

**St. Lucie West Services District**  
**Regular Board Meeting Minutes**  
June 5, 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  
Josh Miller, Assistant Utilities Director, SLWSD  
Maddie Maldonado, Office Manager, SLWSD  
Dan Harrell, District Counsel, Gonano & Harrell  
Bob Lawson, District Engineer, ARCADIS-US, Inc.  
Jason Pierman, District Treasurer, Special District Services, Inc. ("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.

**D. Approval of Minutes**

1. April 30, 2018, Workshop Minutes
3. May 1, 2018, Regular Board Meeting Minutes

The minutes were presented for Board approval.

A **MOTION** was made by Secretary Smith, seconded by Supervisor Child approving the Workshop Minutes of April 30, 2018, as amended, and the May 1, 2018, Regular

Board Meeting Minutes, as amended. Upon being put to a vote, the **MOTION** carried 5 to 0.

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

District resident, Sue Snyder, praised Mr. Pickle, indicating that he had proven capable and he is honorable. She also praised the Staff. She went on to thank the Board and previous Boards for keeping rates stable. She also noted that she used to come to District meetings to complain about flooding and midge flies. She no longer complains because those are no longer issues because of Mr. Pickle and his Staff.

#### **F. District Attorney DA 1 – Status Report/Updates**

Mr. Harrell advised that they had closed on the Boulevard property.

Mr. Harrell reminded the Board Members of the qualifying period and to file their 2017 Form 1 by the July 1<sup>st</sup> deadline.

That concluded Mr. Harrell's updates.

#### **G. District Engineer DE 1 – Consider Approval of Work Authorization No. 4A-83-1804-SU between the St. Lucie West Services District (the "District") and Texas Roadhouse Holdings, LLC related to the Texas Roadhouse Restaurant Site**

Mr. Lawson reviewed the item and recommended approval with the 4 special conditions noted. He asked if there were any questions.

A **MOTION** was made by Supervisor Child, seconded by Supervisor Doughney approving Work Authorization No. 4A-83-1804-SU between St. Lucie West Services District and Texas Roadhouse Holdings, LLC related to the Texas Roadhouse Restaurant Site with the following 4 special conditions:

- 1.) Applicant shall supply a letter from the owner of Parcel 2 indicating that they have reviewed the plans and that they do not have an issue with the installation of some of the drainage system serving both Parcels 1 and 2 on Parcel 2 property;
- 2.) All water and sewer facilities servicing this project will be privately owned and maintained by the applicant or subsequent property owner;
- 3.) A 10-foot ingress/egress/utility easement shall be prepared to cover the domestic and fire flow lines being extended to service this property. The easements shall be prepared, submitted for review and acceptance by SLWSD, and be recorded in the public records prior to the site receiving its water meter; and
- 4.) All drainage system components serving this project will be privately owned and maintained by the applicant or subsequent property owner.

Upon being put to a vote, the **MOTION** carried 5 to 0.

## **DE 2 – Status Report/Updates**

Mr. Lawson advised of the relocating of the 6B control structure, indicating that they were working on the plan to relocate it because of the issues with water levels. He noted that the plans should be done this month, with permitting expected to be completed next month.

Chairman D'Amico asked about the cost. Mr. Lawson indicated in the ballpark of \$450,000, but that the numbers need to be updated. Mr. Lawson then went over the telemetry plan.

That concluded Mr. Lawson's status reports/updates.

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

### **DM 1 – Consider Approval of Contract with the Florida Department of Corrections Contract #W1109 Amendment #1**

Mr. Pickle presented the item, indicating that it was for one additional year. Mr. Hayden noted that they do a great job and we get a big bang for our buck.

Supervisor Child asked what the District's savings were versus District employees doing the work themselves. Mr. Pickled opined that 5 employees would cost approximately \$200,000+, indicating a savings of approximately \$180,000 per year.

Vice Chairman Ney asked for confirmation that nothing had changed in the contract from last year. He was assured nothing had changed. He then asked if the District decided to take over maintenance of the preserves owned by the HOAs, could we extend the contract for those areas. Mr. Pickle indicated that a separate contract would need to be drawn up for the additional areas, which would equate to an additional 5 workers for a 6 month period. He noted that they may not need them all year round due to rainy season, but that the current situation is to not have them work in residential areas. Other options were discussed.

Staff recommended approval of the contract amendment.

A **MOTION** was made by Secretary Smith, seconded by Supervisor Child approving the Amendment #1 to Contract #W1109 with the Florida Department of Corrections, as presented. Upon being put to a vote, the **MOTION** carried 5 to 0.

### **DM 2 – Consider Approval of Owner Direct Purchasing of Necessary Pipe Fitting Appurtenances for the SW069 Reuse Irrigation Pump Station Project**

Mr. Pickle presented the item, indicating that it had been discussed at the previous day's Workshop Meeting. He recommended approval of the proposal from Ferguson Waterworks.

