

**St. Lucie West Services District**  
**Workshop Minutes**  
**May 1, 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 Workshop is available on file.)

**Board Members Present**

Vincent D'Amico, Chairman  
Gregg Ney, Vice Chairman  
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  
Dan Harrell, District Counsel, Gonano & Harrell  
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 9:00 a.m.

**B. Pledge of Allegiance**

**C. Roll Call**

It was noted that Secretary Wayne Smith was not in attendance.

**D. Approval of Minutes**

- 1. April 3, 2017, Workshop**
- 2. April 4, 2017, Regular Board Meeting**

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

Chairman D'Amico referred to Page 2 of the April 4, 2017, Regular Board Meeting Minutes, under Item F, DA-1, noting that property is actually next to Bank of America and should not be referred to as "...the Bank of America property..."

Mr. Pierman indicated that he would advise Ms. Archer of the revision.

There were no further revisions or discussion regarding either set of minutes.

#### **E. Public Comment**

There was no public comment at this time.

#### **F. District Attorney**

##### **DA 1 – Seventh Amendment to Purchase and Sale Agreement**

Mr. Harrell referred to the Seventh Amendment to Purchase and Sale Agreement concerning the property next to Bank of America. Mr. Harrell indicated that the lift station location does not meet the agreed upon criteria and that the Chick-fil-A site plan spills over into the Bank of America property. He further indicated that the City has concerns about traffic control with their drive-thru plan and that it had been scheduled to go to site plan review last week, but had been pulled because of the City's concerns. Mr. Harrell further noted that the lift station amendment had to be coordinated with the City and the District and that notification will trigger the District moving the lift station.

Discussion ensued about deposits made thus far and concern if a closing does not come to fruition.

Mr. Pickle indicated that there is no down side to approving the Seventh Amendment and that starting the relocation clock will begin after the City approves the site plan. He noted that the lift station requires a 30' x 30' area.

Vice Chairman Ney asked for clarification that everything is the same in the Seventh Amendment except that the 180-day relocation clock does not start until the City approves the site plan. Mr. Harrell affirmed that that was the case and that the closing date will be once the lift station has been relocated.

There was no further discussion regarding this item.

#### **G. District Engineer**

##### **DE 1 – Consider Approval of Work Authorization No. 4E-30-1703-R between SLWSD and the City of Port St. Lucie, Florida**

Mr. Hayden presented the item indicating that this application is for the installation of a 100' long hedge and crepe myrtles inside Water Management Tract 31B in order to block crosswalk noise. He noted that the hedge is to be located at the NE corner of Bethany Drive and St. Lucie West Boulevard at a minimum distance of 10 feet from the edge of the water. Mr. Hayden noted that plantings within District lands may be subject to removal by the District for installation of improvements or maintenance of District controlled lands at the District's sole discretion. Mr. Hayden also noted that the \$100 application fee had been waived. He recommended approval.

There was no discussion on this matter.

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

##### **DM 1 – Consider Approval to Amend Purchase Order #73420 with Kamstrup Meters to Purchase Additional Meters**

Mr. Pickle presented the item indicating that this was an amendment to Purchase Order # 73420 for replacement meters. He noted that Staff are ahead of schedule and are seeing major benefits to the automatic meter reading program. They are recommending that the budget be increased by \$274,113 per year for 5 years. Mr. Pickle indicated that they might be able to complete the project even quicker than 5 years.

Vice Chairman Ney agreed that the District should look at completing the project as quickly as possible. Discussion ensued.

Mr. Pickle indicated that he would bring an accelerated plan to tomorrow's meeting.

There was no further discussion regarding this matter.

##### **DM 2 – Consider Authorization to Approve Principal Dental Insurance Provider**

Mr. Pickle presented the matter indicating that Staff had received a proposal for the renewal of the Dental Insurance Coverage provided by Principal, in which they propose a 5.91% increase for the renewal year, effective July 1, 2017. He noted that this was an increase of \$2,073.96 and that the annual premium, based on 58 participants, will be \$37,178.52.

Vice Chairman Ney expressed his displeasure with the plan due to difficulty in finding dentists who accept it and because they deny claims. He recommended obtaining other options. Mr. Pickle noted that he had not had any other complaints about the plan, so he did not feel the need to seek other options. Mr. Pickle advised that he would bring other options to the June meeting.

There was no further discussion regarding this item.

##### **DM 3A – Consider Approval of Change Order #1 for the 2016 Stormwater Enhancement Project – Lake Harvey**

Mr. Pickle presented the item indicating that Staff had requested that the wetland area of the project be lowered 0.5 feet to enhance overall appearance and mitigate for effects of extended period of drought. He noted that the contractor, J.W. Cheatham, had agreed to maintain the \$2.10 per cubic yard contracted price to remove and dispose of the additional 2,852 cubic yards of material. He

recommended approval of Change Order #1 in the amount of \$5,989.20 to J.W. Cheatham.

There was no discussion regarding this item.

#### **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 March, 2017**

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

**CA 7 - Surplus Items**

There was no discussion regarding Consent Agenda items CA 1 through CA 7.

#### **J. Budget Workshop (Workshop Discussion Only)**

Mr. Pickle highlighted the changes in the budget, such as the updated fund balances and noted that the District has very healthy reserve. He noted that the District needed to establish a reserve policy. Mr. Pickle indicated that the City was increasing their stormwater fee, but the amount is not known at this time. He noted that the 5 year projection shows the District being in excellent shape, financially.

There was no further discussion on the budget.

#### **K. Supervisor Requests**

Vice Chairman Ney expressed his concern regarding the sale of the PGA golf course and that the purchaser may not keep it as a golf course. Discussion ensued.

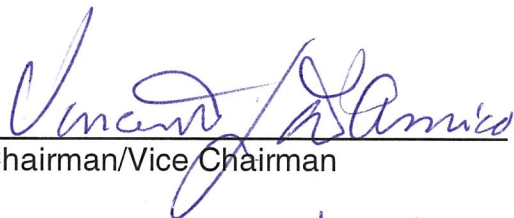
Mr. Pickle indicated that using the golf course as additional stormwater retention could benefit the area because the golf course elevation is high and does not hold as much water as it could.

There were no further requests from the Supervisors.

**L. Adjournment**

There being no further items to be addressed, the Workshop was adjourned at 10:06 a.m. There were no objections.

Workshop Minutes Signature Page

  
Chairman/Vice Chairman

  
Secretary/Assistant Secretary

Date Approved 06/06/17