

Minutes of Meeting of POWS (People of Wekiwa Springs)

Date: 4/4/2023

Time: 6:00 pm (Officer's Meeting)

Location: Wekiwa Springs Baptist Church, 584 N Wekiwa Springs Rd, Apopka, FL 32712

Attending: Kathy Marsh collected a separate list of attendees for both meetings

Agendas Attached

The Art Festival Committee of Apopka did not approve POWS selling prints at the Art Fair because we were not the artist. The board discussed ideas for selling the prints. Prints are now available via the POWS Website at: <https://district2ocfl.com/pows-store/>

Please notify HOAs and residents in our area of the availability of the prints.

State Filing of POWS is on hold until Commissioner Moore reviews the bylaws. Expect to do this soon since we have the funds to file for the 501c3

Discussed the replacement for Mark Manfre. Debbie Peterson offered to run. Will bring this up at the full meeting later this evening.

7:00 pm (General POWS Meeting)

The invocation was given by Bob Samson

Pledge by Sue Henesy

Bob Samson read the minutes from the 4/4/2023 Meeting.

Nominations for Treasurer from the floor were requested. None were offered. Debbie Peterson is our new Treasurer. We have about \$600 in the bank and funds came in from the print sale. Next month, we will have more accurate accounting.

Muralist, Delia Miller mixed our tickets and pulled the winning entry. Our framed painting winner is Debbie Stevens.

May 13th offers a local fair that may offer opportunities for selling prints. Kathy Gill will coordinate it.

There was a discussion led by Sue Henesy and supported by Christine Moore on the land use of the Orange County property at Votaw and Thompson Road. It was under consideration for low-income housing by the county. This has been halted temporarily as the county seeks to understand the further implications of a park and playground. HOAs should be involved and express their opinions to Orange County.

The HOA highlight of the Month was given by Sue Henesy for Chelsea Ridge. During the discussion, it was emphasized that Orange County has grant monies for improvements of subdivision entrances and playgrounds available.

David Arms, Chief Engineer of Orange County Presented the status of the septic to sewer conversion program. Following is a summation:

- Sweetwater West, phase one is nearing completion with homes now being attached to their new sewers.
- Palms 1 & 3 and Palms 3&4 have been released for bid. Construction of phases 2 and 3 are to be done together.
- Phase 4, Rolling Oaks will be receiving their ballots very soon, in the next several weeks.
- Phase 5 has already voted and approved the sewers. Once phase 4 voting is completed, the two phases will be done together with contracts due to be released at the beginning of 2024. The billing for phases 4&5 will be added to the November Tax Bills.
- The Orange County Septic conversion continues to receive funding from the State, Water Management District, and County.
- Q&A answered the question about dual water meters. Yes, the cost of installation will be covered by the county, not the monthly charge of \$3 for maintaining the meters.

Southern Deli did not come to present.

The monthly cleanup is scheduled for May 20th. Meet at Votaw and Thompson property at 8:00 am. There will be pressure washing and painting of the entrance of Votaw Village.

The July meeting is canceled because it will fall on the 4th. June's meeting will be on June 6, 2023.

The meeting ended at 8:00 pm

A handwritten signature in black ink, appearing to read 'B. Samson'.

Bob Samson, Secretary

People of Wekiwa Springs

Board Meeting

May 2, 2023

6:00 – 7:00 PM

Call to Order

Sue Henesy

Board Reports

President

Sue Henesy

Vice President

Debby Stevens

Secretary

Bob Samson

Treasurer, Mark Manfre Resigned. Discussion and Vote for Appointment of New Treasurer (Debbie Peterson is nominated)

Requires refiling changes with the State of FL and changes at POWS bank

Committee Reports

Special Projects

Kathy Marsh

COY/Cleanups

Jeff Engelbrecht

Social Media

Gale Hoover Richmond

Old Business

New Business

June 6, 2023, Meeting Agenda Planning

HOA Presenter for future meetings?

Orange County Speaker for future meetings?

Focus on Florida Landscape and Water Conservation?

Local Business Focus and Speakers for future meetings?

