

Blueprint 2000 CAC Meeting Minutes

Thursday, January 14, 2014

City Hall, Tallahassee Room

Terence Hinson called the meeting to order at 4:30 pm.

Committee Members present:

Terence Hinson	Kent Wimmer
David Jones	Christic Henry
Tom O'Steen	Chris Klena
Andrew Chin	George Smith
Henree Martin	

Guests/Presenters/Staff:

Charles Hargraves	Harry Reed
Autumn Calder	Blas Gomez
Angela Ivy	John Buss
Kevin Pope	Charles Savering

Agenda Modifications

There were none.

Information Items

There were none.

Consent Items

There were none.

Presentation Items

Item #1: Briarwood Neighborhood Water Quality Enhancement Project

Autumn Calder gave a brief history of the water quality program at Blueprint. Charles Savering clarified the location of the Briarwood neighborhood. He stated that it was a 40-lot subdivision in which all mobile homes were served by individual septic systems which had failed. All lots were up gradient of Lafayette Creek, which bisected the subdivision and is a tributary to Lake Lafayette. He explained that all surface water and failing drain system discharges drained to the creek. The failing septic systems contributed to the degraded water quality in the Lake Lafayette watershed. FDEP had completed an assessment of the watershed and noted that the TMDLs for nutrients was higher than appropriate. The City was aware of the failing systems and had been pumping out the septic tanks for free for years. The project envisioned bringing public central sewer to the neighborhood and abandoning all septic systems. The City had received voluntary compliance from all property owners to participate in the project.

Chris Klena questioned the flow of the stream. Mr. Savering clarified that the creek flowed east then north to the lake. She stated that TMDLs had not been set for that area as of yet. John Buss

confirmed that TMDLs had been adopted in 2012 for nutrients and bacteria in the Lake Lafayette watershed. They required a 35% reduction for the watershed, which for that lake was huge, extending north to Bradfordville for example.

That particular project was easily identifiable septic tanks. The County Health Department notified owners that they were in violation of state law with the failing septic systems. They must be replaced or connect to sewer. There was no sewer available in that neighborhood. Permitting new septic tanks would be extremely problematic if not impossible given the lot sizes; which brought the City to investigate the installation of sewer and potential sources of funding. Reduction in loading was consistent with TMDLs and protecting Lake Lafayette from surface water and Wakulla Springs through groundwater (he clarified that there was not a health risk involved).

Tom O'Steen questioned if the property owners would connect at their cost or was the connection fee included in the estimate before the CAC. Mr. Buss stated that the City would build the sewer, the property owners would have to pay the typical connection fees. They would not pay tap fees but included system charges, etc. It would not connect them to sewer for free. Those costs were estimated at approximately \$4,000.00; this would include connecting to water as well.

Mr. O'Steen questioned if the connection agreements with property owners were legally binding. Mr. Buss stated that they were probably not. However the City held a public meeting and had personally met with and communicated the costs to them.

Henree Martin questioned how many of the units were owner occupied versus rentals. Mr. Savering stated that it was approximately half of the units. Ms. Martin further stated that \$4k sounded significantly less than what was being discussed for most residents. Mr. Buss clarified that the County, to pay for the parks system, had the City levee a 50% surcharge to County residents to offset the cost of the park system.

Regarding the low percentage of residents connecting to sewer, Mr. Buss stated that the City initiated the project because of the Health Department demanding changes. If owners did not connect to sewer they would have to build a new septic tank which, as he stated earlier, might not even be possible.

Terence Hinson questioned if there was opportunity for the \$4k to be paid out over time, possibly through their utility bills. Mr. Buss stated that the Utility had a loan program to assist them. There was a 5% interest rate on the loan.

Andrew Chin questioned if there were other instances where Blueprint funds directly affected property owners. The community effect was indirect through the health benefit. Mr. Buss stated that same type of project was completed in Killearn Lakes subdivision 10 years earlier; that was the first use of Blueprint water quality funds by the City.

Mr. Buss stated that staff should have begun the presentation by clarifying that the use of Blueprint water quality funds by the City required that projects be vetted through the established

criteria. The Briarwood project met those criteria. Furthermore, the City and County would have to address the TMDL for Lake Lafayette.

Chris Klena questioned if the wells in the neighborhood were contaminated. Mr. Buss stated that there were no wells but an archaic private water system on a master meter. The requested funds would not be spent on that system however, only the wastewater side. However, the way the Utility billed for sewer service was through the water meter and based on consumption. If there were not individual meters there would be no way of offering wastewater service.

Mr. Wimmer questioned what other types of projects were on the agenda for City Utilities for the water quality funds. Mr. Buss stated that other than what was previously mentioned the Frenchtown storm sewer work was funded by Blueprint water quality dollars.

Henree Martin moved approval of the item; Christic Henry seconded the motion. It passed unanimously.

Citizens To Be Heard

There were none.

Items From Members Of The Committee

There were none.

Adjourn

The meeting adjourned by consensus at 5:01 pm.