

St. Lucie West Services District
Workshop Minutes
February 5, 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
Josh Miller, Assistant Utilities Director, 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 D'Amico called the Workshop 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. January 8, 2018, Workshop
2. January 9, 2018, Regular Board Meeting

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

There were no 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. 1D-05-1801-R
between St. Lucie West Services District and Faramarz Farahmandpour, who is
the Owner of a Home on Lot 163, Tortoise Cay at St. Lucie West – Phase II, as
Depicted on St. Lucie West Plant No. 136, Recorded in Plat Book 39, Page 18 of
the Public Records of St. Lucie County, Florida**

Mr. Pickle presented the item indicating that the District was first made aware of this issue in 2007 and it had determined that the survey used when the home was original constructed did not depict the District's 10-foot water management easement encumbering the eastern 10 feet of the lot. As a result the house was constructed using standard setbacks and now encroaches into the District's 10-foot water management easement. He noted that a recent survey of the lot locates the house at 5.87 feet off the eastern property line of Lot 163 causing a 4.13 foot encroachment in to the District's easement. Mr. Farahmandpour is now attempting to sell the house and the easement encroachment is not allowing a sale to be completed.

Mr. Pickle indicated that this Work Authorization, if approved, would allow the District to release the western 4.5 feet of its water management easement, clearing up the home encroachment and leaving the District with a total easement width of 15.5 feet. Mr. Pickle noted that approval of the Work Authorization was recommended with the following condition: 1.) Any other improvement located within the District's residual 5.5-foot water management easement on Lot 163 shall be removed and replaced by the Applicant, at the Applicant's expense, should the District require full use of the easement to perform maintenance on the pipe.

Mr. Pickle indicated that this had been done several other times and that it was an issue with the developer.

There was no discussion regarding this item.

**H. District Manager
Action Items**

**DM 1 – Consider Approval of Budget Amendment for the Expansion of
the Aluminum Equipment Storage Facility**

Mr. Pickle presented the item indicating that this was a budget amendment for the expansion of the aluminum equipment storage facility, which will be used by the Aquatics, EPR and Stormwater Divisions. He noted that since the expansion was not budgeted for the current fiscal year, a budget amendment would be required and

would be allocated evenly between all 3 divisions. Mr. Pickle indicated that 3 proposals for construction had been received and the 2 lowest were as follows:

- 1.) Shed Shop of Port St. Lucie in the amount of \$22,627.50 for the building; and
- 2.) JTC Concrete Plus of Port St. Lucie in the amount of \$12,000.00 for the slab

For a total of \$34,627.50.

There was a brief discussion regarding budgets.

DM 2 –Other Items/Updates

Mr. Pickle then presented the Proclamation regarding the dedication of Lake Harvey and went over the details of the agenda for later that morning.

DM 3 – Approval of Lift Station #1 Relocation Change Order #1

Mr. Pickle presented the walk-on item indicating that Change Order #1 in the amount of \$5,474.00 was being submitted by PRP Construction Group, LLC for the cost of the District required performance and payment bond insurance that was not included with the bid submitted for the project. Mr. Pickle reminded the Board that they had approved this project at the January 9, 2018, Regular Board Meeting, at which time it had been awarded to PRP Construction Group, LLC in the amount of \$182,457.50.

There was no discussion regarding this matter.

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 December, 2017

CA 6 - Consider Approval to Transfer Funds for the R&R Requisition

CA 7 - Surplus Items

It was noted that there was no Balance Sheet included in the financial information. Mr. Pierman noted that he would bring the Balance Sheet to tomorrow's meeting.

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 9:22 a.m. There were no objections.

Workshop Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 03/06/18