

Minutes of Meeting of POWS (People of Wekiwa Springs)

Date: 9/10/2024

Start Time: 7:00 pm

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

Attending: Attendance electronically maintained in the Google Document account

Agenda Attached

Bob Samson gave the invocation

Pledge by Debbie Parker-Stevens

Bob Samson read the minutes from several of the prior Meetings.

Richard Lippert gave the financial report

New POWS shirts (cooler breathable fabric) were handed out to those who ordered them. You can order yours on Wekiwa-springs-com

David Arms, Chief Engineer for Wastewater Treatment in Orange County presented an update on the District 2 Septic to Sewer Program. Some interesting facts:

- 1967 homes are presently in the conversion program
- When complete, 19 thousand pounds of nitrogen is expected to be removed from Wekiwa Springs. (Annual?)
- Sweetwater West is complete
- Palms 1&2 has 75% of homes connected at this time
- Palms 3&4 has 25% of homes connected at this time
- Phase 5 is running about 4 months late. This pushes construction probably to May 2025 with completion expected in late spring of 2026
- All public funding for the projects in this conversion is secured
- Subdivisions with curbing will be maintained. If no curbing is present, it will not be installed.
- Status reports are available at <https://ocfl.net/septic2sewer>

311 training did not occur because time ran out. We will try that at another meeting.

The art project was covered. The chain-link fence along Wekiwa Springs Road, east side behind CVS, will get a special snap-in sign (Welcome to Wekiwa Springs). Please turn out on September 28th and help.

The meeting ended at 8:15 pm



Bob Samson, Secretary

POWS Meeting Agenda for 9/10/2024

7:00 –8:00 PM



New Member Registration



September Attendance

Mailing Address: 522 S Hunt Club Blvd, PMB#571, Apopka, FL 32703

Email: info@wekiwa-springs.com

Website: www.wekiwa-springs.com

Phone: 800.254.2238

Call to Order at 7:00 pm

Sue Henesy, President

Prayer

Bob Samson, Secretary

Pledge

Debbie Stevens

Reading the prior minutes

Bob Samson

Financial Report

Richard Lippert, Treasurer

President's Report

Sue Henesy

Shirt Sales update

Sue Henesy

Orange County Wekiwa Area Sewer Update

David Arms, OC

311 Training

Richard Lippert

<https://orangecountyfl.net/Home/311HelpInfo.aspx>

New Membership Ideas

Debbie Mills, Membership Chair

Trunk and Treat Update

Sue Henesy

Art Project Update

Kelly Dawson, Art Committee Chair

September Clean-Up Schedule

Jeff Englebrecht

September 21st Meet at 7:30 am at Votaw Pop-Up Park, Working on Breazy Heights

September 28th Meet at 7:30 am CVS & 436 and Wekiwa Springs Rd - Clean up fence for art project

Adjournment

Sue Henesy

People of Wekiwa Springs Association, Inc.

Treasurer's Report

Date: September 10, 2024

This report summarizes the organization's financial status as of September 10, 2024.

The checking accounts maintain \$1,282.77, while savings accounts hold \$145.11, bringing the overall funds to \$1,427.88. Fund Fun Cash currently stands at \$257.94.

Current Balance Overview:

- **Checking Accounts Total:** \$1,282.77
 - **Savings Accounts Total:** \$145.11
 - **Grand Total (Checking + Savings):** \$1,427.88
-

Detailed Breakdown:

Checking Accounts:

- ****Business Non-Profit Checking (**4437):**
 - Pending Balance: \$0.00
 - Available Balance: \$1,282.77
 - Current Balance: \$1,282.77

Savings Accounts:

- ****Business Primary Share Savings (**4429):**
 - Pending Balance: \$0.00
 - Available Balance: \$140.11
 - Current Balance: \$145.11
-

Additional Funds:

- **Fund Fun Cash:** \$257.94
-

Respectfully submitted,
Richard Lippert
Treasurer

Insight Credit Union

Accounts Overview

Balances as of September 10, 2024 05:16:31 pm ET

Checking Accounts

Account Name	Account #	Pending	Available Balance	Current Balance
<u>Business Non Profit Checking</u>	****4437	\$0.00 (0)	\$1,282.77	\$1,282.77
Checking Accounts Total:				\$1,282.77

