

St. Lucie West Services District
Public Hearings & Regular Board Meeting Minutes
October 5, 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 Public Hearings & 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
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
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

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 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. August 30, 2021, Workshop

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

The minutes of the August 30, 2021, Workshop and the August 31, 2021, Public Hearings & 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 August 30, 2021, Workshop, as amended, and the August 31, 2021, Public Hearings & Regular Board Meeting, as presented.

The Regular Board Meeting was then recessed and Public Hearing 1 was opened.

E. Public Hearing 1

1. Call to Order

2. Roll Call

It was noted that all 5 Supervisors were present.

3. Receive Public Comment on the Authorizing of Series 2021-1 Project; Equalizing, Approving, Confirming and Levying Special Assessments

Mr. Pickle briefly reviewed the project.

Matthew Boyd, General Manager of the St. Lucie Golf & Trail Club, addressed the Board, indicating that when the property was sold they knew of the need for drainage in the area. He went on to state that they worked with the District with that in mind and tried to create a mutually agreed upon purpose for the property by designing an aqua range and club in order to keep the golf course alive. He noted the potential assessments for the golf course, if this project is approved, and indicated that it would be a large amount of money the golf course would have to pay and he does not agree with this resolution.

Mr. Pickle noted that at the time the property was sold, the District had reserve funds that could be used for this project, but they have since been used for other projects.

A lengthy discussion ensued regarding the purpose of stormwater retention.

Don Luneburg, principal owner of the golf course then addressed the Board, indicating that they have supported the District and are objecting to this project strictly from a financial standpoint. He indicated that had they known about this potential assessment they would have handled the sale differently. Mr. Luneburg also brought up the potential of selling the property at California Boulevard, which had been voted down previously.

Discussion ensued regarding large storm events and the potential for flooding. Several District residents also noted their opposition to the assessment and requested reconsideration by the District.

The topic of the infrastructure bill came up, which could help if the District qualifies.

Mr. Harrell noted that there were 3 plans:

Plan A was to fund the project through reserve funds; but those have been exhausted at this time.

Plan B was to fund the project through the sale of the property at California and St. Lucie West Boulevards, which was shot down.

Plan C is to fund the project through special assessments for those who will benefit from the project.

Further discussion ensued.

Public Hearing 1 was then closed and the Regular Board Meeting was reconvened.

- **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 reiterated that this was for the project improvements in the Country Club Estates' neighborhood and that it had been determined that the only beneficiaries of the project were in the 2B Basin (Country Club Estates).

A MOTION was made by Vice Chairman Ney, seconded by Supervisor Mocuta to table the Series 2021-1 Project until the next large storm event.

Discussion ensued about the cons of putting off this project.

Vice Chairman Ney's **motion** was reiterated, seconded by Supervisor Mocuta to table the Series 2021-1 Project until the next large storm event. Upon being put to a vote, the **motion** carried 3 to 2 with Secretary Doughney and Supervisor Graci dissenting.

The Regular Board Meeting was then recessed and Public Hearing 2 was opened.

F. Public Hearing 2
1. Call to Order

2. Roll Call

It was noted that all 5 Supervisors were present.

3. Receive Public Comment on Authorizing the Series 2021-2 Project; Equalizing, Approving, Confirming and Levying Special Assessments

There was no public comment on Authorizing the Series 2021-2 Project; Equalizing, Approving, Confirming and Levying Special Assessments.

Public Hearing 2 was closed and the Regular Board Meeting was reconvened.

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 briefly went over the project, indicating that the post office ditch needed to be built up because structures were in danger of falling. He noted that this project would be assessed to all District residents. He also noted that since the previous resolution did not pass, the fill for this project would need to be purchased rather than using the fill from the County Club Estates project. So some of the documentation would need to be updated to reflect that these resolutions will not go hand in hand.

Mr. Boyd from the golf course indicated that they have several areas near holes 5 and 12 where they could help provide dirt for this project, which could be an option. Mr. Pickle indicated he would look into it and reassess the project.

Public Hearing 2 was closed and the Regular Board Meeting was reconvened.

A **MOTION** was then made by Vice Chairman Ney, seconded by Supervisor Graci and passed unanimously adopting Resolution No. 2021-13, as presented.

Chairman D'Amico called for a short break at 10:02 a.m.

Chairman D'Amico called the Regular Board Meeting back to order at 10:08 a.m.

G. Public Comment

There was no public comment.

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

Mr. Harrell had no updates at this time.

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

Mr. Lawson expressed his pleasure serving the District over the years and thanked the Board.

**J. District Manager
Action Items**

DM 1 – Consider District Manager Contract

Mr. Pickle presented the item, indicating that Mr. Hayden had been chosen to take over District Manager duties at the last meeting.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Graci approving the District Manager contract, as presented. Upon being put to a vote, the **MOTION** carried unanimously.

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

Mr. Pickle presented the item, noting that it had been discussed at the previous day's Workshop. He recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Graci and passed unanimously approving the purchase of Reverse Osmosis Train #2 Membrane Elements SW061 from Toray Membrane USA, Inc. in the amount of \$125,485.40, as presented. Funds will come from the Membrane Filter Replacement Project in the Renewal and Replacement Fund as follows: Available Project Budget

is \$210,000; This Project is \$125,485.40; leaving an Available Balance of \$84,514.60.

DM 3 – Consider SouthState Term Sheet

Ms. Mossing noted that the District was moving forward with only the 2021-2 Project and she would revise the term sheet to reflect that revision.

Vice Chairman Ney returned to the meeting room at this time.

A **MOTION** was made by Secretary Doughney, seconded by Vice Chairman Ney and passed unanimously, approving the SouthState Term Sheet, as amended.

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.

Again, it was noted that the resolution would be amended to reflect only the Series 2021-2 bonds, removing any mention of the Series 2021-1 bonds.

A **MOTION** was made by Secretary Doughney, seconded Supervisor Graci, adopting Resolution No. 2021-14, as amended. Upon being put to a vote, the **MOTION** carried unanimously.

DM 5A – Consider Agreement with Odyssey Manufacturing Company

Mr. Pickle noted this was a piggyback agreement to the City of Lake Wales agreement. He recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Graci and passed unanimously approving the agreement with Odyssey Manufacturing Company for the delivery of liquid sodium hypochlorite at the price of \$0.762 per gallon, as presented.

K. Consent Agenda

Secretary Doughney presented Consent Agenda items CA 1 through CA 7 and asked for a motion.

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

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

L. Supervisor Requests

Supervisor Graci extended congratulations to Mr. Hayden and reminded Messrs. Miller and Rouse to hang in there, their time will come. Supervisor Graci also noted his disappointment in how Public Hearing 1 had gone.

Secretary Doughney congratulated Mr. Hayden on his promotion and thanked Mr. Lawson for his many years of service to the District. He also recommended that the Board honor Mr. Lawson with a plaque. There were no objections.

Mr. Lawson thanked the Board and noted that he has been the District's Engineer for 32 years.

That concluded Supervisor Requests.

M. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 10:19 a.m. There were no objections.

Regular Board Meeting Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 11/02/21