

**St. Lucie West Services District**  
**Regular Board Meeting Minutes**  
**August 3, 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 – via phone  
Gerard Rouse, Assistant Public Works Director, SLWSD – in-person  
Dan Harrell, District Counsel, Gonano & Harrell – in-person  
Bob Lawson, District Engineer, ARCADIS-US, Inc. – in-person  
Fairborz Zanganeh, District Engineer, ARCADIS-US, Inc. – in-person  
Jason Pierman, Secretary/Treasurer, Special District Services, Inc. ("SDS") – via phone  
Laura Archer, Recording Secretary, 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 in attendance.

**D. Approval of Minutes**

- 1. July 12, 2021, Workshop**
- 2. July 13, 2021, Regular Board Meeting**

The minutes of the July 12, 2021, Workshop and the July 13, 2021, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Graci and unanimously passed, approving the minutes of the July 12, 2021, Workshop, as presented, and the July 13, 2021, Regular Board Meeting, as presented.

**E. Public Comment**

There was no public comment.

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

Mr. Harrell had no updates at this time.

**G. District Engineer  
DE 1 – Status Report/Updates**

Mr. Lawson had no specific updates at this time.

Mr. Pickle noted that although Mr. Lawson was planning on retiring September 30, 2021, he would be in attendance at the October Public Hearing for the Bonds.

**H. District Manager  
Action Items**

**DM 1 – Consider Bond Counsel Agreement with Nabors, Giblin & Nickerson, P.A.**

Mr. Pickle presented the item, indicating that this agreement would proceed only if the bonds were issued and that the funds would be paid out of the bond proceeds.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Graci, approving the Bond Counsel Agreement with Nabors, Giblin & Nickerson, P.A., as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Vice Chairman Ney dissenting.

**DM 2 – Consider Updated Engineer’s Report for the Series 2021-01 Project (Project Nos. 1 and 2 in Basin 2B) and the Series 2021-2 Project (Project No. 3 in Basin N1/7A)**

Mr. Pickle presented the item and recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Graci, approving the updated Engineer’s Report for the Series 2021-01 Project (Project

Nos. 1 and 2 in Basin 2B) and the Series 2021-02 Project (Project No. 3 in Basin N17/A), as presented.

Under discussion Vice Chairman Ney referenced the recent federal \$55 Billion Infrastructure Bill for stormwater and asked how the District could qualify for funds. Discussion ensued regarding the lag time between approval and actual work and how the timing may be difficult. Mr. Pickle noted they could delay issuance of the bonds if the Board decides to put off the projects to pursue funds from the federal level.

Secretary Doughney's **MOTION** was reiterated, seconded by Supervisor Graci, approving the updated Engineer's Report for the Series 2021-01 Project (Project Nos. 1 and 2 in Basin 2B) and the Series 2021-02 Project (Project No. 3 in Basin N17/A), as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Vice Chairman Ney dissenting.

**DM 3 – Consider Special Assessment Methodology Report for the Series 2021-01 Project (Project Nos. 1 and 2 in Basin 2B) and the Series 2021-1 Bonds**

Mr. Pickle presented the item and recommended approval.

A **MOTION** was made by Supervisor Graci, seconded by Secretary Doughney, approving the Special Assessment Methodology Report for the Series 2021-1 Project (Project Nos. 1 and 2 in Basin 2B) and the Series 2021-1 Bonds, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Vice Chairman Ney dissenting.

**DM 4 – Consider Special Assessment Methodology Report for the Series 2021-2 Project (Project No. 3 in Basin N17/A) and the Series 2021-2 Bonds**

Mr. Pickle presented the item and recommended approval.

A **MOTION** was made by Supervisor Graci, seconded Secretary Doughney, approving the Special Assessment Methodology Report for the Series 2021-02 Project (Project No. 3 in Basin N17/A) and the Series 2021-2 Bonds, as presented.

Under discussion Vice Chairman Ney reminded everyone that he was still seeking the definition of "benefit." A brief discussion ensued.

Supervisor Graci's **MOTION** was reiterated, seconded Secretary Doughney, approving the Special Assessment Methodology Report for the Series 2021-02 Project (Project No. 3 in Basin N17/A) and the Series 2021-2 Bonds, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Vice Chairman Ney dissenting.)