Savings Accounts

Account Name	Account #	Pending	Available Balance	Current Balance
<u>Business Primary Share Savings</u>	****4429	\$0.00 (0)	\$140.11	\$145.11
Savings Accounts Total:				\$145.11
GRAND Total:				\$1,427.88



**WEKIWA SPRINGS SEPTIC-TO-SEWER PROGRAM
PRESENTATION FOR PEOPLE OF WEKIWA SPRINGS
DISTRICT 2
TUESDAY, SEPTEMBER 10, 2024**

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

Agenda

- Welcome
- Background
- Wekiwa Springs Septic-to-Sewer Program
- Funding Details
- Construction Process and Required Forms
- Septic-to-Sewer Website
- Questions and Answers

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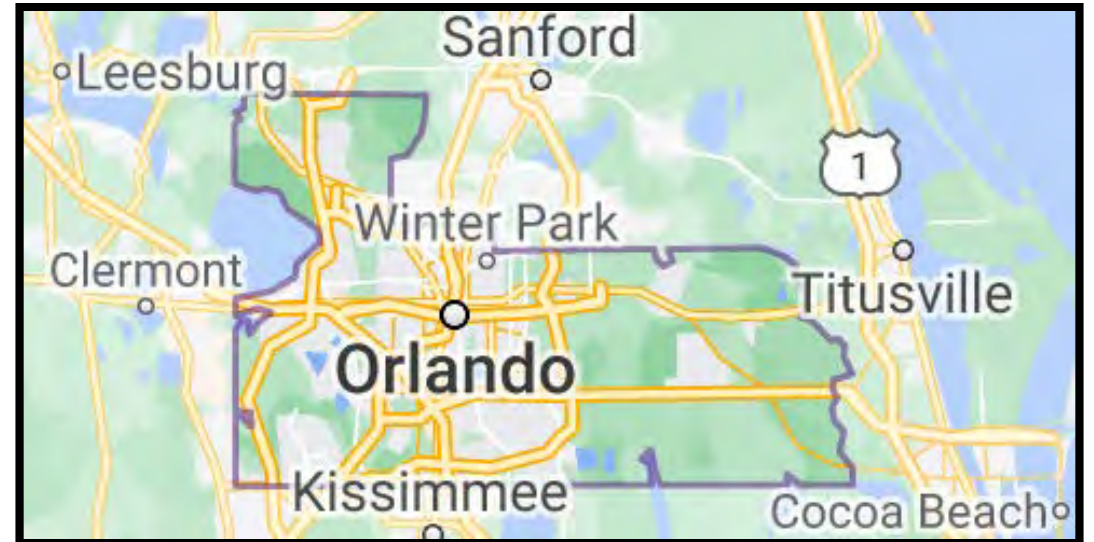


District 2 Commissioner
Christine Moore
District2@ocfl.net

Background

Orange County & Orange County Utilities

- Orange County is located in the central portion of Florida
- Orange County Utilities provides drinking water, wastewater treatment and reuse, garbage disposal, and recycling services
- Largest municipally owned landfill in the state
- Wastewater services for a population of 1,046,000
- Four regional wastewater plants
- 1,463 miles of gravity mains and 665 miles of force mains
- 2,026 miles of water mains
- 865 pump stations
- Ranked #1 in Customer Satisfaction for Midsize Water Utilities in the South by J.D. Power



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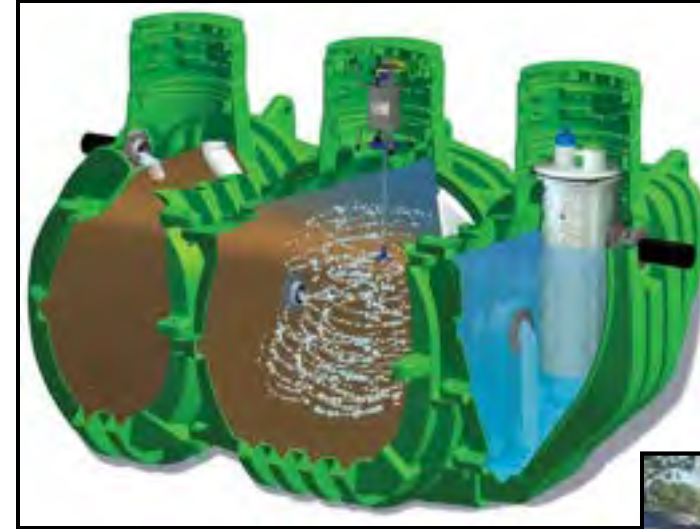
Background

