

**St. Lucie West Services District  
Workshop Minutes  
April 2, 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  
Jason Pierman, District Treasurer, Special District Services, Inc. ("SDS")

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

**A. Call to Order**

Chairman D'Amico called the Workshop to order at 9:06 a.m.

**B. Pledge of Allegiance**

**C. Roll Call**

It was noted that all 5 Supervisors were in attendance.

**D. Approval of Minutes**

- 1. March 5, 2018, Workshop**
- 2. March 6, 2018, Regular Board Meeting**

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

There were no changes 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 advised that a Public Hearing would need to be considered at tomorrow's Regular Board Meeting if the District is able to secure an acceptable option agreement with CGI St. Lucie, LLC for the purchase of 15 acres and the clubhouse at Trails Golf Course.

Discussion ensued regarding the possibility of the amenities portion being sold to the HOA.

There was no further discussion on this matter.

### **G. District Engineer**

#### **DE 1 – Consider Approval of Work Authorization No. 4E-31-1804-SU between St. Lucie Services District and Cashmere Corner, LLC, the Owner of Property where Improvements are to be Constructed for a Facility to be known as MidFlorida Credit Union**

Mr. Pickle presented the item indicating that the original authorization was for a Sonic. He noted that it was for construction of improvements associated with a two-story office building on an outparcel in the Lowes Improvement Center. The following special condition will apply: 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.

There was no discussion regarding this item.

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

#### **DM 1 – Update on City of Port Saint Lucie Noise Complaints related to District Projects**

Mr. Pickle noted that the City had received noise complaints related to District stormwater projects along Cashmere. A special meeting was held on March 19, 2018, to address said complaints at which time the City approved a landscape buffer to be installed along Cashmere in the City's right of way.

A Lake Forest resident also complained about noise related to the turnpike. After an onsite meeting, it was determined to be related to unauthorized clearing in the preserve. The District worked with the HOA and agreed upon a replanting plan in the area.

The City also received noise complaints from residents of Kings Isle, next to Lake Harvey. Staff will develop additional landscaping along the north end of the property to address these complaints.

There was no discussion regarding these matters.

**DM 2 – Update on Letter of Intent to Purchase 10 Acres and Clubhouse at the Trails Golf Course**

Mr. Pickle noted that this item had been covered during the Special Meeting held on March 27, 2018.

**DM 3 – Other Items/Updates**

Mr. Pickle advised that the Chick-Fil-A lift station relocation was almost done and that the closing would be scheduled once it has been completed. He indicated that the District would net around \$800,000 from the sale of that property.

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 February, 2018**

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

Secretary Smith asked for an overview of the Project Tracker. Mr. Pickle highlighted the projects underway.

Supervisor Doughney asked about changes to the design plan now that the District was purchasing the top and bottom floors of the clubhouse. Mr. Pickle gave an overview of how the building will be laid out.

A brief discussion ensued.

**J. Supervisor Requests**

Supervisor Doughney congratulated Chairman D'Amico for a job well done during the Special Board Meeting held on March 27, 2018.

**K. Adjournment**

There being no further items to be addressed, the Workshop was adjourned at 9:51 a.m. There were no objections.

Workshop Minutes Signature Page

  
Chairman/Vice Chairman

  
Secretary/Assistant Secretary

Date Approved 05/01/18