Adjournment

Sue Henesy

POWS

Agenda for 5/2/2023

7:00 – 8:00 PM

Call to Order	Sue Henesy, President
Prayer	Pastor Joel Breidenbaugh
Pledge	TBA
Reading of minutes from 4/4/23	Bob Samson, Secretary
Attendance, Name Tags & Notebooks	District 2 Staff
Financial Report	TBA
President's Report	Sue Henesy
There were no Art Sales at Apopka Foliage Festival	Kathy Gill
Open discussion on ideas for selling prints.	
Drawing for Mural Art	Sue Henesy
HOA Highlight of the Month	Sue Henesy Chelsea Ridge
1. How does your HOA communicate with residents?	
2. Any safety concerns?	
3. Is the county infrastructure good? Do you have LED lighting?	
4. What are homes selling for?	
5. Other general information	
County Staff Presentation	
Update on Wekiwa Area Sewer Plan – David Arms, Orange County Chief Engineer	
Local Wekiwa Business Presentation	
Southern Deli will join our POW meeting.	
Monthly Cleanup Schedule	Jeff Engelbrecht, Cleanup Chair
Review of April 15, 2023 Clean up	
Debbie Mills, Corridor Cleanups and Open Locations	
Announcements	Sue Henesy
Adjournment	Sue Henesy



**WEKIWA SPRINGS SEPTIC-TO-SEWER PROGRAM
PRESENTATION FOR PEOPLE OF WEKIWA SPRINGS
DISTRICT 2
TUESDAY, MAY 2, 2023**

PRESENTED BY:
David S. Arms, P.E.
Chief Engineer
Orange County Utilities

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Agenda

- Welcome
- Background
- Wekiwa Springs Septic-to-Sewer Program
- Funding Details
- Balloting Process
- Questions and Answers



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District 2 Commissioner
Christine Moore
District2@ocfl.net



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Welcome

- Orange County Utilities
 - Wastewater services for a population of 1,046,000
 - Four Regional Wastewater Plants
 - 1,421 miles of gravity mains and 641 miles of force mains
 - 823 pump stations
 - Ranked #1 in Customer Satisfaction for Midsize Water Utilities in the South by J.D. Power



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Background

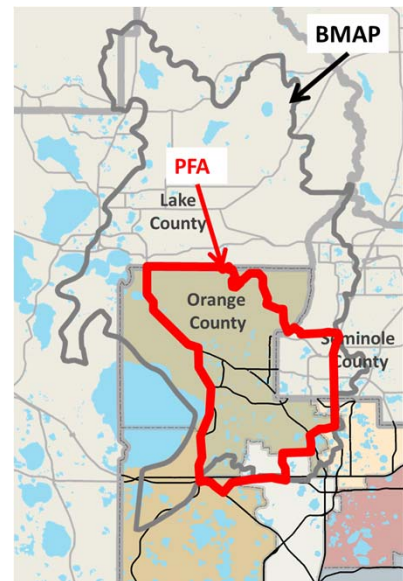
- Wekiwa Springs is a 7,000-acre Florida State Park near Apopka containing diverse plants and wildlife
- Popular for swimming, canoeing, hiking, and camping
- 42 million gallons flow from Wekiwa Springs to the Wekiwa River each day
- Wekiwa Springs and Rock Springs Run are impaired by nutrients
 - Nitrate
 - Total phosphorus
- Excess nutrients cause overabundance of algae
 - Reduce diversity of plants and animals
 - Cause fish kills



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Background

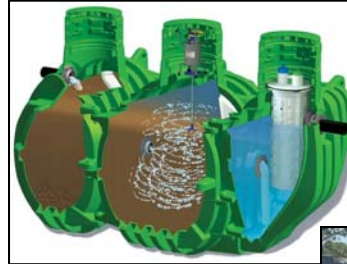
- FDEP formulated a Basin Management Action Plan (BMAP) to reduce nutrient loading to the springs
 - Delineates a Priority Focus Area (PFA), which is the area where the aquifer is most vulnerable
 - 18,000 septic tanks within Orange County Utilities' service area inside the PFA
 - Identified septic tanks as the source of 29% of nitrogen in the springs
 - Presents a Septic System Remediation Plan



