

**St. Lucie West Services District  
Workshop Minutes  
March 2, 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**

Vincent D'Amico, Acting Chairman  
Gregg Ney, Secretary  
Charles Altwein, 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  
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 Supervisors were present with the exception of Supervisor Cutler.

**D. Approval of Minutes**

- 1. February 2, 2015, Workshop**
- 2. February 3, 2015, Regular Board Meeting**

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

There being no revisions and/or corrections, Chairman D'Amico moved on to the next agenda item.

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

No status reports/updates were anticipated from the District Attorney.

**F. District Engineer**  
**DE 1 – Status Report/Updates**

Mr. Pickle indicated that Mr. Lawson would be bringing to tomorrow's meeting, as a walk-on item, Change Order #1 for the Basin 2C/3B Control Structure Project to contractor Johnson-Davis, Inc. for an additional 35 days to be added to the contract due to the manufacturer's delay in the shipping of the electric actuator. This additional 35 days will allow for the delivery and installation of the electrical components. This Change Order does not change the price, only the length of the contract.

There was no discussion regarding this item.

**G. 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 January, 2015**

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

Mr. Pickle presented Consent Agenda Items CA 1 through CA 6.

Supervisor Altwein referred to Page 17 of the Meeting Booklet asking why the schedule indicates "none." He believes the maintenance schedule should be listed. Mr. Pickle indicated he would work on including that information.

Supervisor Altwein then referred to Page 21 of the Meeting Booklet asking if the Total Water ERCs sold for FY 2014-2015 reflect the improvements made. Mr. Pickle indicated that the water reflects the new capacity, but the wastewater does not because it is not online as of yet.

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

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

## **DM 1 - Other Items/Updates**

Mr. Pickle indicated that an anonymous letter had been received wherein a District employee was alleging misconduct by a Supervisor and alleges that Mr. Pickle had knowledge of some of the alleged misconduct. Mr. Pickle indicated that he had no knowledge of the alleged misconduct. Mr. Pickle further indicated that he had reviewed the complaint with Mr. Harrell and decided to contact the District's labor attorneys, Richeson & Coke, look into it. An investigation will be procured and a full report will be submitted to the Board.

Supervisor Altwein indicated that he had trouble with taking any action based on the receipt of an anonymous letter due to the other party(ies) not being able to defend themselves.

Secretary Ney called for a point of order indicating that he felt it was inappropriate for any discussion at this time on the public record.

Chairman D'Amico indicated he would like to hear Supervisor Altwein's comments on the matter.

Supervisor Altwein made the point of stating that it is an anonymous letter who have made direct accusations of other people who have the right to face their accuser. So for that reason, he does not believe we should even consider it.

Mr. Pickle noted that the Board could refuse his recommendation of engaging the labor attorney, who will not be here until Wednesday to conduct an investigation. That is up to the Board at tomorrow's meeting. Mr. Pickle then indicated that he had been called for jury duty commencing tomorrow and did not expect to be at tomorrow's meeting. He indicated that it is up to the Board if they would like to Mr. Pickle to suspend the internal investigation of the alleged misconduct.

There was no further discussion on the matter.

Mr. Pickle then advised the Board that the District had recently received notification from the attorneys handling the EEOC complaint that was filed back in 2012 that the Commission issued the following determination based upon its investigation that the EEOC is unable to conclude that information obtained establishes violations of the Statutes. Mr. Pickle further indicated that the Complainant could still file a civil lawsuit, but the EEOC portion of the investigation is now final.

Mr. Pickle next brought up the PGA Clubhouse. He noted that it was not, technically, for sale, but they asked the Country Club Estates community to look into purchasing the clubhouse, if there was any interest in it. The topic was then brought to the District's attention, if we had any interest in purchasing it. Mr. Pickle indicated that they briefly looked into it. He noted that they wanted to sell the pool, tennis courts and clubhouse all together, to which Mr. Pickle explained to PGA officials that the way the District is set up is problematic for us to purchase a recreational facility and

