

St. Lucie West Services District
Regular Board Meeting Minutes
October 7, 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 Regular Board Meeting 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")
Bill Hayden, Public Works Director/Assistant District Manager, SLWSD
Maddie Maldonado, Office Manager, SLWSD
Dan Harrell, District Counsel, Gonano & Harrell (via conference call)
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 Cutler 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. September 8, 2014, Workshop
2. September 9, 2014, Regular Board Meeting

A motion was made by Secretary Altwein, seconded by Vice Chairman Child approving the minutes of the September 8, 2014, Workshop, as amended, and the September 9, 2014, Regular Board Meeting, as amended. Upon being put to a vote, the motion carried 5 to 0.

E. Public Comment

Barbara Bernstein of the Cascades asked for an update on the ponds behind 315 and 317 Shore View Drive. She indicated that the issue does not appear to have been fixed, only managed.

Mr. Pickle stated that 2 biologists had submitted reports on the condition of the ponds and that their conclusions were that the stormwater retention ponds were healthy. He reminded Ms. Bernstein that the ponds were not for aesthetic/recreational purposes, but rather for stormwater management. He further indicated that if there was misrepresentation by the developer that it was not the District's issue.

Discussion continued about the condition of the ponds.

Mr. Pickle noted that the District intends on going back to using the boat in the ponds, once the balancing of the bucket has been completed. Ms. Bernstein agreed to wait until the District has had the opportunity to use the boat to see the outcome.

F. District Attorney

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

Resolution No. 2014-09 was presented, entitled:

RESOLUTION 2014-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT 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; PROVIDING FOR THE ACQUISITION AND OWNERSHIP OF CERTAIN REAL PROPERTY FOR STORMWATER STORAGE AND RETENTION/DETENTION PURPOSES; AUTHORIZING AND DIRECTING THE BOARD CHAIRMAN, DISTRICT MANAGER, AND OTHER OFFICERS AND AGENTS OF THE DISTRICT TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE

Mr. Harrell indicated that this resolution confirms the actions taken with regard to the purchase of the Martin Memorial property and he recommended approval.

A **motion** was made by Vice Chairman Child, seconded by Secretary Altwein to approve Resolution No. 2014-09, as presented. Upon being put to a vote, the motion carried 5 to 0.

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

Mr. Harrell presented Resolution No. 2014-10, entitled:

RESOLUTION NO. 2014-10

A RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$6,000,000 ST. LUCIE WEST SERVICES DISTRICT STORMWATER UTILITY REVENUE BONDS, IN ONE OR MORE SERIES; RATIFYING THE APPROVAL OF THE MASTER TRUST INDENTURE; APPOINTING A TRUSTEE, REGISTRAR AND PAYING AGENT; APPROVING A STORMWATER PROJECT; AUTHORIZING THE COMMENCEMENT OF VALIDATION PROCEEDINGS RELATING TO THE BONDS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Secretary Altwein, seconded by Supervisor D'Amico to adopt Resolution No. 2014-10, as presented.

Under discussion, Supervisor Mancuso asked Chairman Cutler to explain to those members of the public who were present why the District was getting involved by spending \$6 million. Chairman Cutler advised those present that the property the District is purchasing lies at the northwest corner of St. Lucie West and Cashmere Boulevards and that it was initially the intent of Martin Memorial to build a hospital there until one went in at Tradition. Chairman Cutler went on to explain that the property went on the commercial market for \$5 million and a developer backed out when the site plan was not approved for 150,000 square feet of commercial space. He indicated that the City Council denied the site plan because of traffic issues. Then negotiations between Martin Memorial, the City of Port St. Lucie and the District began. The intention for the property is now to have a park with walking trails and because it will include a wildlife preserve, grants may be possible. Chairman Cutler opined that the District's intent, along with that of the City and Martin Memorial is much better than having another 150,000 square feet of commercial space with additional traffic problems.

Further discussion ensued regarding the Interlocal Agreement with the City and additional surface water management.

Secretary Altwein's **motion** was reiterated, seconded by Supervisor D'Amico to adopt Resolution No. 2014-10, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

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. Lawson presented the item indicating that it had been discussed at the Workshop Meeting the day before.

A **motion** was made by Secretary Altwein, seconded by Supervisor D'Amico approving Work Authorization No. 4D-19-1409-SU between SLWSD and MDC Shoppes at St. Lucie West (Menin Development, Inc.) with the following condition: 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.