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Background

- All parcels in the PFA that are less than one acre are affected
- In the next 20 years homeowners will have two choices
 - Connect to sanitary sewer
 - Upgrade to enhanced OSTDS that reduces nutrient loads
 - Estimated costs range from \$20,000 to \$25,000 per system
- Homeowners cannot keep conventional septic systems after a certain date established by FDEP



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Agenda

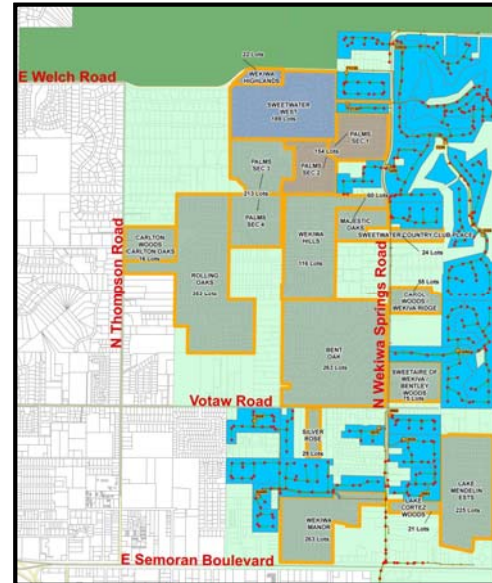
- Welcome
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Wekiwa Springs Septic-to-Sewer Program

- Orange County developed a program to eliminate septic tanks, thereby reducing nutrient loads
 - 19 neighborhoods closest to Wekiwa Springs
 - Multi-year, multi-phase program
 - 1,989 residential lots
 - \$140 million
- Cost estimated at up to \$75,000 per typical residential lot
- Evident that cost is critical factor for viability of program
 - Funding is available from state agencies such as FDEP and SJRWMD
 - Orange County Utilities may contribute up to 25% of total project cost per ordinance
 - Funding model must include contributions from homeowners of benefitting properties



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Wekiwa Springs Septic-to-Sewer Program

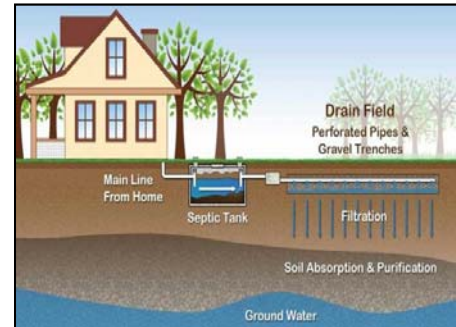
- Project Considerations
 - Public funding is secured for ALL proposed septic-to-sewer connections in 19 neighborhoods
 - Implementation will occur in phases
 - Community buy-in needed prior to design
- Project Objectives
 - Construct a gravity sewer system
 - Eliminate septic tanks to reduce nutrient loading of the springs
- Project Requirements
 - MSBU ballot
 - Design and construction
 - Connection to gravity sewer system required by County Code



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Wekiwa Springs Septic-to-Sewer Program

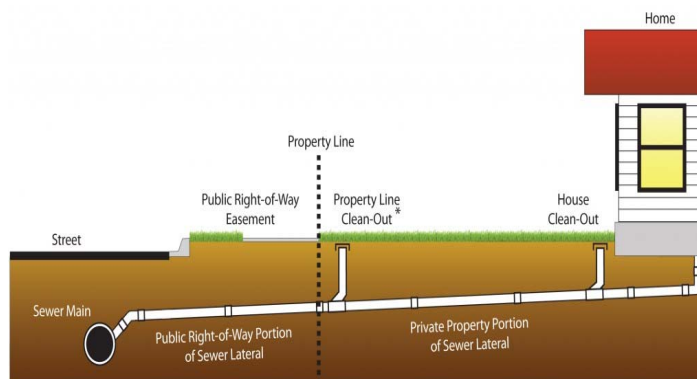
- Onsite Sewage Treatment & Disposal System (OSTDS)
 - Collect wastewater in a water tight tank
 - Solids settle to the bottom
 - Liquid (effluent) exits the tank to a drain field
- Drain field
 - Spreads effluent into unsaturated soil, where it is filtered and treated
 - Water is discharged into the groundwater
 - Some nutrients remain in the treated water



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Wekiwa Springs Septic-to-Sewer Program