A **MOTION** was made by Supervisor Child, seconded by Vice Chairman Ney and passed unanimously approving the proposal for Pipe Fitting Supplies for the SW069 Reuse Irrigation Pump Station Project from Ferguson Waterworks for the not to exceed amount of \$161,171.07, as presented. The Available Project Budget: \$720,310.24; This Project: \$161,171.07; leaving an Available Balance of \$559,139.17.

### **DM 3 – Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2019 Proposed Annual Budget and Setting a Public Hearing Date**

Mr. Pickle presented Resolution No. 2018-01, entitled:

#### **RESOLUTION NO. 2018-01**

#### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019.**

Chairman D'Amico asked why there were 2 new office complexes listed. Mr. Pickle advised it was because it was being split between the General Fund and the Utility Fund.

Mr. Pickle advised that when we expanded the size of the meeting room, it put the new building over \$1 Million and also accounts for construction costs going up.

Mr. Pickle also noted that the Board was approving not only the Proposed Fiscal Year 2019 Budget, but also the Revised Fiscal Year 2018 Budget, which will trigger the District being able to hire for some of the positions discussed at the Workshop yesterday. Mr. Pickle then referenced the Organization Chart.

Mr. Pickle indicated that Staff recommends the adoption of Resolution No. 2018-01, adopting a Proposed Budget for Fiscal Year 2019 and setting the Public Hearing date of September 11, 2018.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Smith adopting Resolution No. 2018-01, Adopting a Fiscal Year 2019 Proposed Annual Budget and Setting a Public Hearing Date of September 11, 2018, as presented. Upon being put to a vote, the **MOTION** carried 5 to 0.

### **DM 4 – Receive and Accept 2017 Financial Report**

Mr. Pickle presented the item and explained the liability decrease was due to the debt payment.

A **MOTION** was made by Supervisor Child, seconded by Vice Chairman Ney to receive and accept the 2017 Financial Report, as presented, by Grau & Associates.

A question arose regarding the sale of the Boulevard property and whether the District would see any expenditure against it. It would increase the assets a little more. Mr. Pickle indicated that we sold the property, but we did lose an asset by selling it, but we should see a net gain. Mr. Harrell indicated instead of it being a hard asset on the balance sheet, it will be considered a liquid asset.

Supervisor Child's **MOTION** was reiterated, seconded by Vice Chairman Ney to receive and accept the 2017 Financial Report, as presented by Grau & Associates. Upon being put to a vote, the **MOTION** carried unanimously.

### **DM 5 – Other Items/Updates**

Mr. Pickle asked the Board if they had any questions regarding the Employment Amendment since Mr. Harrell was present. Mr. Pickle indicated that it would be brought before the Board for consideration at the July meeting. There were no questions.

The Mr. Pickle's tenure with the District was reviewed. Succession planning was discussed.

Mr. Pickle extended his appreciation to Ms. Snyder for her comments.

Mr. Pickle thanked Mr. Hayden and the Staff for their work during the rain event, noting that there was good cooperation on both sides. He reiterated that the system was built to put water in the streets, yards and garages and that sooner or later, it will happen, even with improvements.

Secretary Smith suggested that one goal for Mr. Pickle for the upcoming fiscal year would be to continue his succession planning. Mr. Pickle indicated he would meet with the individual Board Members to discuss those goals and bring them to the July meeting.

Mr. Pickle pointed out that their records indicate that we received 15.1 inches of rain during the month of May. He indicated that the City recorded 22 inches of rain, so depending on where you were, determines the amount; anywhere from 15 to 22 inches of rain is quite a bit, especially when it is not caused by a tropical storm or hurricane.

Mr. Pickle advised that he had received a phone call asking if the Public Hearing had been set to consider the purchase of the clubhouse. Mr. Pickle reiterated that the District was not purchasing the clubhouse.

Further discussion ensued regarding the potential location of the new administrative building and potential delays if the property next door is purchased.

Vice Chairman Ney asked if it was worth adding more storage to the new building facility to offset the offsite storage. Mr. Pickle indicated he could look into it, in addition to adding a drive thru, if the District purchases the site next door.

There was a consensus of the Board for Mr. Pickle to move forward with plans for a new administrative building (Plan A) and to look into purchasing the land next door.

#### **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 April, 2018**

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

<p>A <b>MOTION</b> was made by Supervisor Doughney, seconded by Secretary Smith and passed unanimously approving Consent Agenda items CA 1 through CA 6, as presented.</p>
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Supervisor Child excused himself from the meeting at approximately 9:53 a.m.

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

Supervisor Doughney thanked Staff for their hard work during the storm.

Secretary Smith thanked Mr. Pickle and Mr. Lawson for getting the 6B information out to the residents and for the constant communication during the rain event.

Vice Chairman Ney agreed with the above comments and added his thanks to Mr. Lawson for the improvements to the system.

There were no further Supervisor Requests.

#### **K. Adjournment**

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

Regular Board Meeting Minutes Signature Page

  
Chairman/Vice Chairman

  
Secretary/Assistant Secretary

Date Approved 07/10/18