operate it due to the restrictions of Chapter 190 for, technically, stormwater and utility. Mr. Pickle noted that the District could go back to amend the Charter/Ordinance to include recreational facilities, if the District so desired. Mr. Pickle noted that he was not suggesting that the District do so; he is only suggesting that if the Board is interested in wanting staff to pursue the matter and if PGA wants to sell those facilities, the District could excavate a large holding pond and create additional surface water storage within County Club Estates, which would give the District several acres of additional storage. Staff briefly looked at some of the costs associated with the purchase and PGA forwarded an expense report to Mr. Pickle regarding their utilities, which, water, sewer, FP&L, etc., would be in the neighborhood of \$140,000 annually. Mr. Pickle estimated that with the additional services necessary from the District to provide would be close to about \$200,000 annual expenses, some of which would be trimmed by renting back to the golf course the 10,000 square feet below the upper level where the satellite District office would be located. So some of that \$200,000 annual cost would be recaptured by the renting of the lower facility. The proposal for the upper level (approximately 10,000 square feet) would be to build a drive-thru window, which cannot be built here, for customers to drop off their payments. This would allow for everyone in this building and the services provided out of this building to move over to the clubhouse facility. The newer facility would allow for a larger meeting room that could accommodate 135 people, which could also be used for a community type center which could be used for weddings or other ceremonies which the Board would see that some rental fees could be captured. Mr. Pickle is not sure what PGA's asking price is for the facility, but again, he reiterated that the property is not on the open market. Mr. Pickle indicated that PGA is looking at trimming an area that they no longer need with the PGA course over at the Reserve to which they are moving more of their administrative staff to that facility. He noted that the upper level of the currently has a skeleton crew, but the lower level still has the golf course related traffic. Mr. Pickle indicated that if the Board is interested that staff could build a full blown business case and work up an agreement that the District could then present to the PGA people as a formal proposal. Mr. Pickle indicated that Secretary Ney could answer further questions because he was the person who initially brought it to Mr. Pickle's attention.

Secretary Ney indicated that Country Club Estates had formed a PGA Liaison Committee to try to iron out some of the issues, especially with making the club public. Secretary Ney indicated that about a year ago, Mr. Terry, the General Manager, made an off handed comment about the clubhouse, because there was a dispute about whether the community had to pay to hold meetings at the clubhouse, wherein Mr. Terry asked, "Do you want to buy it?" It was left at that. Secretary Ney said the community and Mr. Terry met about a month ago wherein Mr. Ney asked if he was really serious about that to which Mr. Terry said, "Let's talk." Secretary Ney explained two reasons that this matter has come up: 1) PGA just spent several million dollars extending their current clubhouse, almost doubling it in size and making it very nice and they will be holding all of their activities at that clubhouse, not this one. He noted they don't really have any use for two clubhouses; and 2) St. Lucie West, as a community, has no center. Just a bunch of people living in the same geographic area. He believes the idea of a community center where the

community would be focused has a lot of appeal to him. He noted that there are really 3 organizations that have responsibility for St. Lucie West; the services district being the largest one, providing the most services; there is also the commercial association, of which all commercial properties are members; and the industrial association. Neither of those two have official offices; they are run out of property management businesses. He believes an opportunity to bring all of those organizations together in a single municipal setting would lend a lot to the community. He also noted that most of the POAs do not have community centers, clubhouses or a place to meet and that they would probably welcome a central location to hold Board meetings or events. Secretary Ney indicated that he believes this is an opportunity and he thinks it would be a shame to see that clubhouse just sit there unused. He noted it was a very nice space with spectacular views, is centrally located in the community and from his discussions with PGA, they are willing to do what they can with the financing to make it possible for us. He clarified that they are not actively looking to sell it, but they do not have any use for it. He indicated PGA was quite open to the idea of providing some community benefit. He is not sure it is actually viable, but he believes it is well worth investigating.

A lengthy discussion ensued about the matter with Mr. Pickle concluding that staff would be looking for a consensus of the Board to move forward with further investigation of the matter.

Chairman D'Amico suggested that the Members of the Board think on the proposal and discuss the matter further at tomorrow's Board Meeting.


#### **I. Supervisors' Requests**

There were no Supervisors' Requests.

#### **J. Adjournment**

There being no further items to be addressed, the Workshop was adjourned at 9:54 a.m. on a **motion** made by Secretary Ney. There were no objections.

Workshop Minutes Signature Page

  
Chairman/Vice Chairman

  
Secretary/Assistant Secretary

Date Approved 04/07/15