

St. Lucie West Services District
Regular Board Meeting Minutes
March 8, 2022, 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
John Doughney, Secretary – in-person
Dominick Graci, Supervisor – in-person
Viorel Mocuta, Supervisor – in-person

Staff Present

Bill Hayden, District Manager, St. Lucie West Services District (“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
Thomas Bayer, Assistant Utilities Director – in-person
Dan Harrell, District Counsel, Gonano & Harrell – in-person
Brian Stahl, District Engineer, Infrastructure Solution Services. – 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 4 Supervisors were in attendance with the exception of Vice Chairman Ney.

D. Approval of Minutes

- 1. February 7, 2022, Workshop**
- 2. February 8, 2022, Regular Board Meeting**

The minutes of the February 7, 2022, Workshop and the February 8, 2022, 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 February 7, 2022, Workshop, as presented, and the February 8, 2022, Regular Board Meeting, as presented.

E. Public Comment

There was no public comment.

F. District Attorney

DA 1 – Notice of Qualifying Period-Elections of Members of the Board of Supervisors

Mr. Harrell presented the item, indicating that Seats 1, 2 and 3 (Vice Chairman Ney, Supervisor Graci and Chairman D'Amico, respectively) were expiring in November 2022. Mr. Harrell advised that the qualifying period runs from noon on Monday, June 13, 2022, through noon on Friday, June 17, 2022.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Graci and passed unanimously approving the publication of the Notice of Qualifying Period, as presented.

G. District Engineer

DE 1 – Consider Work Authorization No. 7BN3-12-2201-SU between the District and 460 Peacock Business Center LLC

Mr. Stahl presented the item, indicating that this was an application for the construction of a 3.12-acre commercial development on the corner of NW Peacock Boulevard and NW Stadium Drive. He noted that the lot was currently undeveloped and covered heavily with trees and vegetation. The applicant proposes to construct two commercial buildings with associated driveways and parking spaces.

Mr. Stahl noted 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 on-site drainage facilities, including the proposed control structure, shall remain in private ownership and must be the maintenance responsibility of the applicant or subsequent owner.

A **MOTION** was made by Supervisor Graci, seconded by Secretary Doughney and passed unanimously approving Work Authorization No. 7BN3-12-2201-SU between the District and 460 Peacock Business Center LLC with the 2 following 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 on-site drainage facilities, including the proposed control structure, shall remain in private ownership and must be the maintenance responsibility of the applicant or subsequent owner.

H. District Manager Action Items

DM 1 – Florida Department of Environmental Protection (FDEP) Utilities Contact Change

Mr. Hayden presented the item, indicating that it had been discussed the previous day. He recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Graci and passed unanimously changing the Primary Utilities Contact for FDEP from Dennis Pickle to the current Utilities Director, Joshua C. Miller, effective March 9, 2022, as presented.

DM 2 – Other Updates

Mr. Hayden advised that the job descriptions were being wrapped up and would be forwarded to the labor attorney for review and then a Public Hearing would be advertised for same.

Mr. Hayden advised that he received another phone call from the City of Port St. Lucie requesting Round 2 of yard debris pick up, which will begin next week.

Vice Chairman Ney then advised that he was back in the hospital with pneumonia. The other Board Members wished him a speedy recovery.

I. Consent Agenda

Consent Agenda items CA 1 through CA 7 were presented for consideration.

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, 2022

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

CA 7 – Surplus Items

Consent Agenda items CA 1 through CA 7 were presented for consideration.

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

J. Supervisor Requests

Supervisor Mocuta had no comments.

Supervisor Graci suggested allowing the commercial association and/or Presidents' Council to meet in the District's Board Room every other month in order to keep the community updated. Chairman D'Amico agreed with his suggestion, saying it would be worth a try.

Vice Chairman Ney gave a brief overview of the Presidents' Council, which became a very valuable group to the community. He also noted that the commercial association manager would bring in speakers, but the lady who ran it, Tiffany, became too busy to continue to organize the meetings and speakers. Vice Chairman Ney suggested that the District guide it temporarily until someone else takes the reins.

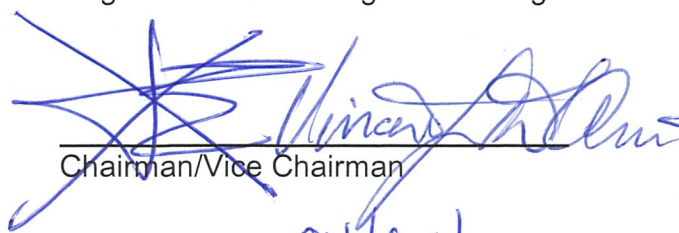
Secretary Doughney and Supervisor Graci noted they could co-host the meetings. Mr. Harrell reminded the Board to avoid getting involved in the discussions and recommended only one Board Member attend the meetings at one time in order to avoid Sunshine Law issues.

That concluded Supervisor Requests.

M. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:22 a.m. There were no objections.

Regular Board Meeting Minutes Signature Page



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved 04/05/22