

**Comments Regarding December 12, 2017
Board of County Commissioners Agenda Item #15**

Commenter	Issue	Where Addressed
Wakulla Springs Alliance (attached letter)	1. Evaluate all Unsewered Target Areas from the City Master Sewer Plan for alternative technologies	Board commitments have been made through directing staff on Sales Tax Extension Projects, specifying central sewer in the PSPZ for the BMAP Management Strategies, executing the City/County Water and Sewer Agreement and/or accepting grants for Woodville Rural Community, Lake Munson/Four Points, Harbinwood Estates and Centerville Trace. The balance of the unincorporated area will be evaluated for alternative technologies - Section II. C. Joint City and Leon County Activities Item 2 and Section III.3
	2. Florida Springs Protection Act of 2016 does not prohibit any and all OSTDS on lots less than 1 acre if the systems comply with standards to be contained in Wakulla OSTDS Remediation Plan to be adopted by July 2018	RFP contains wording of statute without any modification or interpretation. Consultant is directed to consider adopted agency action in Section II. Project Background.
	3. RFP should acknowledge FDEP is preparing update to NSILT and BMAP, as well as preparing the OSTDS Remediation Plan for adoption by July 2018	Section II. A. State Activities Item 4. g)
	4. 2012 federal TMDL for Upper Lake Lafayette with 0 percent reduction in nitrogen and 36 percent reduction in total phosphorus was omitted from Section II.B Leon County Activities item #14	Section II.B Leon County Activities Item 14
	5. Updated NSILT values for nitrogen attenuation and loading factors should be used by contractor rather than the 2014 values	NSILT Revision remains in draft; pending final resolution, Consultant is directed to use adopted agency values in Section II. Project Background and Section III.1.
	6. Section 1 Scope of Services list of criteria to be considered should reference the BMAP OSTDS Remediation Plan to be adopted by July 2018	Section III.1.a)

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Wakulla Springs Alliance (attached letter)	7. Section 5 Scope of Services should direct contractor to document assumptions regarding participation rates and timing in retrofit activities	Section III.6.a-c
Pamela Hall (includes attached letter)	1. Do not utilize Future Land Use build-out conditions to account for future development wastewater needs; utilize City of Tallahassee Master Sewer Plan projections of growth patterns.	The City of Tallahassee Master Sewer Plan Section 5.2 describes the use of census data projections within the Urban Service Area and Unsewered Target Areas for system impact assessment. The proposed wastewater alternative technology analysis will need to consider the maximum density allowed for each parcel/area being evaluated to account for undetermined development timing.
	2. Utilize the COT Master Sewer Plan cost estimates for sewer in the Unsewered Target Areas.	Section II. C. Joint City of Tallahassee and Leon County Activities Item 2
	3. Provide direction to consultant on time for compliance with retrofit goals.	Section III.6
	4. Identify financing options for alternative implementation to guide next study on financing improvements.	Consultant to document policy assumptions influencing retrofit participation - Section III.6
	5. Use more than one treatment standard for retrofit and new development	Section III. 1
	6. All costs, including plumbing from house to sewer, should be included in alternative evaluation.	Section III. 2. c)
Alan Niedoroda (includes attached e-mail)	1. Add emphasis to nutrient impacts on surface water bodies and their connection to aquifer.	Section II. Project Background
	2. Add statement to referenced information on "Effects of Septic Systems in the Lake Jackson Watershed" report that shoreline neighborhoods require OSTDS retrofits now or in near future	Consultant will be given report as part of data for analysis.
	3. Useful to provide Section II. Project Background as separate information from the RFP	Section II. Project Background will be included with RFP

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Alan Niedoroda (includes attached e-mail)	4. Structure RFP to have citizen input on phased interim reports	Section III. 4 and 7
Anthony Gaudio	1. Support comments from Wakulla Springs Alliance and Pam Hall	Note responses above.
	2. No mechanism to upgrade OSTDS, only extend sewers; need upgrade plan for OSTDS	Section III. Scope of Services, Section III. 2
Debbie Lightsey	1. Evaluate all Unsewered Target Areas for full range of technologies to ensure most technically feasible and cost-effective alternative is selected for wastewater treatment	Section II. C. Joint City and Leon County Activities Item 2 and Section III.3
	2. Unclear whether all of the unincorporated area being evaluated	Section III. Scope of Services
Curtis Baynes	1. Is solicitation by Request for Proposal or Invitation to Negotiate more appropriate?	Request for Proposal is selected mechanism for maximum participation.
	2. Plan needs to address growth per the land use plan for Leon County's jurisdiction while maintaining environmental standards	Section III. 1 and 3
	3. Need to evaluate different areas by different standards - PSPZ, USA, low density development, etc.	Section III. 1 and 3
	4. May need different governing body to address issues raised by OSTDS management	This is the technical study of alternatives; later phase to evaluate management structure
Bob Deyle	1. Refer to Wakulla Springs Alliance letter regarding reassessment of central sewers for all Unsewered Target Areas; original intent of Blueprint project proposal to do so	Section II. C. Joint City and Leon County Activities Item 2 and Section III.3
	2. Provide response for each comment on RFP.	Table and revised RFP
	3. Keep citizens involved with review during project.	Section III. 4 and 7