

St. Lucie West Services District
Workshop Meeting Minutes
February 6, 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
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 all 5 Supervisors were present.

D. Approval of Minutes

1. January 9, 2023, Workshop
2. January 10, 2023, Regular Board Meeting

There were no revisions for either set of 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. He did note, however, that the golf course land swap was in the middle of surveying and would eventually come back to the Board.

Mr. Hayden also indicated that a former Raftelis employee, Ryan Smith, who worked under Rob Ori, would review the interlocal agreement with the City of Port St. Lucie and prepare a report for the 4 districts who have joined forces to justify the stormwater refund given to the District every year.

**G. District Engineer
DE 1 – Consider Work Authorization No. WA-4D-24-1122-SU between the St. Lucie West Services District and UH US Port St. Lucie Extension 2019, LLC**

Mr. Hayden presented the item, indicating that the application was for the construction of a 5.296-acre commercial development replat of the Shoppes at St Lucie West, which is located north of NW St. Lucie West Boulevard and is the last phase of the Shoppes at St. Lucie West. The applicant proposes constructing an Academy Sports building (a sporting goods store) with associated driveways and parking spaces. The project site will utilize and connect to existing water, sewer and reuse lines adjacent to the parcel. Staff recommends approval 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.

A brief discussion ensued regarding project specifications.

**H. District Manager
Action Items**

**DM 1 – Consider Bid Proposal for the Post Office Ditch Enclosure Project
WM0026**

Mr. Hayden presented the item and noted that three bids had been received:

- 1.) Johnson Davis, Inc. in the amount of \$1,865,300.00;
- 2.) PRP Construction in the amount of \$1,820,433.00; and
- 3.) Centerline, Inc. in the amount of \$1,765,232.00

Mr. Hayden noted, while Centerline was the lowest bidder, all three bids were over the budgeted amount of \$1,505,500.00. With interest payments and payment made to the District Engineer and the amount of time that has passed since the commitment of the project, the current balance of the Stormwater Bond is \$1,458,575.94, leaving a short fall of \$306,656.06.

Staff negotiated with the lowest bidder and it was determined that in order to meet the budgeted amount and to be able to pay for the project, it is necessary to downsize from 1,082-feet of pipe to 740-feet of pipe. This new scope will also decrease the three 10 foot x 10 foot boxes down to two. The new cost of the project will be for the not to exceed amount of \$1,384,300.00, approximately \$380,932.00 less than the original cost. The new scope will cover the critical area of the ditch located between the post office and the commercial building running from Peacock Boulevard to the west and making the turn south and stopping there. The remainder of the ditch going south will be left open and will have to be piped and closed later, when funding becomes available.

It was also noted that the District will be able to negotiate additional savings on material using Owner Direct Purchasing.

Discussion ensued about the specifics of the project.

DM 2 – Consider Final Change Order and Project Close Out from Lawrence Lee Construction Services, Inc.

Mr. Miller presented the item, indicating that the District hired Lawrence Lee Construction Services, Inc. for the Wastewater Treatment Facility Filter #2 Project back in December, 2021. The project has been completed and the contractor has submitted their last pay application, which shows a deduction change order in the final project amount. There is a Total Project Return of \$6,440.75, which bring the total project cost to \$995,467.25, down from the original award amount of \$1,001,908.00.

The Board expressed their pleasure in the lower project cost.

DM 3 – Other Items/Updates

Mr. Rouse advised that he had researched implementing sola powered gates. He went over the potential savings and indicated that his calculations of it taking 47 years to make back the expenses put out. Discussion ensued about a larger project in order to get a quicker return.

Secretary Ney reminded those present that the benefits of solar power are not entirely financial.

Discussion ensued.

Mr. Hayden then referred to the maintenance of the right-of-way going into Kings Isle, noting that Kings Isle suggested everyone doing their own maintenance. He further noted that Kings Isle was getting their own engineer's report and would get back to us.

That concluded Mr. Hayden's updates.

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 December, 2022

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

Mr. Miller noted that the Underground Construction Foreman oversees a 2-member crew and that they have saved the District approximately \$90,000 in the first 4 months they've been onboard

Secretary Ney noted that the Project Tracker looked solid.

There was no further discussion regarding the Consent Agenda items.

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 9:33 a.m. There were no objections.

Workshop Meeting Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 03/07/23