary shall amend the membership contact roster to reflect all membership terminations.

**AMENDMENT 2**

Article VI, Section 7 of the Bylaws is amended to read as follows:

7. **Termination of a Director**: A Director may be terminated from service on the Board by any of the following means.

a. By voluntary written resignation submitted to the Secretary, pursuant to §617.0807 F.S.;

b. ~~By a two-thirds vote of the Members removing the Director, with or without cause, at a general meeting at which a quorum is present. Cause shall consist of not performing duties in a proper, ethical, or satisfactory manner as defined by §617.0830 F.S., or by taking action to the detriment of the Alliance. The Director facing removal must be notified in writing of the proposed removal at least fourteen days prior to the Board meeting at which action is to be taken.~~ By a two-thirds vote of the Board of Directors to remove the Director, with or without cause, at a Board meeting where a quorum is present.

c. Any Director terminated from service on the Board by resignation or removal is required by law to turn over to the Board of Directors within 72 hours any and all records of the corporation in his or her possession (§617.0808(1)(g) F.S.). If a Director who is terminated does not relinquish his or her office or turn over records as required under this section, the Board of Directors may seek a summary order from the Circuit Court of Leon County requiring the director to relinquish his or her office and turn over corporate records (§617.0808(1)(g) F.S.).

**RESTATED AMENDMENT 1**

Article IV, Section 4 of the Bylaws is amended and restated to read as follows:

4. **Termination of Membership:** Membership may be terminated by any of the following means.

a. By voluntary written resignation submitted to the Secretary or failure to timely pay annual dues.

b. The Treasurer shall amend the paid membership list and the Secretary shall amend the membership contact roster to reflect all membership terminations.

**RESTATED AMENDMENT 2**

Article VI, Section 7 of the Bylaws is amended and restated to read as follows:

7. **Termination of a Director:** A Director may be terminated from service on the Board by any of the following means.

a. By voluntary written resignation submitted to the Secretary, pursuant to §617.0807 F.S.;

b. By a two-thirds vote of the Board of Directors to remove the Director, with or without cause, at a Board meeting where a quorum is present.

c. Any Director terminated from service on the Board by resignation or removal is required by law to turn over to the Board of Directors within 72 hours any and all records of the corporation in his or her possession (§617.0808(1)(g) F.S.). If a Director who is terminated does not relinquish his or her office or turn over records as required under this section, the Board of Directors may seek a summary order from the Circuit Court of Leon County requiring the Director to relinquish his or her office and turn over corporate records (§617.0808(1)(g) F.S.).

Appendix F

