

**St. Lucie West Services District**  
**Regular Board Meeting Minutes**  
January 9, 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 Regular Board Meeting 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**

Bill Hayden, Public Works Director/Assistant District Manager ("SLWSD")  
Dan Harrell, District Counsel, Gonano & Harrell  
Bob Lawson, District Engineer, ARCADIS-US, Inc.  
Jason Pierman, District Treasurer, Special District Services, Inc. ("SDS")

**Guests Present (Sign-In Sheet Attached)**

**A. Call to Order**

Chairman D'Amico called the Regular Board Meeting to order at 9:00 a.m.

**B. Pledge of Allegiance**

**C. Roll Call**

It was noted that all 5 Supervisors were in attendance

**D. Approval of Minutes**

- 1. December 4, 2017, Workshop**
- 2. December 5, 2017, Public Hearings & Regular Board Meeting**

The minutes were presented for Board approval.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Doughney approving the Workshop Minutes of December 4, 2017, as presented, and the December 5, 2017, Public Hearings & Regular Board Meeting Minutes, as amended. Upon being put to a vote, the **MOTION** carried 5 to 0.

## **E. Public Comment**

There was no public comment.

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

Mr. Harrell advised that they had received confirmation construction access for the lift station relocation on the Boulevard property that is under contract. That means that we have until June 11, 2018, to complete the relocation.

Mr. Harrell had no further updates.

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

Mr. Lawson presented Work Authorization No. 4B-16-1704-SU noting that all requirements are being met. He indicated that staff recommended approval of the Work Authorization No. 4B-16-1704-SU with the following 3 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.

A **MOTION** was made by Supervisor Child, seconded by Vice Chairman Ney approving Work Authorization No. 4B-16-1704-SU with the following 3 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.

Vice Chairman Ney asked if this would have any impact on the work on the relocation of the lift station or the closing date on the project. Mr. Lawson indicated that this was normal course of action and would not impact any of the work.

Supervisor Child's **MOTION** was reiterated, seconded by Vice Chairman Ney approving Work Authorization No. 4B-16-1704-SU with the following 3 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 pas 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.

Upon being put to a vote, the **MOTION** carried unanimously.

Mr. Lawson then advised that they were working with their consultant to be sure that there were the appropriate number of plants at the Lake Harvey Project. He noted that they would be issuing their release of the final retainage recommendation in the next week or so. He was very happy with the final project.

That concluded Mr. Lawson's updates.

#### **H. District Manager Action Items**

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

Mr. Hayden presented the item and recommended approval.

A **MOTION** was made by Secretary Smith, seconded by Supervisor Doughney and passed unanimously accepting the Annual Engineering Certification of the Utility Systems, as presented.

##### **DM 2 – Consider Approval of Lift Station #1 Relocation**

Mr. Hayden presented the item indicating that the District had received 2 proposals for this project, 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. Hayden advised that the project was funded out of the General Fund R&R for the current fiscal year. There was a question about where the funding would come from. Mr. Hayden indicated he would look into it. He recommended approval of the proposal from PRP Construction of Indiantown in the amount of \$182,457.50.

A **MOTION** was made by Supervisor Child, seconded by Supervisor Doughney approving the proposal from PRP Construction of Indiantown for the not to exceed amount of \$182,457.50 for the Lift Station #1 relocation, as presented.

Vice Chairman Ney asked if this was the first lift station that was built in the District; thus replacing the oldest one with a brand new one. That was, in fact, confirmed.

A brief discussion ensued regarding the bidding process for the District.

Supervisor Child's **MOTION** was reiterated, seconded by Supervisor Doughney approving the proposal from PRP Construction of Indiantown for the not to exceed amount of \$182,457.50 for the Lift Station #1 relocation, as presented. The Available Project Budget is \$331,774.60; this Project cost is \$182,457.50; leaving an Available Balance of \$149,317.10. Upon being put to a vote, the **MOTION** carried 5 to 0.

### **DM 3 – Other Items/Updates**

Mr. Hayden advised that invitation for the Lake Harvey dedication was set. A brief discussion ensued regarding the changes that were to be made to the dedication plaque.

Mr. Hayden advised that Mr. Pickle had not heard anything about the sale of the PGA clubhouse. After a brief discussion, Supervisor Doughney suggested that if Mr. Pickle receives notification that the purchaser is going to, in fact, buy the property, that the District then schedule an Emergency Meeting for that specific topic, at which time everyone would include their input on the matter, because there are so many questions. A brief discussion ensued after which Mr. Harrell was asked about his opinion. Mr. Harrell agreed that there were too many questions at this time and that it would be prudent to wait for the potential purchaser to make his move before the District discusses this any further.

#### **I. Consent Agenda**

Mr. Hayden 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**

A **motion** was made by Supervisor Doughney, seconded by Supervisor Child and passed unanimously approving Consent Agenda items CA 1 through CA 7, as presented.

**J. Supervisor Requests**

Supervisor Child indicated that he wishes that more of the public turns out for the Lake Harvey Dedication than did for this morning's meeting. He noted that no one showing up for the meeting is a sign that there are no problems and we should take it as a compliment, but on the other hand, it shows no public interest in District matters.

Vice Chairman Ney thanked Mr. Hayden for the ride to the Workshop Meeting yesterday. He also thanked Mr. Lawson for getting the Lake Harvey project completed so well.

Supervisor Doughney reiterated Supervisor Child's comments regarding the lack of public being present at the monthly Board meetings. He reminisced about being on the Board 15 years ago when the District had irrigation issues and had a full house of angry residents. He commended staff for their services.

Secretary Smith agreed with the comments made by Supervisors Child and Doughney and noted that if there was an issue that caused controversy, the audience would be full.

Dennis Pickle arrive at approximately 9:30 a.m. and distributed the dedication plaque language. A brief discussion ensued.

Mr. Pickle then brought up the sale of the PGA property. The Board brought Mr. Pickle up to speed on their decision to await action from the potential buyer before the District further discusses the possibilities for the property.

Mr. Pickle then advised regarding the possibility of setting up a condominium association and the right of first refusal and what it will take to get the clubhouse renovated for District use. Discussion then ensued about moving forward with Messrs. Pickle and Harrell and Chairman D'Amico to negotiate the purchase of either the PGA clubhouse and/or the PGA clubhouse and 10 to 12 acres of property for stormwater storage at a cost of approximately \$10,000 per acre and to bring the matter back to the entire Board for ratification and/or approval, if it strays much from what has been discussed.

Vice Chairman Ney then asked if the cost of the lift station move was coming from the R&R Fund to which Mr. Pickle replied that it would, because the sale of the Boulevard property would go through the General Fund R&R Fund.

There were no further Supervisor Requests.

**K. Adjournment**

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:47 a.m. There were no objections.

Regular Board Meeting Minutes Signature Page

  
Chairman/Vice Chairman

  
Secretary/Assistant Secretary

Date Approved 02/06/18