

St. Lucie West Services District
Workshop Minutes
January 5, 2015, at 9:00 a.m.
450 SW Utility Drive
Port St. Lucie, Florida 34986

(Please note: This is not verbatim. A CD recording of the Workshop is available on file.)

Board Members Present

Harvey Cutler, Chairman
Vincent D'Amico, Vice Chairman
Gregg Ney, Secretary
Charles Altwein, Supervisor

Staff Present

Dennis Pickle, District Manager, St. Lucie West Services District ("SLWSD")
Maddie Maldonado, Office Manager, SLWSD
Jason Pierman, District Treasurer, Special District Services, Inc. ("SDS")
Laura Archer, Recording Secretary, SDS

Guests Present (Sign-In Sheet Attached)

A. Call to Order

Chairman Cutler called the Workshop to order at 9:00 a.m.

B. Pledge of Allegiance

C. Roll Call

It was noted that all four (4) Supervisors were present.

D. Consider Appointment of New Board Member

Chairman Cutler indicated that there were four (4) persons interested in filling the unexpired term of Mr. Mancuso in Seat 4. He left it up to the Board as to whether they wanted to hear from the applicants today or tomorrow. He also noted that Supervisor Altwein would not be in attendance at tomorrow's meeting. It was suggested that each applicant be interviewed at today's Workshop with follow-ups to be held at tomorrow's Board Meeting.

Mr. Everett Child was the first candidate to come before the Board and indicated that he was a resident of Kings Isle and that he has served this Board for the past 8 years. He highlighted the main points of his resume and gave an update on his wife's medical condition, noting that her Alzheimer's was under control with in-home

care and daycare throughout the week so that he could devote the necessary time to the District. He stated that he did not run for re-election because he felt that a campaign would take entirely too much time away from his wife. In conclusion, Mr. Child indicated that it would be a privilege to serve his community once again.

Mr. Larry Cohen, a St. Lucie West resident for the past 17 years, highlighted his resume points and indicated that he was retired and could devote the time necessary to be a Board Member.

Mr. Dominick Graci, a Cascades resident, gave a synopsis of his business experience and also indicated that he is Vice President of the Cascades HOA. Mr. Graci retired in 1998 at the age of 55.

Mr. James Kawa indicated that he had recently retired and highlighted his past business experience.

Chairman Cutler thanked the candidates for their time and noted that it was first time they had had 4 well qualified candidates seeking appointment to a vacant seat.

It was suggested that the Board be given the opportunity to ask each candidate questions either at today's Workshop or at tomorrow's meeting. The Board was reminded that Supervisor Altwein would not be in attendance at tomorrow's meeting and that they should get his input before the end of today's Workshop.

At this point, it was suggested that the candidates give each other the courtesy of stepping out of the room so that they could be questioned individually. None of the candidates expressed any displeasure with that format.

Mr. Pickle explained, for the record, that the District was not legally required to advertise the vacancy on the Board, but that *Your Voice* had recently published an article regarding the vacancy.

A three minute time limit per question was set for candidate responses.

All the candidates left the room except for Mr. Child.

Mr. Child noted that he had not run for re-election for his seat back in November due to his wife's health condition. He indicated that she was in good physical health, but was in need of a caretaker. Mr. Child stated that he had reliable assistance for her and that he would be honored to, once again, serve on the SLWSD Board.

Supervisor Altwein noted that a lot of the candidates have supervisory experience. He reminded those present that the Board Members supervise no one.

At this time, Mr. Child left the meeting room and Mr. Cohen appeared before the Board. Mr. Cohen noted that he had neglected to advise of his 6 years in the Florida National Guard and 2 years in the U.S. Army. Secretary Ney asked Mr. Cohen what challenges he believes the District will face in 5 years. Mr. Cohen indicated he

believed that population would be a challenge due to there being a lot of vacant space. He further noted that basic services such as water and sewage would be directly affected.

Chairman Cutler thanked Mr. Cohen for his interest in filling the Board vacancy.

Mr. Cohen then left the meeting room and Mr. Graci appeared before the Board. Secretary Ney asked Mr. Graci what challenges he believes the District will face in 5 years to which Mr. Graci responded that as far as development, he thinks the District is built-out. Mr. Graci indicated that he thinks that the District should focus on updating the plant, retention ponds and flood plans.