- 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



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

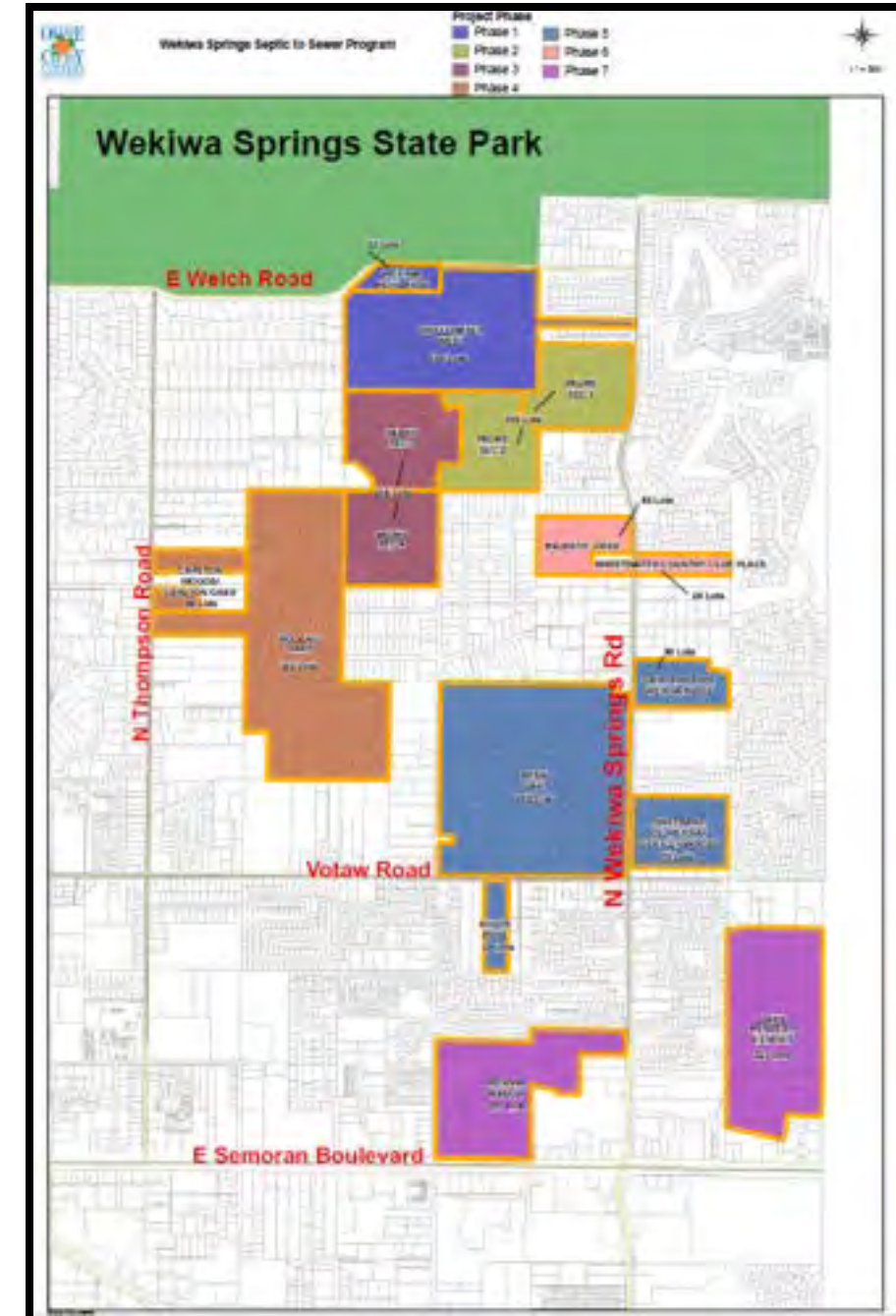


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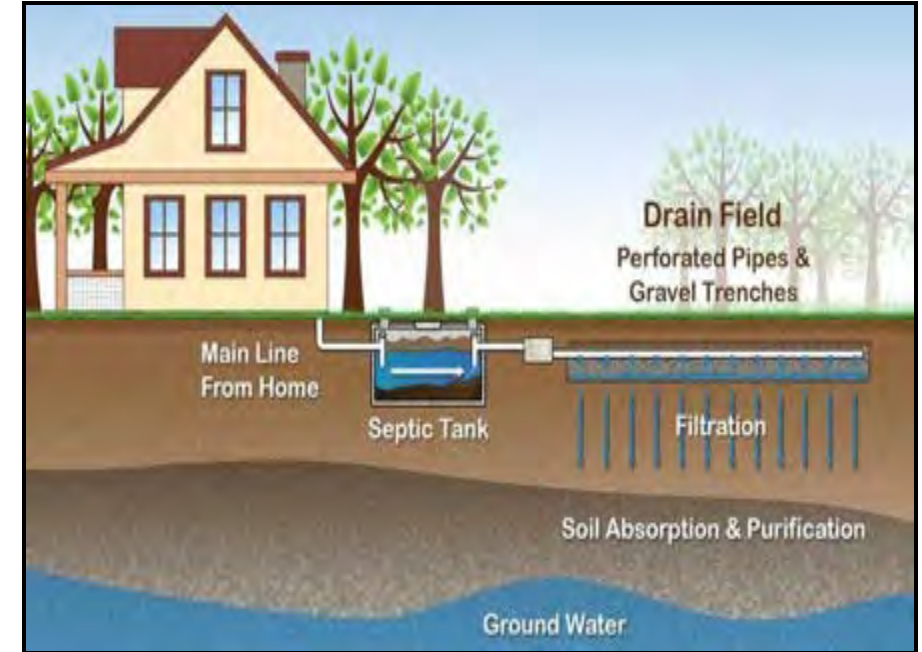
Wekiwa Springs Septic-to-Sewer Program Overview

- Orange County developed a program to eliminate septic tanks, thereby reducing nutrient loads
 - 19 neighborhoods closest to Wekiwa Springs
 - Multi-year, multi-phase program
 - 1,967 residential lots
 - 19,405 lbs./yr TN removal
 - \$138.6 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



