

**St. Lucie West Services District**  
**Regular Board Meeting Minutes**  
March 2, 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 Regular Board 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 – in-person  
Gerard Rouse, Assistant Public Works Director, SLWSD – in-person  
Bob Lawson, District Engineer, ARCADIS-US, Inc. – in-person  
Dan Harrell, District Counsel, Gonano & Harrell – in-person  
Jason Pierman, Secretary/Treasurer, Special District Services, Inc. (“SDS”) – via phone  
Laura Archer, Recording Secretary, Special District Services, Inc. (“SDS”) – in-person

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

**A. Call to Order**

Chairman D’Amico 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 in-person.

**D. Approval of Minutes**

- 1. February 1, 2021, Workshop**
- 2. February 2, 2021, Regular Board Meeting**

The minutes of the February 1, 2021, Workshop and the February 2, 2021, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Doughney and unanimously passed approving the minutes of the February 1, 2021, Workshop, as presented, and the February 2, 2021, Regular Board Meeting, as presented.

**E. Public Comment**

This item was moved to after the presentation by Hal Dodt of Leonardi Capital Group.

**DM 2 – Presentation from Developer**

Mr. Dodt introduced himself and gave his background. He then went over the details of what his company would like to do with the property located on the southeast corner of St. Lucie West Boulevard and SW California Boulevard.

Mr. Dodt then fielded questions from several members of the public regarding the process, potential stormwater, residential valuation and traffic effects.

One District resident took an informal poll of the audience to determine how much support there was for selling the property. No one in the audience supported the sale of the property.

The Board thanked Mr. Dodt for making his presentation at today's public meeting.

Chairman D'Amico then recessed the Regular Board Meeting for a short break at 10:07 a.m.

Chairman D'Amico reconvened the Regular Board Meeting at 10:17 a.m.

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

Mr. Harrell had no updates at this time.

**G. District Engineer  
DE 1 – Consider Work Authorization No. 7B-18-2010-SU between the St. Lucie West Services District and Little Lots, LLC for Pacific Star Warehouse**

Mr. Lawson presented the item, reading the following 2 special conditions into the record:

- 1.) 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; and
- 2.) All drainage facilities shall remain in private ownership and shall be the maintenance responsibility of the Applicant or subsequent owner.

He recommended approval.

A **MOTION** was then made by Vice Chairman Ney, seconded by Secretary Doughney and passed unanimously approving Work Authorization Nos. 7B-18-2010-SU between the St. Lucie West Services District and Little Lots, LLC for Pacific Star Warehouse, as presented, with the following 2 special conditions:

- 1.) 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; and
- 2.) All drainage facilities shall remain in private ownership and shall be the maintenance responsibility of the Applicant or subsequent owner.

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

##### **DM 1 – Consider Amendment to Contract with Infrastructure Solution Services, LLC (ISS) for Consulting/Professional Services (Continuing Potable Water, Wastewater and Related Engineering Consulting Services)**

Mr. Pickle presented the item and introduced Fariborz Zanganeh of ISS, who went over his background.

The Board thanked Mr. Zanganeh for attending today's meeting.

A **MOTION** was made by Supervisor Graci, seconded by Secretary Doughney approving the Amendment to Contract for Consulting/Professional Services (Continuing Potable Water, Wastewater and Related Engineering Consulting Services, as presented. Upon being put to a vote, the **MOTION** carried unanimously.

Mr. Pickle then asked for direction from the Board regarding the potential sale of the property located on the southeast corner of St. Lucie West Boulevard and SW California Boulevard to Leonardi Capital Group.

Discussion ensued regarding the process if the District decides to sell the property.

There was a consensus of the Board to "digest" the information provided by Mr. Dodt for the next 30 days, do additional research regarding the assessments for that property and to keep the item on the next meeting agenda for further consideration.

There was a consensus of the Board that the District's priority was Country Club Estates.

#### **I. Consent Agenda**

Mr. Pickle presented Consent Agenda items CA 1 through CA 7 and recommended approval.

##### **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 January, 2021**

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

**CA 7 – Surplus Items**

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Graci and passed unanimously approving Consent Agenda items CA 1 through CA 7, as amended.

#### **J. Supervisor Requests**

Vice Chairman Ney noted the recent passing of Everett Child and expressed his condolences.

Supervisor Graci also extended his condolences on the passing of Mr. Child and thanked Gerard Rouse for the preserve work in the Cascades.

Secretary Doughney suggested planting a tree in Mr. Child's honor.

Chairman D'Amico suggested a bench and tree in remembrance of Mr. Child.

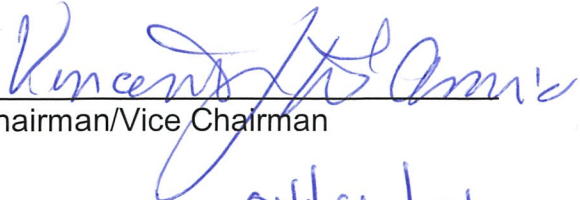
Mr. Pickle indicated that a tree could be planted at Lake Harvey and eventually, the installation of a bench in remembrance of Mr. Child.

That concluded Supervisor Requests.

#### **K. Adjournment**

There being no further items to be addressed, the Regular Board Meeting was adjourned at 10:30 a.m. There were no objections.

Regular Board Meeting Minutes Signature Page

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

  
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Secretary/Assistant Secretary

Date Approved 04/06/21