Supervisor Altwein noted Mr. Graci's supervisory capacities, as outlined in his resume. Supervisor Altwein indicated that serving on the Board would not be considered a "supervisor" capacity; noting that the District is a form of government and that the Board talks to the District Manager who, in turn, directs the work. The Board's main function is to make policy. Mr. Graci indicated that he understood the position's requirements.

Chairman Cutler thanked Mr. Graci for applying for the vacant seat and asked him to not be discouraged if he is not selected. He noted that there will be other openings on the Board in the next 2 to 4 years.

Mr. Graci then left the meeting room and Mr. Kawa came before the Board.

Secretary Ney asked Mr. Kawa what issues would he find to be the most challenging for the District in the next 5 to 10 years and how would he approach them. Mr. Kawa responded by indicating that he believes efficiency to be one of the issues that the District will face along with benefits packages/pensions, trying to keep costs down and the long term wear and tear on District equipment. Mr. Kawa's approach would be to reduce debt and to promote optimization of equipment.

A brief discussion ensued regarding Mr. Kawa's background.

Chairman Cutler thanked Mr. Kawa for his comments and noted that if he is not selected to please not become disinterested.

All the candidates came back into the meeting room at this time. Chairman Cutler advised them that no action would be taken on this matter today.

Chairman Cutler then called for a brief recess at approximately 10:07 a.m.

Chairman Cutler reconvened the Workshop at approximately 10:19 a.m.

E. Approval of Minutes

- 1. December 1, 2014, Workshop**
- 2. December 2, 2014, Regular Board Meeting**

The minutes were presented. Supervisor Altwein referred to Page 6 of the Meeting Booklet, indicating that he was not in attendance at the Workshop. Ms. Archer indicated she would remove his name from the Supervisors' Requests listing.

There were no further comments or corrections to the minutes.

F. District Attorney
DA 1 – Status Report/Updates

Mr. Pickle indicated that he was not aware of any items Mr. Harrell would be bringing to tomorrow's meeting.

H. District Engineer
DE 1 – Status Report/Updates

DE 2 – Approval of Work Authorization No. 4C-19-1410-SU between SLWSD and Willard Development, Inc. for Lake Whitney Medical & Professional Campus

Mr. Pickle presented the Work Authorization indicating that the application requests approval for the construction of two, 2-story buildings totaling 41,760 square feet of medical and office space on Lot 15 of University Park, SLW Plat #143 located at the SE corner of NW Peacock Boulevard and Lake Whitney Place. Mr. Pickle further indicated that water and sewer service would be provided through connections to the SLWSD facilities located directly adjacent to the property and that water and sewer extension for the new facility would remain under private ownership and a Point of Service for both water and sewer service has been clearly marked on the construction plans. In addition, the half-inch water quality pre-treatment requirement for commercial developments is being met by the installation of two dry storage areas along the eastern side of the site. Runoff from the property is being directed to the dry storage areas prior to discharge through a control structure and piping to the existing Lake Whitney drainage system that was sized to handle it. Mr. Pickle noted that staff is recommending approval of the Work Authorization with the following two conditions:

1.) Applicant shall prepare and submit a utility easement covering the proposed potable water meter and fire connection location. No water service will be provided to the new buildings until such time as the easements are accepted by the Board of Supervisors and recorded in the public records of St. Lucie County, Florida.

2.) Water and sewer lines constructed to serve this facility will remain privately owned and the owner will be responsible for maintenance of same.

There was no discussion regarding this matter.

In addition, Mr. Pickle noted that Mr. Lawson would be bringing to tomorrow's meeting another item, for which there is no abstract because it is a condition for an existing Work Authorization for Home Goods. Mr. Pickle stated that this is for

easements that will be attached to relocate the utilities in the back of the complex for Home Goods for the new water and sewer lines that are associated with the new Home goods property.

Mr. Pickle also noted that the only other item he believed which could be walked on tomorrow is the contract for the Florida Department of Environmental Protection (DEP) for the funding of the TMDL grant for Lake Forest Wetland No. 1 Relocation. Mr. Pickle indicated that they have not received the contract yet, they've been negotiated back and forth and every effort has been to get it to tomorrow's meeting, but with the holidays, they were closed for several days and we were not able to get in contact with them this past Friday.

