

St. Lucie West Services District
Workshop Minutes
October 6, 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

Harvey Cutler, Chairman
Everett Child, Vice Chairman
Charles B. Altwein, Secretary
Vincent D'Amico, Supervisor
Sal Mancuso, Supervisor

Staff Present

Dennis Pickle, District Manager, St. Lucie West Services District ("SLWSD")
Maddie Maldonado, Office Manager, 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 Cutler called the Workshop to order at 9:03 a.m.

B. Pledge of Allegiance

C. Roll Call

It was noted that all 5 Supervisors were present.

D. Approval of Minutes

- 1. September 8, 2014, Workshop**
- 2. September 9, 2014, Public Hearing & Regular Board Meeting**

Secretary Altwein referred to Page 2 of the Workshop Minutes, under Item H, second Paragraph, the third line down, "...returning 75% of the wastewater fees..." should actually read, "...returning 75% of the stormwater fees..." He also referred to Page 3 of the Workshop Minutes, under Item DE-3, fourth line down, "...westward down the lake slop..." should actually read, "westward down the lake slope..."; and on Page 2 of the Public Hearing & Regular Board Meeting Minutes, under the Public Comment, second Paragraph, 8th line down, "...concern that if someone with an open would..." should actually read, "concern that if someone with an open wound..."

The above noted three items were the only revisions to be made to the minutes.

E. Public Comment

There was no public comment.

F. District Attorney

DA 1 – Consider Resolution No. 2014-09 – Confirming Approval of an Agreement for the Sale and Purchase of Real Property with Martin Memorial Medical Center, Inc. and of an Amendment to the Agreement; Ratifying Execution of the Agreement and the Amendment

Mr. Pickle presented the item indicating that the resolution was only a ratification of the actions taken with respect to the purchase of the Martin Memorial property.

There were no questions regarding this matter.

DA 2 – Consider Resolution No. 2014-10 – Authorizing the Issuance of Not to Exceed \$6,000,000 Stormwater Utility Revenue Bonds

Mr. Pickle presented the resolution and distributed Exhibit A to those present. He noted that it was a bond resolution for the purchase of the Martin Memorial property and explained the benefits. The cost of the property was confirmed at \$4.4 million.

Supervisor D'Amico asked if any of the additional \$1.6 million will go toward the preparation of the site. Mr. Pickle indicated it would not; the additional funds will go towards closing costs, SDS fees and attorneys' fees.

Chairman Cutler asked if the lake will cost about \$1 million. Mr. Pickle estimated the cost to include a lake would be approximately \$700,000, which can be paid with reserves.

Chairman Cutler called for a brief recess at 9:18 a.m.

Chairman Cutler called the workshop back to order at 9:21 a.m.

Mr. Pickle stated that he estimates the cost of the property and the closing costs to be more in the neighborhood of \$5 million.

There was no further discussion on this matter.

G. District Engineer

DE 1 – Consider Approval of Work Authorization No. 4D-19-1409-SU between SLWSD and MDC Shoppes at St. Lucie West (Menin Development, Inc.)

Mr. Pickle presented the item indicating that the application submitted requests approval for the construction of a 12,650 square foot addition to the rear of the existing retail center within the Shoppes of St. Lucie West project. He further noted that the building is proposed to be constructed in a location where the District has existing water and sewer facilities and as such, new water and sewer facilities are being proposed that will need to be constructed and turned over to the District at the developer's expense. In order to assure continuing service to existing customers, the new facilities will need to be completed prior to removing the existing facilities. Staff recommends approval of Work Authorization 4D-19-1409-SU with the following condition:

1.) Applicant shall supply 10' utility easement documents located over the new water and sewer facilities. No water meters will be provided for the new building until such time as the easements are accepted by the Board of Supervisors and recorded in the public records of St. Lucie County, Florida.

A brief discussion ensued regarding the location of the proposed addition.

There were no further questions regarding this Work Authorization.

DE 2 – Consider Approval of Work Authorization No. 1C-04-1409-R between SLWSD and The Vineyards at St. Lucie West Residents' Association, Inc.

Mr. Pickle presented the Work Authorization explaining that approval will only make official what has been taking place over the years. It will officially allow access to do what they have already been doing.

Vice Chairman Child asked Mr. Pickle about the status of the 2 commercial occupants, Golden Corral and the laundry facilities. Mr. Pickle estimated that Golden Corral had made their final payment in January, 2014; and that Rite Way was current and had approximately 1 to 1 ½ years left on their agreement.

