

St. Lucie West Services District
Regular Board Meeting Minutes
July 11, 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 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")
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 present.

D. Approval of Minutes

- 1. June 5, 2017, Workshop**
- 2. June 6, 2017, Regular Board Meeting**

The minutes were presented for Board approval.

A **motion** was made by Vice Chairman Ney, seconded by Supervisor Child approving the Workshop Minutes of June 5, 2017, as presented, and the June 6, 2017, 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 advised that very little had been going on with the sale of the surplus land along the Boulevard. He indicated that Chick-Fil-A was the lessee of the purchaser and was responsible for proceeding with the site plan. He noted that they were trying to work with Bank of America on the drive easement, but that Bank of America was not cooperating. It appears that Chick-Fil-A will have to now adjust their site plan. It is Mr. Harrell's estimate that they are at least 60 days away from getting in front of Planning & Zoning.

Discussion ensued regarding the deposits made thus far and the fact that if the site plan changes, everything will change, including the location of the lift station. Mr. Harrell indicated that he would review the contract to determine if there is any contingency for additional deposits due to the delay.

That concluded Mr. Harrell's updates.

**G. District Engineer
DE 1 – Status Report/Updates**

Mr. Lawson advised, regarding the Lake Harvey project, that the contractor had started clearing at Cashmere. He indicated that excavation would begin shortly.

Discussion ensued regarding saving some of the trees. Mr. Lawson indicated that there job was to clear the lot to ready it for excavation and that landscaping would be installed closer to the completion date of the project.

That concluded Mr. Lawson's updates.

**H. District Manager
Action Items**

DM 1 – District Manager and Staff Goals and Objectives for Fiscal Year 2018

Mr. Pickle presented the item, indicating that it had been thoroughly discussed the previous day. He recommended acceptance.

Mr. Pickle advised that he had met with the representatives of PGA regarding the St. Lucie Trail Golf Club the previous day and that they asked if the District was interested in purchasing the clubhouse and 10 to 12 acres for stormwater storage. Mr. Pickle showed a depiction of the property and highlighted the areas. He also indicated that he was interested in the 2 ½ acres along County Club. In short, the proposal would be for the purchase of the clubhouse and 7 to 8 parcels in order to dig ponds. He noted that PGA was interested in the District also purchasing the tennis courts and pool area, of which we have no use for.

Discussion ensued regarding leasing a portion of the downstairs clubhouse back to the purchaser for a cart barn, a tiki bar/small restaurant and a pro shop. Discussion ensued regarding potential IRS issues if a portion is leased back to the purchaser.

Mr. Pickle noted that he advised PGA earlier this morning that the District definitely was interested in purchasing the acreage for stormwater purposes.

Mr. Pickle indicated that he would be meeting with the PGA representatives either Thursday, July 13, 2017, in the morning or next week some time, depending on everyone's availability.

There was a consensus of the Board to move forward with the land purchase only at this time.

Mr. Pickle had no further updates.

I. Consent Agenda

Consent Agenda Items CA 1 through CA 6 were presented for Board consideration.

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 May, 2017

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

A **motion** was made by Vice Chairman Ney, seconded by Supervisor Doughney approving Consent Agenda Items CA 1 through CA 6, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

J. Supervisor Requests

Vice Chairman Ney asked rather than voting by individual name, could they vote by acclimation. Mr. Harrell advised that it was up to the Chairman. Chairman D'Amico indicated that there was no reason to change the process.

There were no further requests from Supervisors.

K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 10:28 a.m. There were no objections.

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Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 08/01/17