

**St. Lucie West Services District**  
**Workshop Meeting Minutes**  
February 1, 2021, at 9:00 a.m.  
VIA TELEPHONIC COMMUNICATIONS  
DIAL IN TO: 1-877-402-9753 ACCESS CODE: 4411919

**(Please note: This is not verbatim. A CD recording of the Workshop Meeting is available on file.)**

**Board Members Present**

Vincent D’Amico, Chairman – in-person  
Gregg Ney – Vice Chairman – in-person  
John Doughney, Secretary – in-person  
Dominick Graci, Supervisor – in-person  
Viorel Mocuta, Supervisor – in-person

**Staff Present**

Dennis Pickle, District Manager, St. Lucie West Services District (“SLWSD”) – in-person  
Bill Hayden, Public Works Director/Assistant District Manager, SLWSD – in-person  
Josh Miller, Utilities Director/Assistant District Manager, SLWSD – via phone  
Gerard Rouse, Assistant Public Works Director, SLWSD – in-person  
Jason Pierman, Secretary/Treasurer, Special District Services, Inc. (“SDS”) – in-person  
Laura Archer, Recording Secretary, SDS – via phone

**Guests Present (Sign-In Sheet Attached)**

**A. Call to Order**

Chairman D’Amico called the Workshop Meeting 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. January 4, 2021, Workshop**
- 2. January 5, Regular Board Meeting**

There were no revisions to either set of minutes.

**E. Public Comment**

There was no public comment.

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

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

**G. District Engineer  
DE 1 – Consider Work Authorization No. 7A-57-2012-SU between the St. Lucie West Services District and Land America, LLC**

Mr. Pickle presented the item, indicating that this was an application for the construction of a 3.15-acre light industrial warehouse development on the north side of NW Mercantile Place in the industrial park and is currently vacant. He also indicated that the site was planned to contain two light industrial office/warehouse buildings totaling 33,900 SF and will utilize water, sewer and reuse line connections previously stubbed out to the parcel. Mr. Pickle also indicated there were 4 special conditions, to wit:

- 1.) Applicant shall prepare, submit for approval and record an easement from the right-of-way of NW Enterprise Drive to the water meter location prior to receipt of a water meter.
- 2.) All water, sewer and reuse improvements past the points of service shown on the plans shall be the responsibility of the Applicant or subsequent owner.
- 3.) All drainage facilities shall remain in private ownership and shall be the maintenance responsibility of the Applicant or subsequent owner.
- 4.) Issuance of the Work Authorization will be contingent on receipt of the additional \$1,000 WMS Deposit and \$500 Inspection Fee.

There was no discussion regarding this item.

**DE 2 – Consider Work Authorization No. 7BN3-11-2012-SU between the St. Lucie West Services District and Land America, LLC**

Mr. Pickle presented the item, indicating that it was similar to the one above. He noted that this was an application for the construction of a 2.07-acre light industrial warehouse development on the east side of NW Enterprise Drive in the industrial park and is currently vacant. Mr. Pickle advised that the site was planned to contain two light industrial warehouse buildings totaling 22,960 SF and would utilize water, sewer and reuse line connections previously stubbed out to the parcel. He noted the following 4 special conditions:

- 1.) Applicant shall prepare, submit for approval and record an access easement from the right-of-way of NW Enterprise Drive to the water meter location prior to the receipt of a water meter.
- 2.) All onsite water, sewer and reuse improvements past the points of service shown on the plans shall be the responsibility of the Applicant or subsequent owner.

- 3.) All drainage facilities shall remain in private ownership and shall be the maintenance responsibility of the Applicant or subsequent owner.
- 4.) Issuance of the Work Authorization will be contingent on receipt of the additional \$1,000 WMS Deposit and \$500 Inspection Fee.

There was no discussion regarding this item.

## **H. District Manager Action Items**

### **DM 1 – Status Report/Updates**

Mr. Pickle advised that he had received a phone call from a potential buyer for the property on California. He indicated they were interested in 3+ acres and would be responsible for all zoning changes, permit applications and site plan and the corresponding fees involved, whereas the other 2 potential buyers wanted to purchase the property "site ready."

The Board asked Mr. Pickle to extend an invitation to the newest potential buyer to attend next month's meeting to make a formal presentation.

Mr. Pickle advised of bringing an amendment to the Infrastructure Solution Services' (ISS) contract to the March meeting regarding stormwater management. Mr. Pickle indicated ISS would be taking over when Mr. Lawson retires in the next 5 to 6 months. Mr. Pickle noted ISS would have a representative for the District's monthly meetings. Mr. Pickle noted that the plan was to get the person from ISS on board now so that they can learn from Mr. Lawson in the coming months. It was noted that an RFQ was not required since the District has a current contract with ISS.

Mr. Pickle indicated that although there was no uptick in Covid cases, he asked the Board if they would consider extending the FFCRA (Families First Coronavirus Response Act) policy for an additional month.

Discussion ensued regarding the potential to re-open the District's offices to the public.

Mr. Pickle advised that he had issued irrigation restrictions due to the drought conditions.

That concluded Mr. Pickle's updates.

## **I. 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 December, 2020**

**CA 6 – Consider Approval to Transfer Funds for the R&R Account Requisitions for Fiscal Year 2021**

There was no discussion regarding the Consent Agenda items.

**J. Supervisor Requests**

There were no requests from the Supervisors.

**K. Adjournment**

There being no further items to be addressed, the Workshop Meeting was adjourned at 9:21 a.m. There were no objections.

Workshop Meeting Minutes Signature Page

  
\_\_\_\_\_  
Chairman/Vice Chairman

  
\_\_\_\_\_  
Secretary/Assistant Secretary

Date Approved 03/02/21