Secretary Altwein expressed his concern about the maintenance and whether it could change the integrity of the pond. Mr. Pickle indicated that the Work Authorization merely allows for cutting and weed eating only. Discussion ensued regarding the inclusion of language that any modification to the lake must be approved by the District. Mr. Pickle pointed out the 2 conditions already included in the Work Authorization:

- 1.) Authorization granted herein is limited to lake banks located directly behind residential lots and other common grounds all located within SLW Plat No. 130 and SLW Plat No. 136.
- 2.) All costs associated with maintenance of the lake banks authorized herein shall be borne by the Vineyards at St. Lucie West Residents' Association.

Further discussion took place regarding tightening up the language.

Chairman Cutler asked Dominick Graci, a Board Member of the Cascades who was present at the meeting, if he was aware of any group who would be appearing at tomorrow's meeting. Mr. Graci indicated he was not, and noted that he was concerned about the stormwater discharge that will come in from the new charter school. Mr. Pickle indicated he had not seen any plans or work authorizations on the matter. Mr. Graci indicated that the City votes on the issue next week. Mr. Graci indicated he would like to discuss the matter further, after the meeting, time permitting.

Chairman Cutler noted that he had received a phone call from a resident of the Cascades who expressed her happiness with the lakes and what the District had done.

There was no further discussion regarding these matters.

H. 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 August, 2014

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

Mr. Pickle presented the Consent Agenda items.

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

**I. District Manager
Action Items**

DM 1 - Consider Resolution No. 2014-11 – Amending the Pay Grade Schedule

Mr. Pickle presented the item indicating that the information was being presented to the Board for review only and that the matter would come before the Board for approval at the November 4, 2014, Public Hearing.

Supervisor Mancuso indicated that the District was obligated to comply with COLA increases every year to which Mr. Pickle stated that that was correct and that the resolution allows for the pay grades to increase according to COLA without the need for a Public Hearing to be held every year.

There was no further discussion regarding this matter.

DM 2 - Change Order #1 for the Water Treatment High Service/Hydro-Tank Expansion Project with Wharton-Smith

Mr. Pickle noted that this was a walk-on item. He indicated that Wharton-Smith was going to remove the two existing pumps, have them inspected and repaired by the manufacturer's certified repair facility, but that Barney's Pump has recommended replacement due to severe corrosion. Mr. Pickle indicated that the contract allowance for the repairs was \$15,000, but the cost to replace the pumps and refurbish the motors is now expected to be \$40,000, \$25,000 more than initially believed.

A brief discussion ensued regarding the matter and Mr. Pickle assured the Board Members that there was no way of knowing the status of the pumps before they were pulled out.

There was no further discussion regarding this item.

DM 3 – Other Items/Updates

Mr. Pickle indicated that Mr. Hayden would be going back to the old way of using the boat with a basket on the front end to push the grasses onto the lake bank and then rake the lake banks. They are in the process of balancing the bucket on the front end. Mr. Pickle indicated that the ponds look to be in better condition, but that residents are still complaining. Mr. Pickle does not believe any further work is required and would like to keep the pond maintenance on the normal maintenance schedule, unless needed sooner. He believes staff is doing a very good job of keeping the ponds healthy and recommended that if the residents are still not happy for the HOA to take over their maintenance.

A brief discussion took place regarding other maintenance options.

Mr. Graci noted that he lives on a pond and that its condition changes from day to day, depending on which way the wind is blowing. It was his recommendation that if a resident sees pond issues on a daily/weekly basis that they contact the HOA Manager who would contact the District, instead of the District fielding numerous phone calls from residents.

Mr. Pickle reminded those present that the ponds are not for aesthetic purposes, but are considered stormwater retention ponds.

Mr. Pickle indicated that work continues on the 4E and 5 canal structure design.

Mr. Pickle advised the Board that the District was going out to bid the Lake Forest project and that they were awaiting results.

Mr. Pickle noted that work on the 2C and 3B gates would be commencing soon.

Mr. Pickle stated that he was waiting on the final IQ report regarding irrigation.

Mr. Pickle had no further updates.

Chairman Cutler noted regarding the Martin Memorial property that because part of it will be designed to include wetlands, the District may be eligible for a grant.

Mr. Graci gave a brief history of the littoral shelves and indicated back in 2003 or 2004 that it cost approximately \$750,000 to take out the muck and load it onto the grass area and have it hauled away. It was his belief that it has only crept out a little within the last few years.

J. Supervisors' Requests

Supervisor Mancuso had no requests.

Vice Chairman Child had no requests.

Secretary Altwein had no requests.

Supervisor D'Amico had no requests.

Chairman Cutler had no requests.

K. Adjournment

There being no further items to be addressed, the Workshop was adjourned at 10:34 a.m. There were no objections.

Workshop Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 11/04/14