

St. Lucie West Services District
Regular Board Meeting Minutes
April 3, 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

Dennis Pickle, District Manager, St. Lucie West Services District ("SLWSD")
Bill Hayden, Public Works Director/Assistant District Manager, SLWSD
Maddie Maldonado, Office Manager, SLWSD
Josh Miller, Assistant Utilities Director, SLWSD
Lisa Beans, Administrative Assistant, 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 5 Supervisors were in attendance, with Supervisor Child present via conference call.

D. Approval of Minutes

- 1. March 5, 2018, Workshop**
- 2. March 6, 2018, 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 March 5, 2018, and the March 6, 2018, Regular Board Meeting Minutes, as presented. 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 explained the process to set a Public Hearing for the purchase of the PGA property. He indicated that he was seeking authorization to set a Public Hearing for June 5, 2018, to consider ratification of an option agreement, if Mr. Pickle and the Chairman are successful in negotiating said agreement.

Discussion ensued regarding possible additional terms and conditions.

A **MOTION** was made by Supervisor Doughney, seconded by Secretary Smith and passed unanimously authorizing the advertisement for a Public Hearing on June 5, 2018, if the District is able to secure an acceptable option agreement with CGI St. Lucie, LLC for the purchase of 10 acres and the clubhouse at the Trails Golf Course.

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. Lawson presented the item, recommending approval with the one special condition, as outlined at yesterday's Workshop.

A **MOTION** was made by Supervisor Doughney, seconded by Vice Chairman Ney and passed unanimously approving Work Authorization No. 4E-31-1804-SU between St. Lucie West Services District and Cashmere Corner, LLC, the owner of the property where improvements will be constructed of a facility to be known as MidFlorida Credit Union with the following special condition: 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, as presented.

Mr. Lawson noted that the inspection fee previously paid by Sonic had been refunded.

H. District Manager

Action Items

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

Mr. Pickle noted that he had given a complete update on this item at yesterday's Workshop.

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

This item was previously discussed under Agenda Item DA-1 above.

Vice Chairman Ney asked about the large mounds of dirt at the Chick-Fil-A site. Mr. Pickle indicated that in moving the old lift station there was a lot of muck/clay. Josh Miller indicated that they would be hauling dirt from this site to Lake Harvey. Mr. Pickle noted that the lift station was expected to be online by next week and could close shortly thereafter.

DM 3 – Cascades HOA Contested Sewer Charges

Mr. Pickle indicated that this was a walk-on item and was a request from the Cascades HOA who was contesting sewer charges for an account servicing the tennis facility. He indicated that the District was asked to identify which meters went to which location in the common area of the Cascades and during that process it was determined that the tennis facility was not connected to sewer, but the District had been charging for sewer on a monthly basis. This was never brought to the District's attention and there is nothing in District files which would indicate that the tennis facilities had requested no sewer charges. The request made through FirstService Management firm was in the lump sum amount of \$52,737.49 and goes back to February 2014. After reviewing this with the District's attorney, he advised, due to the Statute of Limitations, that we can go back 48 months, which equates to a one time refund of \$52,195.73. Mr. Pickle indicated that this refund would come from the Utility Contingency Fund.

Secretary Smith noted that when this item came up during the Cascades HOA meeting, he left the room so as not to have any conflict of interest.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Doughney and passed unanimously approving the sewer refund to the Cascades HOA in the lump sum of \$52,195.73 from the Utility Contingency Fund, as presented. The Available Project Budget being \$80,559.00; This Project being \$52,195.73; leaving an Available Balance of \$28,363.27.

I. Consent Agenda

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

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

A **MOTION** was made by Secretary Smith, seconded by Supervisor Doughney approving Consent Agenda items CA 1 through CA 6, as presented.

Mr. Pierman explained the negative percentage on Page 38 of the Meeting Booklet.

Secretary Smith's **MOTION** was reiterated, seconded by Supervisor Doughney approving Consent Agenda items CA 1 through CA 6, as presented.

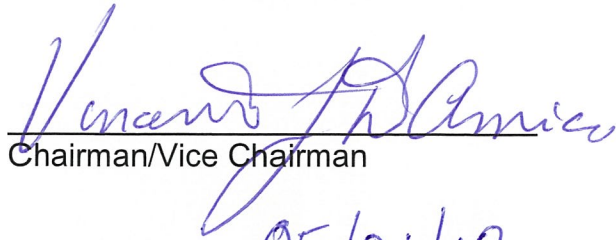
J. Supervisor Requests

There were no Supervisor Requests.

K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:46 a.m. There were no objections.

Regular Board Meeting Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 05/01/18