Under discussion, Supervisor Mancuso believed it was the appropriate time with some members of the public being in attendance that he would like to point out that the primary reason the District is involved is because of the impact on water and wastewater. Although the City approves it, the District monitors the actions of the City, as it pertains to matters of water and wastewater.

Secretary Altwein's **motion** was reiterated, seconded by Supervisor D'Amico approving Work Authorization No. 4D-19-1409-SU between SLWSD and MDC Shoppes at St. Lucie West (Menin Development, Inc.) with the following condition: 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. Upon being put to a vote, the **motion** carried 5 to 0.

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. Lawson presented the item indicating that this work authorization will officially allow the HOA to perform maintenance around the lake banks, which they have been doing for years.

Secretary Altwein expressed his concern about why it is now being memorialized if they have been doing it for years and what if they perform "construction?" Mr. Lawson indicated that the language in the work authorization is merely for the maintenance of the lake banks and that they must come to the Board before any construction will be permitted. Secretary Altwein indicated he could not support the work authorization because the language was too broad. Mr. Harrell suggested adding a third condition. Mr. Lawson suggested specifying that no construction is permitted and that the maintenance is restricted to lawn maintenance.

A **motion** was made by Vice Chairman Child, seconded by Supervisor Mancuso approving Work Authorization No. 1C-04-1409-R between the SLWSD and the Vineyards at St. Lucie West Residents' Association, Inc., with the following special conditions: 1.) Authorization granted herein is limited to mowing lake banks 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; and 3.) No construction within the District property is authorized in this work authorization. Upon being put to a vote, the **motion** carried 5 to 0.

Mr. Lawson then advised the Board that a Planning & Zoning hearing was scheduled for today at 1:30 p.m. on the special exception use in a commercial zone, which would authorize use of the property for stormwater purposes. He also noted that the City may waive the fee associated with the change.

Mr. Lawson indicated that he was awaiting grant approval on the Wetland #1 Vertical Relocation and that the advertisement would appear in the Sunday, October 12, 2014, edition of the *St. Lucie News Tribune*. He expects to bring bid packages to the Board at the December meeting.

That concluded the District Engineer's updates.

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

Consent Agenda items CA 1 through CA 6 were presented for consideration.

A **motion** was made by Vice Chairman Child, seconded by Supervisor D'Amico approving Consent Agenda items CA 1 through CA 6, as presented. Upon being put to a vote, the **motion** carried 5 to 0.

I. District Manager Action Items

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

Mr. Pickle introduced the item indicating that it was not being presented for action today; but rather for the Board's review and comments in preparation for the November 4, 2014, Public Hearing.

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

Mr. Pickle presented for the Board's approval Change Order #1 for the Water Treatment High Service/Hydro-Tank Expansion Project with Wharton-Smith in the amount of \$679,000. He noted that Barney's Pump has recommended the replacement of the pumps due to severe corrosion and the refurbishment of two motors. The initial contract allowance for the repairs was \$15,000, but with the necessity to replace them along with the refurbishment of the two motors, the total now comes to \$40,000, for an additional cost of \$25,000. He recommended approval

A **motion** was made by Vice Chairman Child, seconded by Supervisor D'Amico approving Change Order #1 for the Water Treatment Plant High Service Pump/Hydro-Tank Expansion Project with Wharton-Smith in the amount of \$25,000. The Available Project Budget is \$253,006; This Change Order is \$25,000; leaving an Available Balance Amount of \$228,006. Upon being put to a vote, the **motion** carried 5 to 0.

A brief discussion ensued regarding standby potable water.

DM 3 – Other Items/Updates

Mr. Pickle indicated he had no further updates from what he had given at yesterday's Workshop.

J. Supervisor Requests

Vice Chairman Child commended the Chairman, who came up with the idea of the District purchasing the Martin Memorial property, the City of Port St. Lucie and Martin Memorial Hospital for the fantastic job in negotiating all aspects of the project. He indicated he was proud to serve on a Board that accomplished such a feat.

Supervisor D'Amico had no requests.

Supervisor Mancuso had no requests.

Secretary Altwein had no requests.


Chairman Cutler thanked Vice Chairman Child for his comments and indicated that he, also, was proud to serve on the Board.

There were no further comments or requests.

K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 10:27 a.m. There were no objections.

Regular Board Meeting Minutes Signature Page


Chairman/Vice Chairman
Secretary/Assistant Secretary

Date Approved 11/04/14