

**St. Lucie West Services District**  
**Public Hearing Minutes**  
January 19, 2016, at 9:00 a.m.  
450 SW Utility Drive  
Port St. Lucie, Florida 34986

(Please note: This is not verbatim. A CD recording of the Public Hearing is available on file.)

**Board Members Present**

Vincent D'Amico, Chairman  
Gregg Ney, Vice Chairman  
Wayne Smith, Secretary  
Charles Altwein, Supervisor  
Everett Child, Supervisor

**Staff Present**

Dennis Pickle, District Manager, St. Lucie West Services District ("SLWSD")  
Lisa Beans, Administrative Assistant, SLWSD  
Dan Harrell, District Counsel, Gonano & Harrell  
Jason Pierman, District Treasurer, Special District Services, Inc. ("SDS")  
Laura Archer, Recording Secretary, SDS

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

**A. Call to Order**

Chairman D'Amico called the Public Hearing to order at 9:00 a.m.

**B. Pledge of Allegiance**

**C. Roll Call**

It was noted that all 5 Supervisors were present.

**D. Public Hearing 1**

**1. Receive Public Comment on Declaring that Certain Real Property of the District is Surplus and Should be Sold at Not Less Than Fair Market Value; Approving a Purchase and Sale Agreement with Ross Realty Investments, Inc., or its Permitted Assigns, as Purchaser; Authorizing Execution of the Agreement; Providing for the Sale of Certain Real Property of the District; Authorizing and Directing the Board Chairman, District Manager, and Other Officers and Agents of the District to take all Actions Necessary to Carry Out Transactions**

There was no public comment.

- **PH 1 - Consider Resolution No. 2016-01 - Declaring that Certain Real Property of the District is Surplus and Should be Sold at Not Less Than Fair Market Value; Approving a Purchase and Sale Agreement with Ross Realty Investments, Inc., or its Permitted Assigns, as Purchaser; Authorizing Execution of the Agreement; Providing for the Sale of Certain Real Property of the District; Authorizing and Directing the Board Chairman, District Manager, and Other Officers and Agents of the District to take all Actions Necessary to Carry Out Transactions**

Resolution No. 2016-01 was presented, entitled:

#### **RESOLUTION 2016-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT DECLARING THAT CERTAIN REAL PROPERTY OF THE DISTRICT IS SURPLUS AND SHOULD BE SOLD AT NOT LESS THAN FAIR MARKET VALUE; APPROVING A PURCHASE AND SALE AGREEMENT WITH ROSS REALTY INVESTMENTS, INC., OR ITS PERMITTED ASSIGNS, AS PURCHASER; AUTHORIZING EXECUTION OF THE AGREEMENT; PROVIDING FOR THE SALE OF CERTAIN REAL PROPERTY OF THE DISTRICT; AUTHORIZING AND DIRECTING THE BOARD CHAIRMAN, DISTRICT MANAGER, AND OTHER OFFICERS AND AGENTS OF THE DISTRICT TO TAKE ALL ACTIONS NECESSARY TO CARRY OUT TRANSACTIONS; AND PROVIDING AN EFFECTIVE DATE**

Mr. Harrell presented the resolution indicating that the property is subject to consideration as surplus property, an offer has been received and a purchase price has been negotiated. He indicated that the Public Hearing was being held to designate the property as surplus and to accept the offer.

Chairman D'Amico asked about the mitigation stipulation to which Mr. Harrell responded that a tree mitigation might be necessary. Mr. Pickle noted that they were looking at other parcels within the District and that we will not know if it is an issue until they go to planning and zoning.

Vice Chairman Ney referred to Page 1 of the agreement, specifically Section 1.1 wherein the parcels are described as being "...east of NW Country Club Drive..." whereas they are actually west of NW Country Club Drive. Mr. Harrell indicated that it would be corrected. Vice Chairman Ney then asked if the District has to move the lift station, will the District have to pay the 3% the realtor's fee on that additional \$100,000 purchase price. Mr. Pickle indicated that the District would have to pay 3% on that additional amount because it is part of the sale price.

Supervisor Altwein asked if the District does not have enough mitigation land will we have to buy more to which Mr. Pickle replied we would. Mr. Pickle assured the Board members that the offer price makes up for what the District might have to spend since the offer is higher than the appraisal amount.

Discussion ensued regarding the market and how the value could go down. It was also noted that the buyer was paying a 3% realtor commission as well.

A **motion** was made by Supervisor Altwein, seconded by Secretary Smith to continue with the sale of the property.

Mr. Harrell asked for clarification indicating that the intent of the motion is to proceed with the transaction and adopt the resolution, as presented. Supervisor Altwein agreed that that was his intent with his motion.

Under discussion, Vice Chairman Ney asked if the agreement was standard to which Mr. Harrell indicated that it was "generally standard."

Supervisor Altwein's **motion** was reiterated, seconded by Secretary Smith and passed unanimously to adopt Resolution No. 2016-01, as presented.

#### **E. Public Comment**

There was no public comment.

#### **F. Supervisor Requests**

Vice Chairman Ney indicated that he would like to hear suggestions from staff about how to use the proceeds from the sale of the property. Mr. Pickle indicated that the relocation of the office building is a first option.

Secretary Smith noted that the District still has 9 months before it will see the money and that he would like to hear other options. He also noted that it would be good PR for the District.

Supervisor Child agreed that the public should be made aware of the sale and that the money should go towards the Lake Harvey project, not a new building.

Chairman D'Amico agreed with Supervisor Child's suggestion that the funds should go towards the Lake Harvey project.

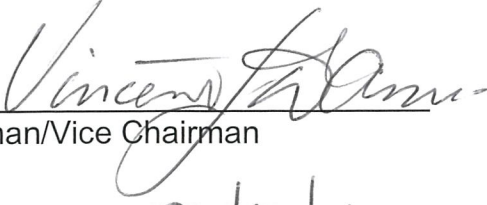
Vice Chairman Ney agreed.

There were no further Supervisor Requests.

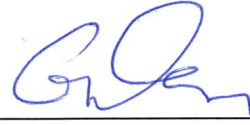
#### **G. Adjournment**

There being no further items to be addressed, the Public Hearing was adjourned at 9:48 a.m. There were no objections.

Public Hearing Minutes Signature Page



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved

02/02/16