That was all Mr. Pickle had concerning engineering.

Chairman Cutler asked if there was anything new with the Lake Whitney residential development. Mr. Pickle responded that there was nothing new to report and that they have not received any Work Authorization or plans. The same holds true for the school property as well; no plans or Work Authorization has been applied for on either parcel.

I. Consent Agenda

CA 1 - Monthly Report on Public Works Operations

CA 2 - Monthly Report on Utilities Operations

CA 3 - Monthly Report on Capital Improvement Projects

CA 4 - Monthly Report on Billing and Customer Service

CA 5 - Financial Statements for November, 2014

CA 6 - Consider Approval to Transfer Funds for the R&R Account, WCF Account and the UCF Account Requisitions

Mr. Pickle presented the Consent Agenda items for discussion.

Vice Chairman D'Amico referred to Page 26 of the Meeting Booklet, asking what the 136 count for Meter Reading Exceptions was defined as. Mr. Pickle indicated that Meter Reader Exceptions could be anything from water in the meter box and it could not be read; or a car parked on top of the meter box and they have to come back and re-read it; or the meter reading was higher or lower than usual, it will kick out an exception which will necessitate someone going back out to re-read that meter.

Secretary Ney referred to Pages 27 & 28 of the Meeting Booklet and requested that the legends for the graphs be enlarged so that they are legible. Mr. Pickle indicated he would try to enlarge them in the future.

There was no further discussion regarding Consent Agenda Items CA 1 through CA 6.

**J. District Manager
Action Items**

DM 1 - Consider Approval of Declaration for Surplus Equipment

Mr. Pickle indicated that this item could be placed under the Consent Agenda items in the future because it is a formal action of declaring surplus equipment. All the equipment has been phased out and/or replaced. He noted that because the equipment is Capital Equipment/Fixed Asset, Staff must go through the Board to have it declared surplus and be sold on govdeals.com.

Mr. Pickle presented the item indicating that Staff had determined that a declaration of surplus equipment is required from the Board of Supervisors for the liquidation of the following equipment:

Honda 20 HP Outboard	2007	VAMJ1400202
Kubota 900 RTV	2009	97413
Holland 10-inch Hyd Pump	1994	H-83-D-654
Woods 17 ft. Finish Mower	2005	727764
Ford F-150 4x4	2006	1FTPX14V67FA70650
Ford F-250 SD 4x4	2005	1FTSX21P76EB2111

There was no discussion regarding this item.

DM 2 - Consider Approval to Purchase a Flowtronex Model No. VWTP-300-2-80 Irrigation Pump Station to Replace the Existing Pump Station at Lake Ernie

Mr. Pickle presented the item indicating that due to the deterioration of the Lake Ernie Pump Station over the past 8 years and the desire to update capacity along with pressure, it has been determined by Staff and the District Engineer to replace the Lake Ernie Pump Station. Staff received one proposal for the replacement from Flowtronex. This station has been sole sourced to the Flowtronex Company of Dallas, Texas, for the purpose of standardization of the pumps, motors, control panels and system software, as they relate to the other District pump stations. Mr. Pickle noted that this station would be upgraded from twin 75 HP motors and pumps to 100 HP motors and pumps to increase capacity from 2,000 gpm to 3,000 gpm. It will also have a larger discharge line to accommodate the increased capacity.

Discussion ensued regarding sole sourcing and the fact that Flowtronex is the only licenses vendor in this district of Florida. Mr. Pickle assured the Board Members that Mr. Lawson had reviewed the proposal and determined that the price had not been inflated.

Secretary Ney referred to #14 under the terms and conditions of the proposal wherein it states that unless otherwise agreed to in writing by Seller, installation shall be the sole responsibility of the Buyer. Secretary Ney asked if the quote of \$91,190 included installation. Mr. Pickle indicated he would have to review the proposal and advise at tomorrow's meeting.

There was no further discussion regarding this item.

DM 3 –Other Items/Updates

Mr. Pickle had no other update.

K. Supervisors' Requests

There were no Supervisors' Requests.

L. Adjournment

There being no further items to be addressed, the Workshop was adjourned at 10:37 a.m. There were no objections.

Workshop Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 02/03/15