

**St. Lucie West Services District  
Regular Board Meeting Minutes  
February 7, 2017, 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  
Everett Child, Supervisor

**Staff Present**

Dennis Pickle, District Manager, St. Lucie West Services District ("SLWSD")  
Bill Hayden, Public Works Director/Assistant District Manager, SLWSD  
Lisa Beans, Administrative Assistant, SLWSD  
Kevin Matyjaszek, Wastewater Treatment Plant Dept., SLWSD  
Dan Harrell, District Counsel, Gonano & Harrell  
Bob Lawson, District Engineer, ARCADIS-US, Inc.  
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 Regular Board Meeting to order at 9:00 a.m.

**B. Pledge of Allegiance**

**C. Roll Call**

It was noted that all 4 Supervisors were present. Chairman D'Amico noted that only 3 candidates (Mr. Doughney, Mr. Graci and Mr. Kovach) were in attendance. All 3 candidates left the meeting room during appointment discussions.

**D. Consider Appointment of a New Board Member to Seat #5**

Mr. Pickle clarified the appointment process with Mr. Harrell.

Vice Chairman Ney indicated that Mr. Kovach was relatively new to the community. He also noted that Mr. Graci had attended several meetings and has expressed a desire to join the Board. Vice Chairman Ney also indicated that he was impressed with Mr. Graci's hands-on experience. He noted that Mr. Doughney has an overwhelming background and that the District may be too small of a pond for him.

Supervisor Child noted that he wanted diversity and experience and that you can never have too much experience. He also noted that he liked that Heatherwood would have representation with Mr. Doughney and that he likes his management philosophy. Supervisor Child indicated he was looking for more management experience than a pipe fitter experience, no disrespect to him, as Supervisor Child leans more heavily on the management end.

Secretary Smith indicated that he has learned a lot since being appointed to the Board. He noted that Mr. Doughney's experience is very beneficial to the group, but is concerned that he may not stay long. He also noted that he has worked with Mr. Graci for many years and that he is very dedicated and willing to learn. Secretary Smith surmised that either Mr. Doughney or Mr. Graci would be a great Board Member.

Chairman D'Amico agreed with Secretary Smith that either Mr. Doughney or Mr. Graci would be great a Board Member. He indicated being impressed with Mr. Doughney's delineation of supervisor and manager and in his opinion, Mr. Doughney comes out a little ahead of Mr. Graci.

Candidate Viorel Mocuta arrived at approximately 9:13 a.m. and after making his presence known to the Board, left the meeting room for Board discussions.

Secretary Smith noted that once he had been appointed to his current Seat, the other Board Members, management and staff taught him the importance of the services provided by the District. He indicated that Mr. Doughney's experience is very beneficial to the District, that he is very professional and is an eloquent speaker. He wondered if Mr. Doughney would move on quickly with an upcoming retirement, but noted that he is a very beneficial candidate.

Secretary Smith indicated that he has worked with Mr. Graci in the past at the Cascades and that he is not a "pipe fitter." Although that is part of his history, he is dedicated to all tasks and he has a willingness to learn.

It is Secretary Smith's opinion that either Mr. Doughney or Mr. Graci would be beneficial to the District. Secretary Smith indicated that he does not believe there is any contest with the other candidates. In his mind, it's down to Mr. Doughney and Mr. Graci.

Chairman D'Amico indicated that Secretary Smith summed up his feelings as well regarding the top two candidates. He noted that Mr. Doughney has a tremendous background and that Mr. Graci also has an impressive background.

Vice Chairman Ney stated that he did not like the Board's attitude from the days when Mr. Doughney was a Board Member and that he does not want to regress. He noted that the organization is now customer centered.

Supervisor Child noted that Mr. Doughney was the first on the Board for the conversion of the District from the developer to the residents. He indicated that Mr. Doughney was not part of the debacle that occurred later and he urged a decisive vote rather than a coin toss.

