

**St. Lucie West Services District**  
**Regular Board Meeting Minutes**  
April 5, 2016, 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  
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  
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 present.

**D. Approval of Minutes**

- 1. February 29, 2016, Workshop**
- 2. March 1, 2016, Regular Board Meeting**

The minutes were presented for Board approval.

A **motion** was made by Supervisor Child, seconded by Supervisor Altwein approving the Workshop Minutes of February 29, 2016, as amended, and the March 1, 2016, Regular Board Meeting Minutes, as amended. 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 – Consider Approval of First Amendment to Purchase and Sale Agreement**

Mr. Harrell presented the item indicating that the buyer had requested the amendment in order to extend the investigation period to April 22, 2016. He clarified that the closing date had not changed and asked for approval and ratification of the First Amendment.

A **motion** was made by Supervisor Child, seconded by Secretary Smith approving and ratifying the First Amendment to the Purchase and Sale Agreement between Ross Realty Investments, Inc. and St. Lucie West Services District, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

**G. District Engineer**

**DE 1 – Consider Approval of Release and Abandonment of a Portion of Two Utility Easements Granted on SLW Plat Nos. 164 and 190, and Acceptance of a Replacement Utility Easement from Montville Center Associates, L.P. to Accommodate Relocation of the District's 12" Irrigation Main Located on the Fountainview Project Site**

Mr. Lawson presented the item indicating the Montville Center Associates, L.P., the developer of the Fountainview project, was required to relocate the District's 12" irrigation main in order to accommodate City requirements for a perimeter landscape buffer and buffer wall adjacent to the Belmont residential community. As a part of Work Authorization 4A-69-1210-SU, the developer relocated the irrigation main and provided an easement over it by way of SLW Plat No. 190 recorded in Plat Book 70, Page 24 of the St. Lucie County public records.

Mr. Lawson further explained that during the relocation work, it was determined that dry utility conflicts existed at the western-most end of the newly platted utility easement. The District was advised of the conflict and approved a minor adjustment in alignment for the 12" irrigation main.

Mr. Lawson noted that the item before the Board for consideration is the release and abandonment of a section of the pre-existing utility easement granted on SLW Plan No. 164, where the original irrigation main was located and a small section of the utility easement that was granted on SLW plat No. 190 referenced above.

Mr. Lawson stated that it also includes consideration for acceptance of a new 10' wide utility easement that was made necessary as a result of conflicts encountered during construction of the new 12" irrigation main. The new section of easement connects the remaining portion of the SLW Plat No. 164 easement with the remaining portion of the SLW Plat No. 190 easement.

Mr. Lawson indicated that staff had reviewed the request and recommends the approval and acceptance of all three documents.

A **motion** was made by Vice Chairman Ney, seconded by Supervisor Child, approving the release and abandonment of a portion of two Utility Easements granted on SLW Plat Nos. 164 and 190, and the acceptance of a replacement Utility Easement from Montville Center Associates, L.P. to accommodate relocation of the District's 12" Irrigation Main located on the Fountainview project site, as presented.

Under discussion, Vice Chairman Ney asked if the work had already been constructed. Mr. Lawson advised that the lines have been constructed and that this approval and acceptance is merely a housekeeping matter.

Vice Chairman Ney's **motion** was reiterated, seconded by Supervisor Child, approving the release and abandonment of a portion of two Utility Easements granted on SLW Plat Nos. 164 and 190, and the acceptance of a replacement Utility Easement from Montville Center Associates, L.P. to accommodate relocation of the District's 12" Irrigation Main located on the Fountainview project site, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

#### **H. Consent Agenda**

**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, 2016**

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

**CA 7 – Surplus Items**

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

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

**I. District Manager  
Action Items**

**DM 1 - Consider Approval of High Service Pump Intake Line Reroute Project for the Water Treatment Plant**

Mr. Pickle presented the item indicating the staff had accepted proposals in March for the expansion of the High Service Pump Intake Line located at the Water Treatment Facility with associated piping, valving and disinfection requirements. He noted that the project will equalize levels in both water storage tanks when using the new high service pump system. He also noted the portion of the project is for the materials only and that he will authorize the construction phase of the project, once the material have arrived. Mr. Pickle indicated that the lowest proposal for installation of materials was received from J.H. McGregan & Sons, Inc. in the amount of \$21,825.00 and would be funded from the Utility R&R Fund.

The following three proposals were received:

HD Supply Waterworks, Ltd in the amount of	\$ 40,220.15
Ferguson Enterprises, Inc. in the amount of	\$ 41,084.49
Fortiline Waterworks in the amount of	\$ 42,162.00

Mr. Pickle indicated that staff was recommending that the Board accept the proposal from HD Supply Waterworks, Ltd. In the amount of \$40,220.15

A **motion** was made by Supervisor Altwein, seconded by Secretary Smith, accepting and approving the HD Supply Waterworks, Ltd. proposal in the amount of \$40,220.15 for the High Service Pump Intake Line Reroute Project for the Water Treatment Plant, as presented. This project being funded out of the Utility R&R Fund for the current fiscal year. The Utility R&R Fund Balance before the Project: \$121,868.00; This Project cost: \$40,220.15; leaving a Utility R&R Fund Balance after the Project of \$81,647.85.

Under discussion, Secretary Smith asked for the addition of the \$21,825 cost for the installation of materials to which Mr. Pickle indicated that that amount was within his authority of approval and that was why it was not included for consideration.