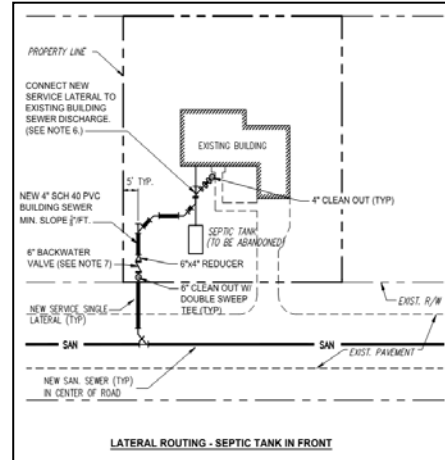
- Construction of new gravity sewer system in the right-of-way
- Ensure reasonable efforts to maintain access to each home at the end of the day
- Install service lateral from home property line
- Abandon existing septic tank and drain field
- Replacement of asphalt pavement from curb-to-curb



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Wekiwa Springs Septic-to-Sewer Program

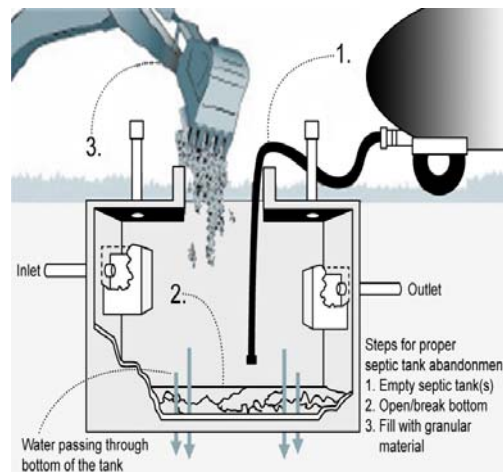
- Install new 4-inch sewer lateral and connect at existing discharge point
- Includes connection of each home to central sewer by the OCU contractor upon receiving authorization from the homeowner via license agreement
- Septic tanks will be abandoned in place in accordance with law: remove liquids and sludge, break up the bottom and sides to 12 inches below grade, backfill, and restore with sod
- Any impacts to existing driveways, sidewalks, sod, irrigation, etc. will be fixed by the OCU contractor
- All of this work is included in the project; there will be no additional costs to the homeowner



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Wekiwa Springs Septic-to-Sewer Program

- Septic Tank Abandonment



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- **Funding Details**
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Funding Details

- Orange County Utilities
 - May contribute up to 25% of total project cost per Orange County Ordinance 2014-28
- Legislative Appropriations
 - Local legislators sponsored funding from State budget
 - \$500,000 approved for FY 2021 and \$500,000 approved for FY 2022
 - Administered by FDEP in the form of a grant
- SJRWMD Cost Share Program
 - Up to 25% of construction costs only
 - Maximum of \$3 million per project per applicant per year
 - Projects may span a maximum 24 months from start of construction



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Funding Details

- Florida Department of Environmental Protection (FDEP) Grant Programs
 - Contributed \$4.3 million from unspent funds for Phase 1 (211 lots)
 - Awarded Sewer Connection Incentives grant for \$154,000 for Phase 2
 - Awarded grant for over \$39 million for Phases 2 – 6 (1,242 lots)
 - Awarded grant for \$16 million for Phase 7 (509 lots)
- Homeowner Contributions
 - Ballots mailed to all benefitting properties to approve an assessment and establish a Municipal Service Benefit Unit (MSBU)
 - Balloting for Phases 4, 6 and 7 to be completed within the next year
 - 67% “In Favor” required for consideration by Orange County Board of County Commissioners
 - Assessment is equal to 10-15% of total project cost by phase
- ARPA provides funds to State, local, and Tribal governments to make necessary investments in sewer infrastructure
 - Necessary investments are designed to provide an adequate minimum level of service and are unlikely to be made using private sources of funds