**DM 5 – Consider Resolution No. 2021-05 – Authorizing the Series 2021-01 Project (Project Nos. 1 and 2 in Basin 2B) and the Levy of Special Assessments for Repayment of the Series 2021-01 Bonds, Subject to Review and Approval following a Public Hearing**

Resolution No. 2021-05 was presented, entitled:

**RESOLUTION NO. 2021-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT DECLARING SPECIAL ASSESSMENTS UPON BENEFITTED LANDS WITHIN THE BOUNDARIES OF THE DISTRICT FOR THE SERIES 2021-1 PROJECT; INDICATING THE LOCATION, NATURE, AND ESTIMATED COST OF THE PROJECT THAT BENEFITS CERTAIN ASSESSABLE LANDS WITHIN THE DISTRICT AND WHICH COSTS ARE TO BE DEFRAYED, IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT MAP; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SUCH ASSESSMENTS AND THE RELATED PROJECTS; PROVIDING FOR NOTICE OF THE PUBLIC HEARING; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

Mr. Pickle recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Graci, adopting Resolution No. 2021-05, as presented. Upon being put to a vote, the **MOTION** carried 4 to 1 with Vice Chairman Ney dissenting.

**DM 6 – Consider Resolution No. 2021-06 – Authorizing the Series 2021-02 Project (Project No. 3 in Basin N17/A) and the Levy of Special Assessments for Repayment of the Series 2021-02 Bonds, Subject to Review and Approval following a Public Hearing**

Resolution No. 2021-06 was presented, entitled:

**RESOLUTION NO. 2021-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT DECLARING**

**SPECIAL ASSESSMENTS UPON BENEFITTED LANDS WITHIN THE BOUNDARIES OF THE DISTRICT FOR THE SERIES 2021-2 PROJECT; INDICATING THE LOCATION, NATURE, AND ESTIMATED COST OF THE PROJECT THAT BENEFITS ASSESSABLE LANDS WITHIN THE DISTRICT AND WHICH COSTS ARE TO BE DEFRAIDED, IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT MAP; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SUCH ASSESSMENTS AND THE RELATED PROJECTS; PROVIDING FOR NOTICE OF THE PUBLIC HEARING; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

Mr. Pickle recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Graci and passed unanimously adopting Resolution No. 2021-06, as presented.

**DM 7 – Consider Resolution No. 2021-07 – Setting a Public Hearing on the Series 2021-01 Project (Project Nos. 1 and 2 in Basin 2B) and the Levy of Special Assessments for Repayment of the Series 2021-01 Bonds**

Resolution No. 2021-07 was presented, entitled:

**RESOLUTION NO. 2021-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON TUESDAY, OCTOBER 5, 2021, AT 9:00 A.M., OR AS SOON THEREAFTER AS MAY BE HEARD, IN THE BOARD MEETING ROOM, 450 S.W. UTILITY DRIVE, PORT ST. LUCIE FLORIDA 34986, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.**

Mr. Pickle recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Graci and passed unanimously adopting Resolution No. 2021-07, as presented setting the Public Hearing for October 5, 2021, at 9:00 a.m. at the offices of the District.

**DM 8 – Consider Resolution No. 2021-08 – Setting a Public Hearing on the Series 2021-02 Project (Project No. 3 in Basin N17/A) and the Levy of Special Assessments for Repayment of the Series 2021-02 Bonds**

Resolution No. 2021-08 was presented, entitled:

**RESOLUTION NO. 2021-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON TUESDAY, OCTOBER 5, 2021, AT 9:00 A.M., OR AS SOON THEREAFTER AS MAY BE HEARD, IN THE BOARD MEETING ROOM, 450 S.W. UTILITY DRIVE, PORT ST. LUCIE FLORIDA 34986, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190, AND 197, FLORIDA STATUTES.**

Mr. Pickle recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Graci and passed unanimously adopting Resolution No. 2021-08, as presented setting the Public Hearing for October 5, 2021, at 9:00 a.m. at the offices of the District.

**DM 9 – Consider Underground Utility Easement for 24” Potable Water Main**

Mr. Pickle presented the item and recommended approval.

A **MOTION** was made by Supervisor Graci, seconded by Secretary Doughney and passed unanimously approving the Underground Utility Easement for a 24” Potable Water Main, as presented.

**DM 10 – Consider Bid for the Reverse Osmosis Membrane Elements**

Mr. Pickle presented the item, indicating that only one bid had been received. He further noted that the membrane elements were last replaced in 2014. Mr. Pickle then recommended approval.