Supervisor Altwein's **motion** was reiterated, seconded by Secretary Smith, accepting and approving the HD Supply Waterworks, Ltd. proposal in the amount of \$40,220.15 for the High Service Pump Intake Line Reroute Project for the Water Treatment Plant, as presented. This project being funded out of the Utility R&R Fund for the current fiscal year. The Water Connection Fee Fund Balance before the Project: \$121,868.00; This Project cost: \$40,220.15; leaving a Water Connection Fee Fund

Balance after the Project of \$81,647.85. Upon being put to a vote, the **motion** carried 5 to 0.

### **DM 2 – 2015 Annual Drinking Water Quality Report**

Mr. Pickle presented the 2015 Annual Drinking Water Quality Report for the District and noted that it is required by the State Department of Environmental Protection (FDEP). Mr. Pickle indicated that it was a formality that the Board accept the report and that it will be distributed in an upcoming bill to customers.

Chairman D'Amico asked for confirmation that there was no uptake of lead in the water to which Mr. Pickle responded that there had been no increase in lead or copper over the last year.

A **motion** was made by Supervisor Altwein, seconded by Vice Chairman Ney to accept the 2015 Annual Drinking Water Quality Report, as presented.

Under discussion, Vice Chairman Ney asked Mr. Pickle's opinion of the drinking water quality on a scale of 1 – 5 with 5 being a perfect score. Mr. Pickle responded that he is proud of the District's water quality and would give it a 5.

Supervisor Altwein's **motion** was reiterated, seconded by Vice Chairman Ney to accept the 2015 Annual Drinking Water Quality Report, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

### **DM 3 – Consider Approval of Contract for Continuous On Call Potable Water, Wastewater and Utilities Related Engineering Consulting Services with Infrastructure Solution Services**

Mr. Pickle presented the item indicating that this is a request for Board approval for the Contract for Continuous One Call Potable Water, Wastewater and Utilities Related Engineering Consulting Services with Infrastructure Solution Services, LLC of Melbourne, Florida. Mr. Pickle indicated that the hourly rates for this firm are much lower than the previous engineering firm.

Chairman D'Amico commended staff for an excellent job rating for this project.

A **motion** was made by Secretary Smith, seconded by Vice Chairman Ney and passed unanimously approving the contract for Continuous On Call Potable Water, Wastewater and Utilities Related Engineering Consulting Services with Infrastructure Solution Services, LLC, as presented.

### **DM 4 – Consider Approval of Reincorporation of Easement and Bill of Sale for Irrigation Lines and Facilities – The Belmont**

Mr. Pickle presented the item indicating that when the District approved the taking over the distribution line of the IQ system, the Board requested bills of sale to the distribution facility. Chairman D'Amico asked if this was the last one we were waiting on to which both Mr. Harrell and Mr. Pickle indicated that they believed it was. A brief discussion ensued regarding the District's responsibilities as compared to other subdivisions to which Mr. Pickle assured the Board that nothing is different.

A **motion** was made by Supervisor Altwein, seconded by Supervisor Child approving the Reincorporation of Easement and Bill of Sale for Irrigation Lines and Facilities at The Belmont, as presented.

Secretary Smith asked out of curiosity if The Belmont had reincorporated that particular part of the property. Mr. Harrell noted that the District has had to deal with peculiarities in the authority granted to the Board, stating that it will not be recorded, so it will not dirty up title.

Supervisor Altwein's **motion** was reiterated, seconded by Supervisor Child approving the Reincorporation of Easement and Bill of Sale for Irrigation Lines and Facilities at The Belmont, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

#### **DM 5 – Other Items/Updates**

Mr. Pickle had a budget update regarding the estimate for the new Administrative building indicating that he had received an e-mail from Mr. Lawson in which the architect advised of a new estimate of \$1.1 Million when it was previously estimated to cost \$800,000 plus \$60,000 to \$70,000 for engineering. Secretary Smith asked how many square feet the facility would be to which Mr. Pickle stated it would be 5,025 square feet or about \$110 per square foot. Supervisor Altwein asked if that included the parking lot and Mr. Pickle advised that it did. Mr. Pickle also noted that once the new facility had been built they would sell the current building on govdeals.com. A brief discussion ensued regarding the specifics of the current building.

#### **J. Supervisor Requests**

Supervisor Child had no requests.

Vice Chairman Ney asked if a delay was expected for building (Chick Fil A) on the Bank of America property because of the Amendment to the Sale and Purchase. Mr. Pickle indicated that there had been conversations back and forth with the engineering firms involved and that everyone involved was working with them. Vice Chairman Ney asked if more than the \$100,000 allotted for the relocation of the lift station is incurred, can the District recover those additional costs. Mr. Harrell indicated it could and that there will be additional conversations regarding the matter. Mr. Pickle indicated that the developers of the property (Chick Fil A being only one of their potential buyers) would prefer to have the lift station moved at this point because it interferes with their drive-thru plans.

Secretary Smith asked about the new restaurant, Cheddar's and their plumbing problems and whether it had anything to do with the District. Mr. Pickle assured the Board that Cheddar's was under construction and that their plumbing problems had nothing to do with the District.

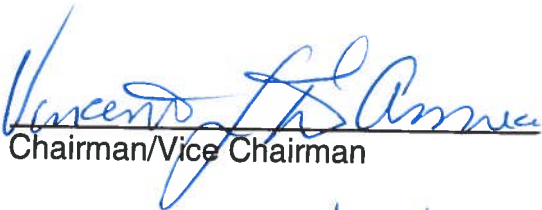
Secretary Smith stated that the school appears to be moving along well and asked where we were. Mr. Hayden indicated that they had recently received a phone call from the engineer regarding stormwater.

There were no further Supervisor Requests.

#### **K. Adjournment**

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:37 a.m. There were no objections.

Regular Board Meeting Minutes Signature Page

  
Chairman/Vice Chairman

  
Secretary/Assistant Secretary

Date Approved 05/03/16