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Balloting Process

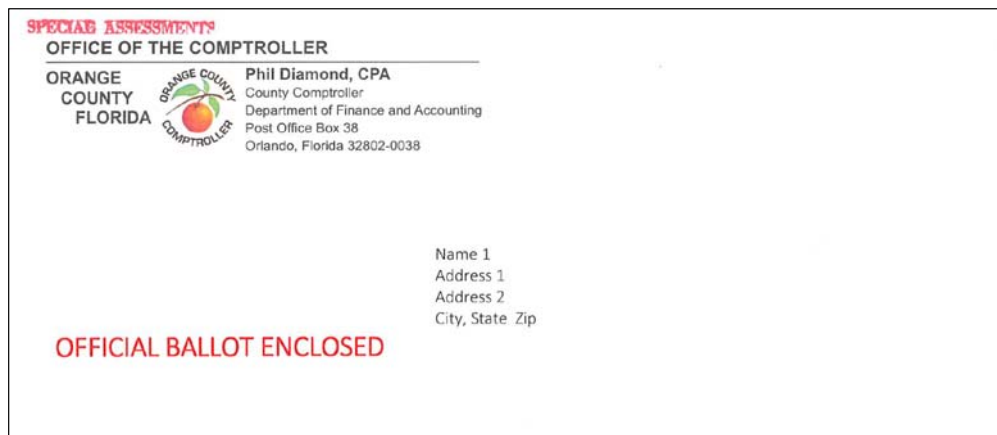
- The Orange County Comptroller will mail ballots to establish a Municipal Service Benefit Unit (MSBU)
- Ballots must be returned to the Comptroller to be counted
- Ballots must be returned/postmarked within 30 days
- 67% of returned ballots “In Favor” of project required
- If ballot passes, each homeowner will be responsible for 10-15% of project cost
 - Financed over a 10-year period or may be paid up front
 - If financed, homeowner will pay annually – included with property taxes
 - A low interest rate and \$2.50 annual admin fee
 - Balance may be paid at any time during the 10-year period
- If the home is sold, the MSBU remains with the property, not the individual
- Previous ballots/voting to gauge commitment levels (straw polls) or for land acquisition (pump station) did not provide the basis for assessing an MSBU and proceeding with the sewer project. That is what the new ballot will do.



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Balloting Process

The ballot will arrive in an envelope from the Orange County Comptroller



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Balloting Process

OFFICE OF COMPTROLLER
ORANGE COUNTY FLORIDA

April 27, 2023

Subject: Wastewater Reuse Task Rebuild Project Phase 3

Dear Valued Client:

Enclosed is your ballot for voting on the construction of an Orange County wastewater project at the Burt Oak, Canal Weir, Mosley Ridge, and other locations. This construction project will be the first of its kind in Orange County, Florida. The project will be a public-private partnership between Orange County Utilities and the private sector. The project will be a public-private partnership between Orange County Utilities and the private sector. The project will be a public-private partnership between Orange County Utilities and the private sector.

Service	Proposed Investment	Percentage of Total	Number of Customers
Water	\$1,000,000	10%	10,000
Wastewater	\$900,000	9%	9,000
Stormwater	\$100,000	1%	1,000
Total	\$2,000,000	20%	20,000

Please return your ballot to the County Office at 407-241-2000. Questions may also be emailed to ballot@ocu.org.

The ballot is for the construction of a wastewater project and establishment of a municipal utility district (MUD) in the County of Orange, Florida. The project will be a public-private partnership between Orange County Utilities and the private sector. The project will be a public-private partnership between Orange County Utilities and the private sector.

SECTION 1: NO CONSTRUCTION OF A WASTEWATER PROJECT

The first section concerns the construction of the Burt Oak, Canal Weir, Mosley Ridge, and other locations. The project will be a public-private partnership between Orange County Utilities and the private sector. The project will be a public-private partnership between Orange County Utilities and the private sector.

If you have any questions concerning this ballot, please call David Sims at 407-241-2000. Questions may also be emailed to ballot@ocu.org.

BALLOT

SECTION 1: NO CONSTRUCTION OF A WASTEWATER PROJECT

I am in favor of the construction of a wastewater project at the Burt Oak, Canal Weir, Mosley Ridge, and other locations. I am in favor of the construction of a wastewater project at the Burt Oak, Canal Weir, Mosley Ridge, and other locations. I am in favor of the construction of a wastewater project at the Burt Oak, Canal Weir, Mosley Ridge, and other locations.

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Signature: _____

Date: _____



Questions and Answers