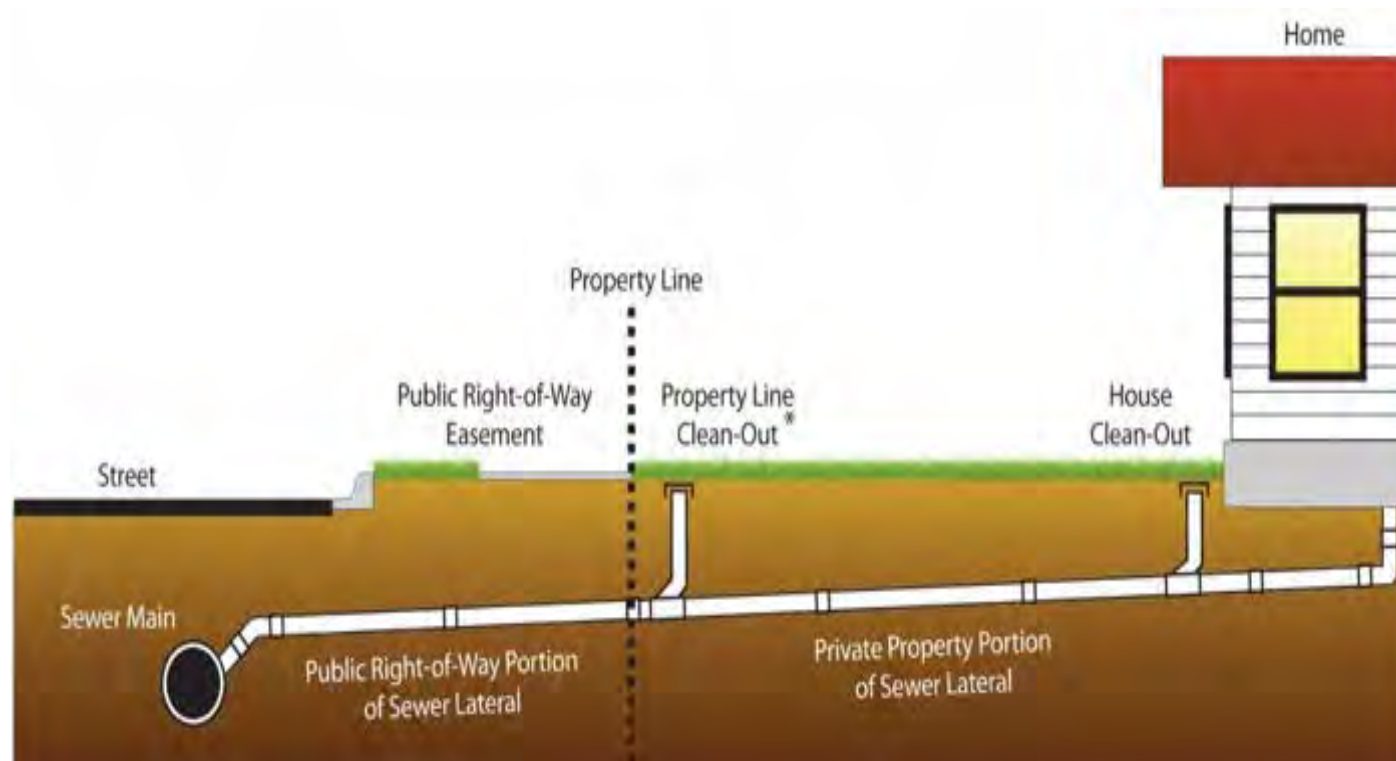
Wekiwa Springs Septic-to-Sewer Program

- Onsite Sewage Treatment & Disposal System (OSTDS)
 - Collect wastewater in a watertight 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



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



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 balloting
 - Design and construction
 - Completion of forms
 - Connection to gravity sewer system required by County Code

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Funding Details

- Orange County Utilities
 - May contribute up to 25% of total project cost per Orange County Ordinance 2014-28
- 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 (1,270 lots)
