

St. Lucie West Services District
Workshop Minutes
November 30, 2015, 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, Vice Chairman
Gregg Ney, 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
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

After the Pledge, Chairman D'Amico asked that everyone remain standing. He then advised that Supervisor Cutler had passed away over the weekend and asked that everyone keep him and his family in their thoughts.

C. Roll Call

It was noted that all 4 Supervisors were present.

D. Approval of Minutes

- 1. November 2, 2015, Workshop**
- 2. November 3, 2015, Regular Board Meeting**

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

Chairman D'Amico noted on Page 3 of the Workshop minutes, at the end of the second Paragraph, the word should be "some" instead of "same." Mr. Pierman acknowledged the correction.

E. Public Hearing 1

1. Public Hearing 1 – Consider Resolution No. 2015-07 - Amending Chapter 1 of the Rules of the St. Lucie West Services District – Operating Policies and Procedures for Surface Water and Stormwater Management System and Improvements; Providing an Effective Date

F. Public Hearing 2

1. Public Hearing 2 – Consider Resolution No. 2015-08 – Repealing as Superfluous Chapter II of the Rules of the St. Lucie West Services District – Establishing Irrigation Water Rates and Charges for Utility Service; Providing an Effective Date

Chairman D'Amico advised that there would be 2 Public Hearings tomorrow and asked the Board if anyone had any questions or comments regarding either matter. There were no questions or comments regarding either Public Hearing.

G. Public Comment

There was no public comment.

H. District Attorney

DA 1 – Status Report/Updates

Mr. Pickle noted that Mr. Harrell could advise as to the procedure for replacing a Board Supervisor, indicating that in the past the District would post the opening on the website and request resumes from those who were interested in filling the seat. Mr. Pickle stated that interviews could be held at the January Workshop with an appointment taking place at the January Regular Board Meeting. Then once a new Board Member was seated, the Board would elect officers.

Mr. Pickle then advised that Mr. Cutler's family had requested to hold a service tomorrow afternoon at 2:00 p.m. at the District's offices at which time light refreshments would be provided.

I. District Engineer

DE 1 – Consider Approval of Contract Award for Basin 4E-5 Canal Project

Mr. Pickle distributed a letter from Mr. Lawson to Mr. Pickle regarding this project along with a spreadsheet of the bids received. In the letter, Mr. Lawson indicated that the probable cost was estimated to be \$464,849 and noted that the low bid of \$495,749, submitted by Johnson Davis, was slightly above what was expected, but within reason for a project of this magnitude. Mr. Pickle stated that neither he nor Mr. Lawson could explain the big difference in bids between the lowest bid and the highest bidder, but noted that Johnson Davis had done work for the District in the

past and their work is good. Mr. Pickle also noted that the City was going to lower their fees for the mitigation property to a little less than \$25,000 per acre, which would total approximately \$201,000 for which the Board had authorized spending up to \$250,000 at the last Board Meeting. Therefore the savings on the mitigated property combined with the actual cost of the project will be approximately \$200,000 under budget.

There were no questions regarding this item.

DE 2 – Approval of Work Authorization No. 7BN5-11-1511-R between SLWSD and Cargill Custom Dressing, LLC

Mr. Pickle explained that the application requests approval for the relocation of an existing chain link fence from its current location on the applicant's property to a location three feet further east to accommodate semi-tractor trailer turning movements. This relocation will place the fence approximately 2 to 3 feet into a 25 foot drainage easement that is maintained by the District. Staff visited the site and determined that encroachment into the easement will not impact the District's ability to maintain its facilities. Under standard General Condition a) of the Work Authorization, should the District need to access this portion of its easement, the applicant will be required to remove and reinstall the fence at owner's expense.

There was a brief discussion on the details of this matter.

J. 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 October, 2015

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

There was no discussion on any of the Consent Agenda items.

**K. District Manager
Action Items**

DM 1 - Consider Approval for 60-Inch Pipe Replacement 4B Basin at the Rear of Kentucky Fried Chicken

Mr. Hayden presented the item indicating that District staff had approved a proposal from Shenandoah Construction in September of 2015 to slip line an outfall pipe of

approximately 40 feet long and 60 inches in diameter. This pipe is a major conveyance pipe that moves storm water out of the N1 and the 2B basins and eventually out the 4E gate located behind Lowes. Mr. Hayden indicated that the original cost to do this project was \$24,325. However, once Shenandoah Construction began the project in October, they were unable to slip line the 60-inch pipe due to the angle of the pipe going into the structure. The District Engineer was notified of the situation and met staff onsite and determined that the pipe needed to be replaced. The following 3 proposals were received to perform the replacement of the 60-inch pipe:

- 1.) Blue Goose Construction of Fort Pierce in the amount of \$72,900;
- 2.) Armadillo Dirt Works of Fort Pierce in the amount of \$75,000; and
- 3.) Environmental Land Development of Fort Pierce in the amount of \$97,250

Mr. Hayden indicated that staff was recommending that the District award the contract to Blue Goose Construction in the amount of \$72,900.

A brief discussion ensued regarding the different contractors and the work they had previously done for the District.

There was no further discussion on this matter.

DM 2 – Other Items/Updates

Mr. Pickle then advised that he had received a proposal from PJ Development, LLC of Bradenton, Florida to lease District property to build a telecommunications tower. Mr. Pickle indicated that they would pay the District \$1,000 monthly and the term would be, initially, 10 years with eight 5 year options; a Revenue Share of \$200 monthly for each additional carrier (up to 3) after the initial tenant (T-Mobile); and would increase 10% every 5 years. Photographs were provided depicting the two choices, if the Board so chooses to move forward with the project. Mr. Pickle indicated that his recommendation would be to have a tower instead of a 110-foot pine tree since he believes it would look out of place.

Discussion ensued regarding the two different options and locations of other telecommunications towers.

Mr. Pickle then advised that the All Hands meeting was scheduled for Wednesday, December 16, 2015, at 11:30 a.m. He then advised that he would be out the week of Christmas.

Mr. Pickle noted that the Lake Harvey sign needed to be sent to the Architectural Review Committee for review.

Mr. Pickle then indicated that the Bank of America property Letter of Intent was being reviewed and he hoped for a contract to review at the January meeting. He also advised that Notice would need to be published for, a more than likely, February Public Hearing.

That concluded Mr. Pickle's updates.

L. Supervisor Requests

There were no Supervisor Requests.

M. Adjournment

There being no further items to be addressed, the Workshop was adjourned at 9:41 a.m. on a motion made by Secretary Ney, seconded by Supervisor Child. There were no objections.

Workshop Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 01-05-16