

St. Lucie West Services District
Workshop Minutes
July 31, 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
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
Jason Pierman, District Treasurer, Special District Services, Inc. ("SDS")
Michael McElligott, SDS
James Candela, 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 all 5 Supervisors were in attendance.

D. Approval of Minutes

- 1. July 10, 2017, Workshop**
- 2. July 11, 2017, Regular Board Meeting**

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

Vice Chairman Ney referred to Page 4 of the Workshop minutes, under Supervisor Requests, wherein he noted, "...that although he was encouraged by the discussions

with PGA, he is also frightened.” He asked that “...he is also frightened.” Be removed.

There were no further revisions and/or corrections to either set of minutes.

E. Public Comment

There was no public comment at this time.

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

Mr. Pickle was not aware of any updates from Mr. Harrell.

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

Mr. Pickle indicated that Mr. Lawson may bring the replat of Plat 196 for a re-subdivision in National Plaza, east of the hotel, which is being split into 2.

Mr. Pickle there was no new information pertaining to the sale of the property along the boulevard.

**H. District Manager
Action Items**

REVISED DM 1 – Consider Approval of Blue Cross Blue Shield of Florida Health Insurance Provider

Mr. Pickle presented a revised DM 1 with the final negotiated renewal increase of 3.95% for Plans 5467 and 5462.

There was no discussion regarding this item.

DM 2 – District Manager Annual Performance for 2017

Mr. Pickle indicated that he had met with each Member of the Board to discuss his annual performance.

There was no discussion regarding this item.

DM 3 – Consider Request to Advertise for a Public Hearing to Consider Adoption of Proposed Amendment to Chapter A-I, St. Lucie West Services District General and Procedural Rules; Adopting a Fund Balance Policy

Mr. Pickle noted that this would set the fund balance policy for the General Fund and should reflect 17% of expenditures. He noted that they would be reducing the fund balance in the coming years because of the Vac-Con truck and the new building.

Vice Chairman Ney asked they were setting the maximum fund balance to which Mr. Pickle replied they were not, that the public would ensure that the District's fund balance does not get out of hand.

There was no further discussion regarding this item.

DM 4 – Consider Approval of General Liability Insurance and Workers' Compensation Insurance provided by Preferred Governmental Insurance Trust (PGIT)

Mr. Pickle presented PGIT's proposal, indicating that general liability went up 3.01% and that workers' comp had come down slightly. He noted that the increase was mainly due to new assets being added over the previous year.

Secretary Smith asked if there had ever been a major claim to which Mr. Pickle indicated there had been back in 2009, before radio telemetry, a church had flooded.

Vice Chairman Ney asked if the District could get out of the second year, if the premiums are too high. Mr. Pickle affirmed that.

There was no further discussion on this matter.

DM 5 – Other Items/Updates

Mr. Pickle indicated that he had received several e-mails from the Mayor regarding the City's interest in a dog park somewhere in St. Lucie West.

Secretary Smith requested copies of the e-mails so that he could address the matter, if asked. Mr. Pickle noted that he would forward those e-mails to the entire Board.

Mr. Pickle advised that there will be a Lake Harvey dedication once it has been completed, which is expected around November.

Mr. Pickle noted that he had met with City officials regarding the noise along Cashmere after completion of the 4E/5 Canal and Storage Enlargement project. He noted that City staff may install additional landscaping and that the City asked if the District could contribute to the irrigation. Mr. Pickle indicated that the District would contribute \$15,000.

Regarding the PGA property, Mr. Pickle indicated that PGA suggested that the District submit a proposal for the entire property. Mr. Pickle noted that the District was only interested in 12 to 15 acres and possibly the clubhouse and to lease the downstairs portion back for golf purposes, which would not require a change in charter.

Vice Chairman Ney noted that he did not want to purchase the entire property.

Secretary Smith noted that the community wants to keep the golf course, which the District would have to deal with, if purchased.

Discussion ensued about the benefits of having an additional 15 acres of stormwater retention and possible scenarios.

That concluded Mr. Pickle's updates.

There was a brief break from 10:30 a.m. until 10:36 a.m.

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 June, 2017

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

Secretary Smith had several questions about the Project Tracker.

Mr. Pickle indicated that the Protective Coating of Manholes were being done "as needed."

Mr. Pickle advised that the New Meters were for new construction and were also being done "as needed."

Mr. Pickle noted that the WTP Calcite Tank Project was still being contemplated through further evaluation.

There was no further discussion regarding the Consent Agenda.

J. Budget Workshop

Mr. Pickle advised that there would be a 40% fund balance after 5 years, which could be used to lower assessments. However, he does not recommend that because of the new administrative building or PGA building cost. He noted that they could look at it next year, determine what expenses are and aim for possibly lowering assessments then.

Vice Chairman Ney asked how we got to 100% fund balance. Mr. Pickle noted that the General Fund has a \$2 Million budget and that chemical costs vary and produce surpluses.

Mr. Pickle indicated that no rate increase is expected for the next 2 years, but that they may have to raise them in 3 years because of the bond documents.

Mr. Pickle advised that this budget version still includes a 5% health insurance increase, not the 3.95%, as has been negotiated.

Mr. McElligott advised that the Cascade bond would be paid off this year using the fund balance toward the payoff, so it's lower.

There was no further discussion related to the budget.

K. Supervisor Requests

There were no requests from the Supervisors.

L. Adjournment

There being no further items to be addressed, the Workshop was adjourned at 11:01 a.m. There were no objections.

Workshop Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 09/19/17