 - Awarded grant for \$16 million for Phase 7 (486 lots)
 - Additional grant applications under consider for FY 2024-25
- Homeowner Contributions
 - Balloting completed for all phases for which there is public funding committed.
 - Municipal Service Benefit Unit (MSBU) established for Phases 1-6. Phase 7 will be considered by BCC next year.
 - Assessment is equal to 10-15% of total project cost by phase
- ARPA provides funds to make necessary investments in sewer infrastructure
- SJRWMD funds for Phases 1-4 in amount of \$8.8 million



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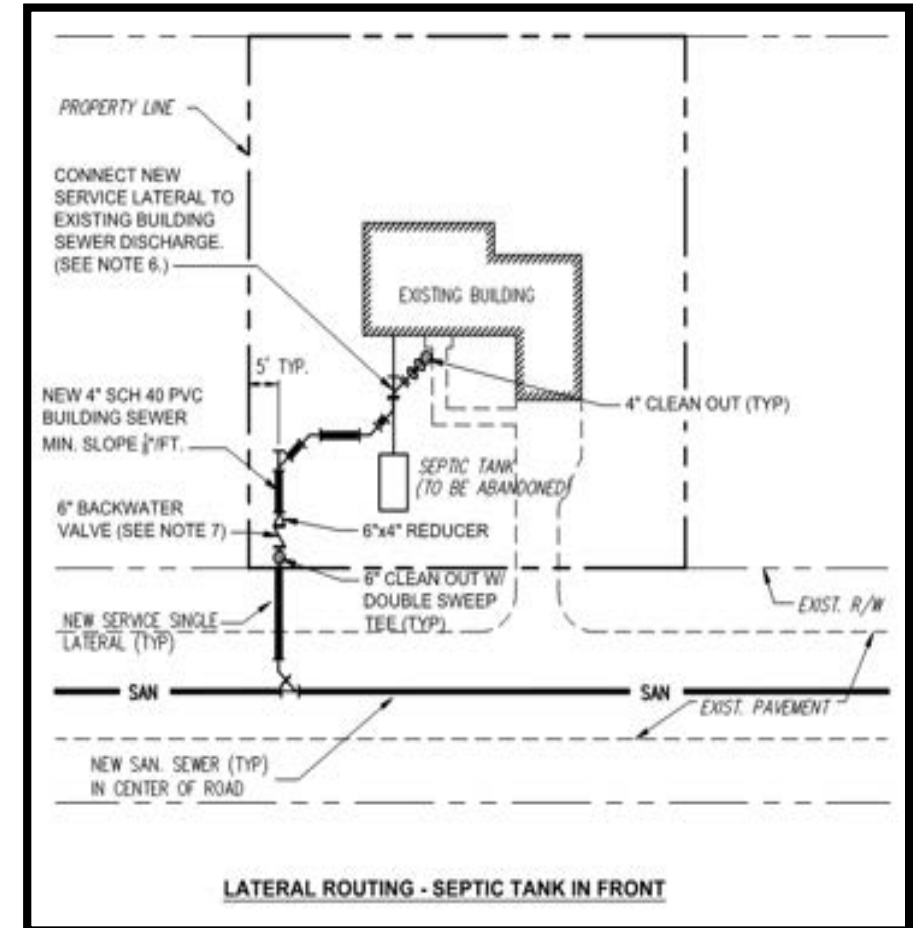
Construction Process and Required Forms

