

St. Lucie West Services District
Workshop Meeting Minutes
January 9, 2023, at 9:00 a.m.

(Please note: These minutes are not verbatim. A CD recording of the Workshop Meeting is available on file.)

Board Members Present

John Doughney – Chairman – in-person
Dominick Graci – Vice Chairman – in-person
Gregg Ney – Secretary – in-person
Diane Haseltine- Supervisor – in-person
Viorel Mocuta - Supervisor – in-person

Staff Present

Bill Hayden, District Manager, St. Lucie West Services District ("SLWSD") – in-person
Josh Miller, Utilities Director/Assistant District Manager, SLWSD – in-person
Maddie Maldonado, Office Manager, SLWSD – in-person
Gerard Rouse, Assistant Public Works Director, SLWSD – in-person
Thomas Bayer, Assistant Utilities Director, SLWSD – in-person
Brian Stahl, District Engineer, Infrastructure Solution Services. – in-person
Jason Pierman, Secretary/Treasurer, Special District Services, Inc. ("SDS") – in-person
Laura Archer, Recording Secretary, SDS – via phone

Guests Present (Sign-In Sheet Attached)

A. Call to Order

The Workshop Meeting was called to order at 9:00 a.m.

B. Pledge of Allegiance

C. Roll Call

It was noted that 3 Supervisors were present.

D. Approval of Minutes

1. December 5, 2022, Workshop
2. December 6, 2022, Regular Board Meeting

Vice Chairman Graci noted under Item DM 2 in the Workshop minutes that ..."Kings Isles had not been receptive regarding..."

Vice Chairman Graci also noted under Item DM 2 in the Regular Board Meeting minutes that "We are getting prices to maintain the property versus the District taking it over. We also do not want to see the commercial association dissolve due to the expenses involved."

Those were the only revisions to the minutes.

E. Public Comment

There was no public comment.

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

Mr. Hayden was not aware of any updates from Mr. Harrell.

**G. District Engineer
DE 1 – Consider Work Authorization No. 3B-34-2206-SU between the St. Lucie West Services District and Cashmere Ventures, LLC**

Mr. Hayden presented the item, indicating that the application was for the construction of a 4.72-acre commercial development west of SW Cashmere Boulevard, just south of St. Lucie West Boulevard. He noted that the site was currently undeveloped. The applicant is proposing to construct a 50,550 SF of commercial buildings with associated parking spaces and driveways and will utilize water, sewer and reuse line connections of the District. Mr. Hayden noted that staff was recommending approval of the Work Authorization with the following two 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.

Discussion ensued regarding traffic concerns.

**H. District Manager
Action Items**

DM 1 – Correspondence from St. Lucie Trail Golf Course Regarding the Possibility of a Land Swap between the District and St. Lucie Trail Golf Course

Mr. Hayden presented the item and discussion ensued regarding specific areas.

DM 2 – Consider Budget Amendment 2023-01 for the Utility Fund Carry Over Projects

Mr. Miller presented the item, indicating that this would clean up projects that carry over from fiscal year 2022 to fiscal year 2023.

DM 3 – Consider Advertising a Request for Statement of Qualifications for Stormwater & Utility Engineering Services’ Consider Designation of a Utility Engineering Selection Committee for Stormwater, Potable Water and Wastewater Related Engineering Services

Mr. Hayden presented the item.

Mr. Stahl gave a summary of Infrastructure Solution Services’ (ISS) history with the District. He admits that they could have done a better job with the post office ditch project, but the District is a very important client to ISS.

A lengthy discussion ensued regarding the delays surrounding the post office project.

DM 4 – Other Items/Updates

Mr. Hayden advised that he was obtaining pricing for solar powered control gates with a battery system runs approximately \$24,000 and without a battery system between \$11,000 & \$12,000.

After discussion, Mr. Hayden advised he would obtain 2 more quotes for comparison.

I. 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 November, 2022

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

CA 7 – Surplus Items

There was no discussion regarding Consent Agenda items CA 1 through CA 6.

J. Supervisor Requests

There were no requests from the Supervisors.

K. Adjournment

There being no further items to be addressed, the Workshop Meeting was adjourned at 9:53 a.m. There were no objections.

Workshop Meeting Minutes Signature Page



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved 02/07/23