

**St. Lucie West Services District**  
**Workshop Meeting Minutes**  
October 4, 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  
Maddie Maldonado, Director of Office Administration, SLWSD – in-person  
Josh Miller, Utilities Director/Assistant District Manager, SLWSD – in-person  
Gerard Rouse, Assistant Public Works Director, SLWSD – in-person  
Dan Harrell, District Counsel, Gonano & Harrell – in-person  
Bob Lawson & Fairborz Zanganeh, District Engineers, ARCADIS-US, Inc. – in-person  
Jason Pierman, Secretary/Treasurer, Special District Services, Inc. (“SDS”) – in-person  
Laura Archer, Recording Secretary, SDS – via phone

Also present via phone was Rhonda Mossing of MBS Capital Markets, LLC.

**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. August 30, 2021, Workshop**

## **2. August 31, 2021, Public Hearing & Regular Board Meeting**

Vice Chairman Ney noted that the Workshop minutes should reflect that he left in the middle of the meeting and Secretary Doughney took over as Chairman.

### **E. Public Hearing 1**

- **Consider Resolution No. 2021-12 – Authorizing the Series 2021-1 Project; Equalizing, Approving, Confirming and Levying Special Assessments**

Resolution No. 2021-12 was presented, entitled:

#### **RESOLUTION NO. 2021-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT AUTHORIZING THE SERIES 2021-1 PROJECT; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECT TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE**

Mr. Pickle indicated that the Series 2021-1 Project was for the 2 projects in Country Club Estates. Ms. Mossing then went over SouthState Bank term sheet and all the specifics for Project 1.

Discussion ensued regarding the importance of completing these projects and the possible liabilities if the District did not get them completed.

### **F. Public Hearing 2**

- **Consider Resolution No. 2021-13 – Authorizing the Series 2021-2 Project; Equalizing, Approving, Confirming and Levying Special Assessments**

Resolution No. 2021-13 was presented, entitled:

#### **RESOLUTION NO. 2021-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT AUTHORIZING THE SERIES 2021-2 PROJECT; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECT TO**

**PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE**

Mr. Pickle indicated that the Series 2021-2 Project was for the post office ditch. Ms. Mossing then went over SouthState Bank term sheet and all the specifics for Project 2.

Mr. Pickle noted the importance of completing this project. A brief discussion ensued.

**G. Public Comment**

There was no public comment.

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

Mr. Harrell had no updates for the Board.

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

Mr. Lawson had no updates at this time.

**J. District Manager  
Action Items**

**DM 1 – Consider District Manager Contract**

Mr. Pickle presented the contract, indicating that it mirrors his old contract, but at half the salary because Mr. Hayden will continue in his current position with the District. He noted that the start date was October 1, 2021.

A brief discussion ensued.

**DM 2 – Consider the Purchase of Reverse Osmosis Train #2 Membrane Elements SW061**

Mr. Miller presented the item, indicating that they had received a proposal from Toray Membrane USA, Inc. in the amount of \$125,485.40 for the purchase and delivery of the Reverse Osmosis Membrane Elements for Train #2 for the Water Treatment Plant. He noted that elements typically have an efficient life expectancy between 5 and 10 years and that the current elements were put into service in 2014. He further

indicated that the funds would come from the Membrane Filter Replacement Program, which was budgeted in the Renewal and Replacement Fund.

The Board had no questions regarding this item.

### **DM 3 – Consider SouthState Term Sheet**

Mr. Pickle presented the term sheet, indicating that the interest rate for the Series 2021-1 Bond was 1.41% and the interest rate for the Series 2021-2 Bond was 1.56%.

There was no discussion regarding this matter.

