

St. Lucie West Services District
Workshop Minutes
September 8, 2014, 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

Everett Child, Acting Chairman
Charles B. Altwein, Secretary
Vincent D'Amico, Supervisor (via Skype)
Sal Mancuso, Supervisor

Staff Present

Dennis Pickle, District Manager, St. Lucie West Services District ("SLWSD")
Bill Hayden, Public Works Director/Assistant District Manager, SLWSD
Lisa-Marie Beans, Administrative Assistant, SLWSD
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 Child called the Workshop to order at 9:00 a.m.

B. Pledge of Allegiance

C. Roll Call

It was noted that Chairman Cutler was absent and Supervisor D'Amico was present via Skype.

Supervisor D'Amico requested that he not be paid for attending the August 19, 2014, Special Board Meeting because of his minimal participation due to technical issues related to the Skype connection.

D. Approval of Minutes

- 1. August 4, 2014, Workshop**
- 2. August 5, 2014, Regular Board Meeting**
- 3. August 19, 2014, Special Board Meeting**

There were no corrections to any of the minutes presented.

E. Public Hearing 1

PH 1 – Consider Resolution No. 2014-07 – Adopting the Budgets for the Fiscal Year Ending September 30, 2015

Mr. Pickle gave a brief summary of the budget. Chairman Child asked if Mr. Pickle anticipated any public comment on the budget. Mr. Pickle indicated since there was no increase, he did not anticipate any public comment on the matter.

There was no further discussion regarding the matter.

F. Public Hearing 2

PH 2 – Consider Resolution No. 2014-08 - Levying a Non-Ad Valorem Assessment for Water Management Bonds, Operations and Maintenance Costs, and the Series 2010 Capital Improvement Revenue Bonds (Cascades Project) within the St. Lucie West Services District for the Period October 1, 2014, through September 30, 2014

Mr. Pickle indicated that Resolution No. 2014-08 was the accompaniment to Resolution No. 2014-07, which had been presented in Public Hearing 1.

There was no discussion regarding Resolution No. 2014-08.

G. Public Comment

There was no public comment.

H. District Attorney

DA 1 – Addendum #1 to the Agreement for Sale and Purchase between Martin Memorial and St. Lucie West Services District

Mr. Pickle presented the item indicating that the addendum was with regard to amending the Interlocal Agreement.

Supervisor D'Amico asked for clarification that the City is only going to contribute to the purchase of the site, not its maintenance. He also asked if the City would be returning 75% of the stormwater fees, as per the Interlocal Agreement, in addition to contributing \$400,000 to assist in the purchase of the site. Mr. Pickle indicated that was correct.

Discussion ensued about the Interlocal Agreement and the District's responsibility for the construction and maintenance of the proposed stormwater facility.

Mr. Pickle indicated that the Board should see one more rendition of the agreement at tomorrow's meeting, but that not a lot will be modified. He noted that Mr. Harrell would be cleaning up the language.

Further discussion ensued.

Mr. Gregg Ney, a resident of the District, addressed the Board indicating that he believed the project was brilliant. He noted with the project that the District gets stormwater improvements, money, and the residents of the District get a nice park. He does not see any downside to this proposed project.

No further discussion took place on this matter.

I. District Engineer
DE 1 – Status Report/Updates

DE 2 – Approval of Work Authorization No. 3A-13-1407-SU between SLWSD and MF PSL, LLC (Mattress Firm)

Mr. Hayden presented the item indicating that Mr. Lawson provided this walk-on item. Mr. Hayden indicated that the application requests approval for the construction of a 7,116 square foot, two-user building on a 1.06acre lot within the Mecca Commercial Center Plat located on the south side of St. Lucie West Boulevard immediately adjacent to the entrance to the Club. He indicated that the site is currently vacant and is being developed. He noted that drainage improvements for the site will include the installation of 180 feet of exfiltration trench to satisfy the minimum ½” pretreatment requirement for commercial projects and connection to an existing drainage manhole intended for use by this parcel. Mr. Hayden further indicated that service connections to the water, sewer, and irrigation facilities located within easements along the south side of the project are being proposed and as a result, two 1 ½” potable water meters are being proposed. Mr. Hayden noted that staff was recommending approval of this Work Authorization with one special condition:

- 1) Applicant, by acceptance of this Work Authorization, shall be responsible for maintenance of the exfiltration trench.

There was no discussion regarding this matter.

DE 3 – Approval of Work Authorization No. 1C-03-1407-R between SLWSD and the Vineyards at St. Lucie West Residents’ Association, Inc.