- Sewer and water system will be constructed utilizing open cut construction methods within right-of-way or utility easements
- Involves excavating a trench, installing the pipe in 20-foot-long segments, then backfilling and compacting back to the surface level



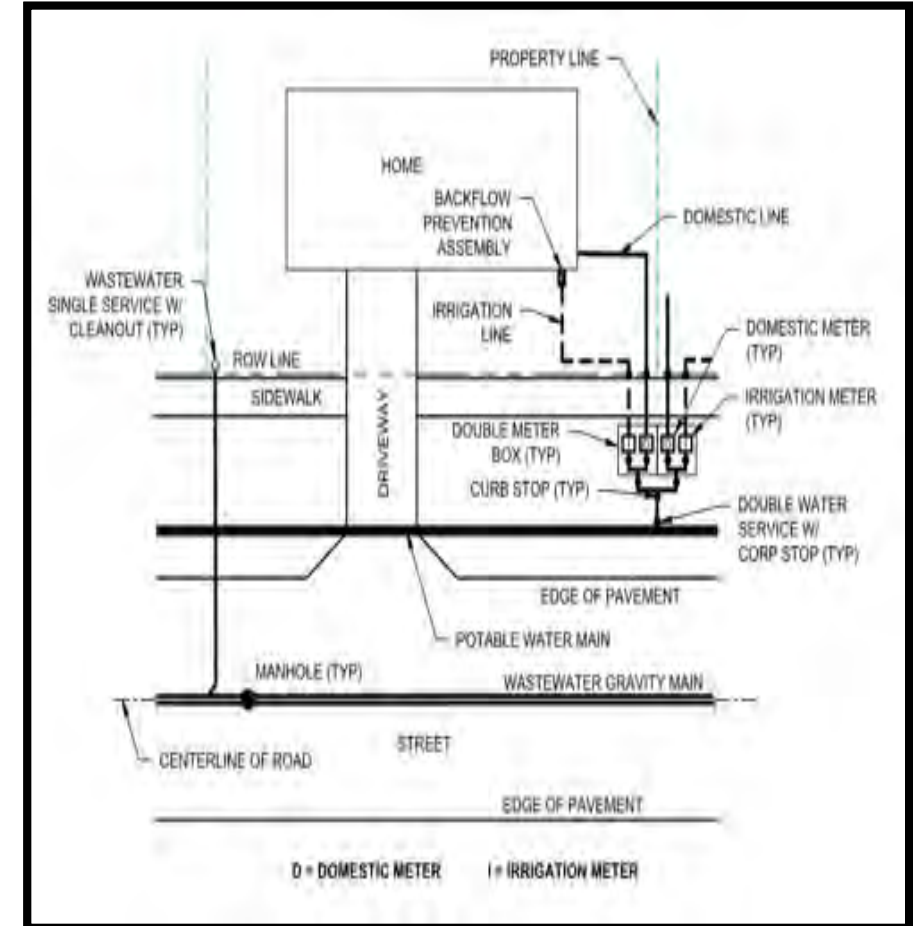
Construction Process and Required Forms

- Work performed on private property requires signed license agreement and plumbing permit by property owner to obtain property access
- Sewer connections and abandonment of existing septic tanks performed by certified plumber, permitted and inspected by Orange County Building Department
- 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
- New 4-inch sewer lateral and connect at existing discharge point
- **Any impacts to existing driveways, sidewalks, sod, irrigation, etc. will be fixed by the OCU contractor**



Construction Process and Required Forms

- New double meter box installed at each property for domestic and irrigation meters
- Connect existing domestic water line to domestic meter and irrigation system to irrigation meter
- Irrigation meter means there are no corresponding wastewater charges
- Scheduled water service disruptions may be necessary during construction and notices will be provided in advance



Construction Process and Required Forms



Installing roadway stabilization



Installing manhole



Installing gravity main



Installing sewer lateral



Installing roadway base

Construction Process and Required Forms

- Contractor will record audio-video documentation of existing conditions prior to any work performed on private property
- Public Information Officer will be provided for community interaction during construction and maintain a 24-hour hotline phone number for residents
- Certified arborist to ensure protection of trees and shrubs and determine need for removal and replacement
- Goal to maintain access to properties at all times
- Construction will require the removal and replacement of asphalt roadways, sidewalks, driveways, curbs, sod, and irrigation in the rights-of-way
- Construction activities will be implemented in sub-phases to minimize disturbed areas
- Construction limits and restoration requirements; all open excavations will be closed or covered at the end of every day
- Contractor will need to detour or otherwise control vehicular traffic while working in roadways

