

St. Lucie West Services District
Workshop Minutes
January 8, 2018, 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

Vincent D'Amico, Chairman
Gregg Ney, Vice Chairman
Wayne Smith, Secretary
John Doughney, Supervisor
Everett Child, Supervisor

Staff Present

Dennis Pickle, District Manager, St. Lucie West Services District ("SLWSD")
Bill Hayden, Public Works Director/Assistant District Manager, SLWSD
Maddie Maldonado, Office Manager, SLWSD
Michael McElligott, Special District Services, Inc. ("SDS")

Guests Present (Sign-In Sheet Attached)

A. Call to Order

Chairman D'Amico called the Workshop to order at 9:08 a.m.

B. Pledge of Allegiance

C. Roll Call

It was noted that all Supervisors were in attendance.

D. Approval of Minutes

1. December 4, 2017, Workshop
2. December 5, 2017, Public Hearing & Regular Board Meeting

The minutes were presented and the Board was asked if they had any revisions and/or corrections.

Vice Chairman Ney noted that the word "Sale" was misspelled within Item DA 1.

There were no further revisions and/or corrections to either set of minutes.

E. Public Comment

There was no public comment at this time.

**F. District Attorney
DA 1 – Status Report/Updates**

Mr. Pickle indicated that he had nothing from Mr. Harrell.

**G. District Engineer
DE 1 – Consider Approval of Work Authorization No. 4B-16-1704-SE
between St. Lucie West Services District and RF SLW, LLC**

Mr. Pickle presented the item indicating that the application was for construction of improvements associated with a Chick-Fil-A restaurant on a 1.48 acre site that the District has under contract to sell to RG SLW, LLC. Mr. Pickle indicated that water quality pre-treatment in excess of the required ½” is being provided by the construction of 437 feet of onsite exfiltration trench with overflow discharge being directed to the existing District maintained lake located north of the site.

The abstract states that one of the conditions of the purchase and sale agreement is that the District must relocate an existing sewage pumping station currently located on the site. Plans to accomplish the relocation have been prepared and permitted by the District’s water and sewer consultant. Also noted was the fact that water, sewer and irrigation services for the site are being accommodated by the extension of existing facilities on or adjacent to the site.

Staff has reviewed the application and recommends approval of Work Authorization No. 4B-16-1704-SU with the following three special conditions:

- 1.) Applicant will remain responsible for maintenance of the onsite drainage system including the exfiltration trench;
- 2.) All water, sewer and irrigation services located past the District’s Point of Service (point of service being defined as water meter, first sewer cleanout past the 8” gravity main and irrigation tap on main) shall be owned and maintained by the Applicant; and
- 3.) Applicant shall execute and deliver recorded substitute utility and lift station easements for the relocated facilities as a condition of final approval of onsite facilities.

There was no discussion regarding this item.

**H. District Manager
Action Items**

**DM 1 – Consider Acceptance of Annual Engineering Certification of the
Utility Systems**

Mr. Pickle indicated that an annual certification was a requirement of the bond documents and briefly went over the highlights, noting that it was a very good report. He recommended acceptance of the certification, as presented.

There was a brief discussion regarding water supply.

DM 2 – Consider Approval of Lift Station #1 Relocation

Mr. Pickle indicated that this item was a condition of the sale of the property along the Boulevard. He indicated that the District had solicited proposals from 7 companies that does this type of work, but only 2 responded. They were as follows:

- 1.) Kerns Construction of Port St. Lucie in the amount of \$255,950.00; and
- 2.) PRP Construction of Indiantown in the amount of \$182,457.50

Mr. Pickle indicated that Josh Miller was recommending approval of the proposal from PRP Construction, as they have done work in this area.

A brief discussion ensued regarding the anticipated completion date.

There was no further discussion regarding this item.

DM 3 – Other Items/Updates

Mr. Pickle advised that the Lake Harvey dedication would be held on February 5, 2018, at 10:30 a.m., the same day as the February Workshop Meeting. He distributed the invitation and noted that the City would be making a presentation for the recreational portion. He also presented the bronze plaque that they were anticipating having put on the site.

Discussion ensued regarding the distribution of invitations, a contingency plan for bad weather and the proposed language for the dedication plaque.

Mr. Pickle then advised that Trails Golf Course was currently under contract and that the purchaser would like to sell a large portion of the clubhouse to the District. He also noted that the tennis courts would first be offered to the HOA and if they declined, he would then offer them to the District. The purchaser is looking to sell both the upstairs of the clubhouse and approximately 4,000 square feet downstairs when the District was originally looking at only the upstairs portion of the clubhouse.

Discussion ensued regarding different scenarios.

That concluded Mr. Pickle's updates.

I. Consent Agenda

Mr. Pickle presented Consent Agenda items CA 1 through CA 7.

- CA 1 - Monthly Report on Public Works Department**
- 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, 2017**
- CA 6 - Consider Approval to Transfer Funds for the R&R Requisition**
- CA 7 - Surplus Items**

Secretary Smith asked if the District was replacing the airboat. Mr. Pickle replied that they would replace it.

There was no further discussion regarding the Consent Agenda items.

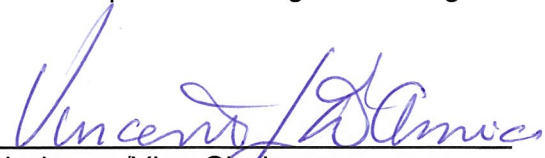
J. Supervisor Requests

There were no requests from the Supervisors.

K. Adjournment

There being no further items to be addressed, the Workshop was adjourned at 10:17 a.m. There were no objections.

Workshop Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 02/06/18