A **MOTION** was made by Supervisor Graci, seconded by Secretary Doughney, approving up to 588 reverse osmosis membrane elements from Toray Membrane USA, Inc. in the amount of \$254,368.80.

Under discussion Vice Chairman Ney asked what their normal life span was to which Mr. Pickle responded 5 to 10 years.

Supervisor Graci's **MOTION** was reiterated, seconded by Secretary Doughney and passed unanimously approving up to 588 reverse osmosis membrane elements from Toray Membrane USA, Inc. in the amount of \$254,368.80, as presented. Funds to come from the Membrane Filter Replacement Program, which was budgeted in the Renewal and Replacement Fund. Available Project Budget is \$386,933.00; This Project is \$254,368.80; leaving an Available Balance of \$132,564.20.

#### **DM 11 – Consider District's Holiday Schedule for the 2022 Calendar**

Mr. Pickle presented the schedule and recommended approval.

A **MOTION** Secretary Doughney, seconded by Supervisor Graci and passed unanimously approving the District's Holiday Schedule for the 2022 Calendar, as presented.

#### **DM 12 – Consider Budget Amendment 2021-03 for the Utility Fund Water Connection Fees Fund**

Mr. Pickle presented the item and recommended approval.

A **MOTION** was made by Supervisor Graci, seconded by Secretary Doughney and passed unanimously approving Budget Amendment 2021-03 in the not to exceed amount of \$89,500 for the Utility Fund Water Connection Fee Fund for Project SW077 – Main Water Line Extension Project for the Water Treatment Plant, as presented. Available Project Budget is \$1,414,147; This Project is \$89,500; leaving an Available Fund balance after Amendment of \$1,324,647.

#### **DM 13 – Consider SW077 Water Main Bypass Project**

Mr. Pickle presented the item and recommended approval.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Graci and passed unanimously approving the acceptance of the proposal from Kerns Construction & Property Management Corp. in the not to exceed amount of \$588,800 for SW077 Water main Bypass Project, subject to the Contractor and the District negotiating additional deductions relating to Owner Direct Purchasing mutually acceptable to the parties prior to final award with the following conditions:

- a) Conditionally accept the Kerns Construction & Property Management Corp. base bid for a total project cost not to exceed \$588,800, subject to the Contractor and the District negotiating additional deductions relating to Owner Direct Purchasing mutually acceptable to the parties prior to final award;
- b.) Delegate to the District Manager the authority to negotiate such additional deductions on behalf of the District; and

c.) Direct that District Staff issue a Notice of Award and request that Performance and Payment Bonds be submitted for contract preparation.

Total Available Funds for this Project: \$588,800; This Project: \$588,800; leaving an Available Balance of 0, as presented.

**DM 14 – Consider Resolution No. 2021-09 – Establishing the Fiscal Year 2022 Workshop and Regular Meeting Schedule and Location**

Resolution No. 2021-09 was presented, entitled:

**RESOLUTION NO. 2021-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Pickle recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Vice Chairman Ney and passed unanimously adopting Resolution No. 2021-09, as presented.

**DM 15 – Other Items/Updates**

Mr. Pickle requested ratification to extend the Families First Coronavirus Response Act (FFCRA) through the month of July 2021. He also requested approval to extend same for an additional 30 days past the July 31, 2021, date.

There was a consensus of the Board ratifying the extension of the FFCRA through the month of July 2021, and approving an additional extension through September 30, 2021.

Mr. Pickle then noted Condition 11 of his employment contract for an annual physical and a release from the physician indicating he can return to work to perform his duties as a District Manager for an additional year and he provided same to the District Board.

**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 June, 2021**

**CA 6 – Consider Approval to Transfer Funds for the R&R and WCF Account Requisitions**

**CA 7 – Surplus Items**

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

A brief discussion ensued regarding the boats being designated as surplus, which Mr. Rouse addressed.

Supervisor Graci's **MOTION** was reiterated, seconded by Secretary Doughney and passed unanimously approving Consent Agenda items CA 1 through CA 7, as presented.

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

Vice Chairman Ney expressed his pleasure are seeing Mr. Pickle back healthy.

Secretary Graci noted, as COVID cases are on the rise, he wished all those present to stay safe and vigilant and to wear a mask, if necessary.

That concluded Supervisor Requests.

#### **K. Adjournment**

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:39 a.m. There were no objections.

Regular Board Meeting Minutes Signature Page



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved

08/31/21