City of Port St. Lucie Mayor Greg Oravec arrived at the meeting at approximately 9:25 a.m. He greeted the Board Members and expressed his delight in being able to attend a Board Meeting. Mayor Oravec was brought up to date as to appointing of a candidate to the unexpired term of office in Seat #5 of the District Board. Mayor Oravec indicated that although he has never met any Board Members, he occasionally speaks with Mr. Pickle from time to time.

A **motion** was made by Supervisor Child, seconded by Vice Chairman Ney to appoint John Doughney to the unexpired term of office in Seat #5 of the St. Lucie West Services District Board of Supervisors. Upon being put to a vote, the **motion** carried 4 to 0.

All the candidates returned to the meeting room where Mr. Doughney was advised that he had been appointed to the unexpired term of office in Seat #5 of the St. Lucie West Services District Board of Supervisors.

It was then noted that Mr. Doughney needed to be appointed as an Alternate Secretary.

A **motion** was made by Vice Chairman Ney, seconded by Supervisor Child to appoint Mr. Doughney as an Alternative Secretary of the Board of Supervisors. Upon being put to a vote, the **motion** carried 5 to 0.

All those present congratulated Mr. Doughney.

Laura Archer then swore in Mr. Doughney and he took his seat at the dais.

Mr. Doughney was given a packet of information for new Board Members and asked to read over and complete the information requested.

#### **E. Approval of Minutes**

- 1. January 9, 2017, Workshop**
- 2. January 10, 2017, Regular Board Meeting**

The minutes were presented for Board approval.

A **motion** was made by Secretary Smith, seconded by Vice Chairman Ney, approving the Workshop Minutes of January 9, 2017, as presented, and the January

10, 2017, Regular Board Meeting Minutes, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

#### **F. Public Comment**

There was no public comment.

#### **G. District Attorney**

##### **DA 1 – Consider Approval of Interlocal Agreement between the City of Port St. Lucie and St. Lucie Services District Respecting Stormwater Utility Fees for the St. Lucie West Services District Utility Administrative Site**

Mr. Harrell presented the item indicating that this proposed new interlocal agreement with the City makes the money flow in a more cost efficient manner for the District to disburse to the City the City-retained portion (25%) of stormwater fees on the utility-administrative site for the District to pay that amount directly to the City each fiscal year. He recommended approval.

A **motion** was made by Vice Chairman Ney, seconded by Secretary Smith approving the Interlocal Agreement between the City of Port St. Lucie and St. Lucie West Services District Respecting Stormwater Utility Fees for the St. Lucie West Services District Utility Administrative Site, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

Mr. Harrell advised of the status of the sale of the property along the Boulevard by stating that another extension had been requested the previous week and the fee had been paid. He noted that things were moving along with the sale, as expected. Chairman D'Amico asked if there were 2 more extensions available to the buyer. Mr. Harrell indicated that there were with a deadline date of April 28, 2017. Vice Chairman Ney asked when the relocation notice is required. Mr. Harrell indicated with the current extension the notification is due by the end of February, but if the other two extensions are proffered, then the deadline moves to April 28, 2017.

Mr. Harrell had no further updates.

#### **H. District Engineer**

##### **DE 1 – Approval of Work Authorization No. 4A-66-1702-SU-MOD between SLWSD and Benderson Development Company, LLC**

Mr. Lawson presented the item indicating that Work Authorization No. 4A-66-1702-SU-MOD was for the expansion of an existing Phase 2, one-story, retail building on the Town Center shopping center site. Approval of the work authorization was recommended with the below noted 2 conditions:

1.) Applicant shall supply an additional ingress egress or utility easement covering the location of the water meter and fire service connection points. No water service

will be provided until the easement is reviewed, accepted by the Board of Supervisors and recorded in the public records of St. Lucie County, Florida.

2.) All utility lines associated with this Work Authorization are to be owned and maintained by the property owner.

Mr. Lawson recommended approval.