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Septic-to-Sewer Website

- <https://www.ocfl.net/Septic2Sewer>

The screenshot shows the homepage of the Orange County Septic to Sewer website. At the top, there is a navigation bar with links for 'Site Map', 'A to Z Index', 'Español', 'Payment Center', and 'Follow Us On' with social media icons. A search bar and 'Browse Services' button are also present. Below the navigation is a menu with categories: 'RESIDENTS', 'VISITORS', 'BUSINESSES', 'EMPLOYEES', and 'ABOUT US'. The main content area features a large banner for 'Wekiwa Springs Septic 2 Sewer' with a photo of a person kayaking. To the left, there is a sidebar titled 'AT A GLANCE' with links to 'Phases and Neighborhoods', 'FAQs', and 'Water, Wastewater & Recycled Water Rates'. Below this is a section titled 'Septic Tanks and the Environment' with detailed text about the program's goals and requirements. The main text area contains an introduction to the program, a map of the 'Wekiwa Springs State Park' showing various construction phases, and a 'PHASES AND NEIGHBORHOODS' section. A 'Click to open an enlarged map' link is located at the bottom of the map area.

This screenshot displays a list of construction phases and a frequently asked questions section. The phases are listed in green boxes:

- + Phase 1: Sweetwater West and Wekiwa Highlands
- + Phase 2: The Palms I and II
- + Phase 3: The Palms III and IV
- + Phase 4: Rolling Oaks, Carlton Woods, and Carlton Oaks
- + Phase 5: Bent Oak, Carol Woods, Wekiwa Ridge, Sweetwater of Wekiwa, Bentley Woods, and Silver Rose
- + Phase 6: Majestic Oaks and Sweetwater Country Club Place
- + Phase 7: Wekiwa Manor and Lake Meridella Estates

Below the phases is a 'FREQUENTLY ASKED QUESTIONS' section with several questions in a list:

- + If my neighborhood approves the program, do I have to convert to the county sewer system?
- + How much will I have to pay for my home to be converted from septic to sewer?
- + Do I have to pay the cost all at once?
- + What happens during construction?
- + Does Orange County have resources for income limited seniors?

At the bottom, there is a 'CONTACT US' section with a paragraph of text: 'Each construction phase is individually bid and awarded, so contractor information varies. Please click on the appropriate phase above for contact information for your neighborhood.'

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Questions and Answers