Mr. Hayden presented the item indicating that the applicant requests approval for the extension of an aluminum security fence within Water Management Tract 5 of St. Lucie West Plat No. 45, in which the fence will extend between the secondary vehicular gate for the Vineyards community, westward down the lake slope to the water’s edge to discourage foot traffic. Mr. Hayden indicated that staff is recommending approval of this Work Authorization with two special conditions:

- 1.) Applicant, by acceptance of this Work Authorization, shall be responsible for maintenance of the fence; and
- 2.) Should the District find it necessary to remove a portion of the fence to perform maintenance on the lake, replacement of the fencing shall be at the applicant’s expense.

There was a brief discussion regarding the need for the extension of the fence to the water's edge.

There was no further discussion regarding this item.

J. Consent Agenda

CA 1 - Monthly Report on Public Works Operations

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 July, 2014

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

Supervisor D'Amico referred to Page 46 of the Meeting Booklet, specifically the Video Ray Service Orders at 596. Mr. Hayden noted that the high number of Service Calls was due to the inspection of pipes for the Cascades community.

There was no further discussion regarding Consent Agenda Items CA 1 through CA 6.

**K. District Manager
Action Items**

DM 1 - Consider Approval of General Liability Insurance and Workers' Compensation Insurance provided by Preferred Governmental Insurance Trust

Mr. Pickle presented the item indicating that staff had received the renewal proposal for the General Liability Insurance and Workers' Compensation Insurance from Preferred Governmental Insurance Trust in which the annual premium for the General Liability Insurance went up from \$259,687 to \$264,904, which is equal to a 2.0% increase. He noted that some of the increase was due to new assets being added over the course of the previous year. Mr. Pickle further noted that the Workers' Compensation Insurance had gone down from \$62,906 to \$52,645, which calculates to a 16.3% decrease and is due to the District's safety program. Mr. Pickle indicated that both rates are within the proposed budget for this fiscal year and recommended approval.

There was no discussion regarding this matter.

DM 2 - Consider Approval of the Supplement to Investment Banking Agreement

Mr. Pickle presented the item indicating that this agreement specifies the particular planned transaction currently being contemplated for which such investment banking services are to be provided by the Underwriter. Mr. Pickle noted that the District is considering the issuance of approximately \$5 Million in Stormwater Management Bonds, Series 2014, in order to generate funds to acquire additional stormwater property.

There was no discussion regarding this item.

DM 3 – Other Items/Updates

Mr. Pickle presented a packet of information regarding lake maintenance within the Cascades community. He noted that residents of the Cascades were not happy with lake maintenance being performed in their community and indicated that he expects several of them to attend tomorrow's meeting. Mr. Pickle also indicated that Ken Gioeli of the St. Lucie County Cooperative Extension would also be at tomorrow's meeting to make a presentation on this matter.

A brief discussion ensued regarding the purpose of the retention ponds versus the developer's sales pitch of homes overlooking lakes.

Mr. Pickle then distributed copies of an e-mail he received from a group of residents who are concerned with the storm drainage system. The group believes that permitting authority for the gates should be with the City rather than South Florida Water Management District. Mr. Pickle is not sure if anyone from this group will be at tomorrow's meeting.

Mr. Pickle then updated the Board on the 4 day work week. After 3 months, fuel savings are calculated at approximately \$11,000, which is much more than initially thought to be. Mr. Pickle attributed approximately \$2,500 of that figure to the fact that the Vac truck has been down for 1 ½ months. Before making a decision on this new schedule, Mr. Pickle indicated he would look into it further; maybe monitor it for a longer term. He noted that there has been no loss of productivity and indicated that the majority of employees like the 4 day work week schedule.

Mr. Pickle then noted that a pay scale had been developed by the District in 2008. At that time, the Board approved an annual COLA (Cost of Living) increase. He indicated that a clerical error was made in the transfer and that he would present to the Board at tomorrow's meeting, a spreadsheet which corrects the clerical error.

L. Supervisors' Requests

Although there were no requests from any of the Board Members, District resident, Gregg Ney gave the Board a suggestion. He indicated that recently a contractor had to shut off irrigation, but not turn it back on. Mr. Ney suggested that the District adopt a policy in which irrigation valves get turned back on after 24 hours or so.

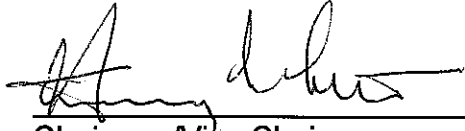
Chairman Child noted that Supervisor D'Amico was present via Skype during the entire Workshop today.

There were no other comments.

L. Adjournment

There being no further items to be addressed, the Workshop was adjourned at 10:45 a.m. There were no objections.

Workshop Minutes Signature Page



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved 10/07/14