A **motion** was made by Supervisor Child, seconded by Vice Chairman Ney approving Work Authorization 4A-66-1702-SU-MOD between the St. Lucie West Services District and Benderson Development Company, LLC, with the above noted 2 special conditions, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

Mr. Lawson then advised the Board that the 2016 Stormwater Improvement Project Mylar had been executed by the commercial association and would be delivered to the City of Port St. Lucie for consideration. Mr. Lawson then stated that the advertisement for construction bids was expected to be published later this month and he expects the bids to come before the Board for consideration at the April meeting.

That concluded Mr. Lawson's updates.

Vice Chairman Ney referred back to Agenda Item DA-1, noting that with the assistance of Mayor Oravec, this matter had finally been resolved and thanked him for his support.

#### **I. District Manager Action Items**

##### **DM 1 – Consider Approval for the Replacement of the Main Irrigation Pump Station Project SW069 from Infrastructure Solution Services (ISS) Proposal No. 17-01**

Mr. Pickle presented the proposal from ISS in an amount not to exceed \$98,000. He noted that the main irrigation pump station had been in operation since 1987 and that many of the components are near the end of their useful life. Staff is recommending the construction of a new main irrigation pump station system adjacent to the existing station and that this proposal is for the final design, permitting, bidding and construction administration services for this project. It was noted that the funding for this project would come from the Utility R&R Fund SW069 Project.

A **motion** was made by Vice Chairman Ney, seconded by Supervisor Doughney approving Infrastructure Solution Services (ISS) Proposal No. 17-01 in the not to exceed amount of \$98,000 for the Main Irrigation Pump Station Replacement Project, as presented.

Secretary Smith expressed his concern that the cost covers all tasks, even though some fall outside 150 days. He asked Mr. Pickle at what point do we get to see the invoicing. Mr. Pickle noted that the invoices typically show the tasks being billed for and that this contract had been negotiated down by approximately \$17,000.

Vice Chairman Ney commended the Project Manager on the services design effort.

Vice Chairman Ney's **motion** was reiterated, seconded by Supervisor Doughney approving Infrastructure Solution Services (ISS) Proposal No. 17-01 in the not to exceed amount of \$98,000 for the Main Irrigation Pump Station Replacement Project, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

## **DM 2 – Other Items/Updates**

Mr. Pickle advised that the District had received impact fees from A Great Fence and a vet clinic. He also noted that the retirement home had purchased their capacity fees back in 2000 or 2002.

Vice Chairman Ney noted that a trampoline park was going in off Cashmere and that there were another 2 restaurants planned for near the Park Avenue Barbecue. He also noted that there was a Hotel to Home going in near the Carrabba's Italian Grill site. He is happy to see some major development in the District. A brief discussion ensued regarding development within the District.

Discussion ensued regarding the possible relocation of the pump station on the piece of property along the Boulevard and what is estimated to be the cost for the potential relocation. Mr. Pickle indicated that he believes it will cost approximately \$300,000, maybe \$315,000.

That concluded Mr. Pickle's updates.

## **J. Consent Agenda**

Consent Agenda Items CA 1 through CA 7 were presented for Board consideration.

Vice Chairman Ney referred to the Balance Sheet as of December 31, 2016, the bottom of the page. He asked what the \$1.9 Million Net Income was from. Mr. Pierman indicated he would check with his Finance Department and get back with him.

**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, 2016**

**CA 6 - Consider Approval to Transfer Funds for the R&R Account Requisitions**

**CA 7 - Surplus Items**

A **motion** was made by Secretary Smith, seconded by Supervisor Doughney approving Consent Agenda Items 1 through 7, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

**K. Supervisor Requests**

Supervisor Doughney thanked the Board for trusting him with the responsibility of being a Board Member.


Secretary Smith thanked Mayor Oravec for attending today's meeting.

There were no further requests.

**L. Adjournment**

There being no further items to be addressed, the Regular Board Meeting was adjourned at 10:03 a.m. There were no objections.

Regular Board Meeting Minutes Signature Page

  
Chairman/Vice Chairman

  
Secretary/Assistant Secretary

Date Approved 03/07/17