### **DM 4 – Consider Resolution No. 2021-14 Delegation Award**

Resolution No. 2021-14 was presented, entitled:

#### **RESOLUTION NO. 2021-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF ST. LUCIE WEST SERVICES DISTRICT (THE "DISTRICT") APPROVING THE SALE, ISSUANCE AND TERMS OF SALE OF THE ST. LUCIE WEST SERVICES DISTRICT CAPITAL IMPROVEMENT REVENUE BOND, SERIES 2021-1 AND ST. LUCIE WEST SERVICES DISTRICT CAPITAL IMPROVEMENT REVENUE BOND, SERIES 2021-2 (COLLECTIVELY, THE "SERIES 2021 BONDS") IN ORDER TO FINANCE THE SERIES 2021-1 PROJECT AND THE SERIES 2021-2 PROJECT; ESTABLISHING THE INTEREST RATES, MATURITY DATES, REDEMPTION PROVISIONS AND OTHER DETAILS THEREOF; APPROVING A PRIVATE PLACEMENT FOR THE SERIES 2021 BONDS; RATIFYING THE MASTER TRUST INDENTURE AND APPROVING THE FORMS OF SIXTEENTH SUPPLEMENTAL TRUST INDENTURE AND SEVENTEENTH SUPPLEMENTAL TRUST INDENTURE AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF BY CERTAIN OFFICERS OF THE DISTRICT; APPOINTING A TRUSTEE, PAYING AGENT AND BOND REGISTRAR FOR THE SERIES 2021 BONDS; APPROVING THE FORMS OF THE SERIES 2021 BONDS; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS REQUIRED AND TO EXECUTE AND DELIVER ALL DOCUMENTS, INSTRUMENTS AND CERTIFICATES NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2021 BONDS; AUTHORIZING THE VICE CHAIRMAN AND ASSISTANT SECRETARIES TO ACT IN THE STEAD OF THE CHAIRMAN OR THE SECRETARY, AS THE CASE MAY BE; SPECIFYING THE APPLICATION OF THE PROCEEDS OF THE SERIES 2021 BONDS; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS AND ENTER INTO ALL AGREEMENTS REQUIRED IN CONNECTION WITH THE UNDERTAKING OF THE SERIES 2021-1 PROJECT AND SERIES 2021-2 PROJECT; DESIGNATING THE SERIES 2021 BONDS AS "QUALIFIED TAX EXEMPT OBLIGATIONS" PURSUANT TO SECTION 265(B)(3) OF**

**THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Pickle indicated that this was constituted the bank's commitment and the terms and conditions of the 2 bonds.

There was no discussion regarding this item.

**DM 5 – Other Items/Updates**

Mr. Pickle had no further updates.

**DM 5A – Consider Agreement with Odyssey Manufacturing Company**

Mr. Pickle noted Item DM 5A was a walk-on item.

Mr. Miller presented the item, indicating that Odyssey Manufacturing Company was a company with its principal office in Tampa and would provide sodium hypochlorite for the Water and Wastewater Plants. Odyssey has provided their services to the District since 2010 and is offering to piggy-back the District's agreement with the City of Lake Wales, Bid No. 21-488. The contract is for twelve months with 2 twelve month renewals thereafter. He noted that their services were vital in keeping the treatment plants in compliance with State guidelines and the proposed agreement price for them to deliver liquid sodium hypochlorite is \$0.762 per gallon. The current delivery price is \$0.58 per gallon; however, due to the current economy, this agreement takes into consideration a \$0.182 per gallon increase. Mr. Miller also noted that this service will be funded out of the Water & Wastewater Treatment Plant Budget and is within budget for the current fiscal year.

There were no questions from the Board Members.

**K. 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 August, 2021**

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

**CA 7 – Surplus Items**

There was no discussion regarding the Consent Agenda items.

**L. Supervisor Requests**

Vice Chairman Ney noted a local vaccination clinic's hours of operation.

Secretary Doughney thanked Bob Lawson for attending today's Workshop even though he had already retired. Secretary Doughney also congratulated Mr. Hayden on his promotion.

There were no further Supervisor Requests.

**M. Adjournment**

There being no further items to be addressed, the Workshop Meeting was adjourned at 9:49 a.m. There were no objections.

Workshop Meeting Minutes Signature Page

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

  
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Secretary/Assistant Secretary

Date Approved 11/02/21