

**St. Lucie West Services District
Workshop Meeting Minutes
May 1, 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
Dan Harrell, District Counsel, Gonano & Harrell – in-person
Jason Pierman, Secretary/Treasurer, Special District Services, Inc. (“SDS”) – in-person
Laura Archer, Recording Secretary, SDS – via phone

Also present was Nathan Nason, Special Counsel, Nason, Yeager, Gerson, Harris & Fumero, P.A. – in-person

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 in attendance.

D. Approval of Minutes

- 1. April 3, 2023, Workshop**
- 2. April 4, 2023, Regular Board Meeting**
- 3. April 14, 2023, Special Board Meeting**

Secretary Ney noted that Roll Call needed to be corrected on all 3 sets of minutes.

E. Public Comment

There was no public comment.

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

There were no updates from District Counsel.

**G. District Engineer
DE 1 – Monthly Projects Update**

Mr. Hayden indicated he had Mr. Zanganeh's Monthly Project Status Report for May 2023.

DE 2 – Consider Work Authorization No. 4D-25-0223-SU between the St. Lucie West Services District and Central Park Holding, LLC

Mr. Hayden presented the item, indicating that this application was for the construction of a 2.99-acre commercial development on NW Central Park Plaza, which is currently undeveloped and heavily covered with trees and vegetation.

He further noted that the applicant was proposing to construct an 81-room hotel with associated driveways and parking spaces and would utilize and connect to the existing water, sewer and reuse lines adjacent to the lot.

Staff is recommending approval of this 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.
- 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 green space.

**H. District Manager
Action Items**

DM 3 – Discussion Regarding The Reserve Community Development District Future Water and Sewer Needs

Mr. Nason presented his firm's engagement letter, confirming the District's representation in connection with the evaluation and possible termination of its Utilities Services Agreement with The Reserve Community Development District.

A lengthy discussion ensued regarding the options open to the District.

Mr. Fromm addressed the Board, indicating that The Reserve's Manager could not be present for today's meeting, but asked that the staffs work together to resolve this issue.

Chairman Doughney requested that staff pursue an agreement with the City to deliver water.

At approximately 9:25 a.m., Chairman Doughney asked for a brief recess.

The Workshop was called back to order at approximately 9:35 a.m.

DM 1 – Consider Resolution No. 2023-02 – Expressing Appreciation to Daniel B. Harrell for His Dedicated Service to the District

This item was tabled until tomorrow's Regular Board Meeting.

DM 2 – Consider Change Order for the SCADA Servers Replacement Project

Mr. Miller presented the item, indicating that the software had been updated and it would be more cost effective to upgrade now. Mr. Miller advised that because the original project was under budget, this additional amount (\$9,844.24) was still covered under the approved budget amount.

There were no questions from the Board Members.

DM 4 – Fiscal Year Ending 2024 Budget Workshop

Mr. Hayden presented the budget, indicating there were no significant changes and that there was nothing in the budget in anticipation of a \$30 Million expansion.

Mr. Miller advised he would have the rate consultant prepare information to include an option with expansion.

There were no questions from the Board Members.

DM 5 – Other Items/Updates

Mr. Miller presented correspondence from the Florida Department of Environmental Protection (FL DEP) regarding a Notice of Draft Permit Revision to increase the permitted flow capacity.

Chairman Doughney asked for confirmation that the sewer was sufficient to serve The Reserve to which Mr. Miller agreed that it was. Mr. Miller went on to advise that the Notice of Draft Permit Revision would be published in the newspaper with proof of publication provided to FL DEP.

Mr. Hayden presented a post office PowerPoint presentation and noted that they were halfway completed with the project.

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 March, 2023

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

CA 7 – Surplus Items

There was no discussion regarding Consent Agenda items CA-1 through CA-7.

J. Supervisor Requests

Secretary Ney expressed his concern over a judge putting council members in jail due to Sunshine Law violations. He cautioned the other Board Members.

Chairman Doughney suggested a refresher on the Sunshine Law.


Mr. Pierman advised of legislation being approved that would require CDD Supervisors to complete 4 hours of ethic training per year.

That concluded Supervisor Requests.

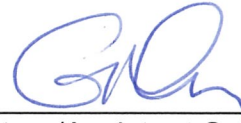
K. Adjournment

There being no further items to be addressed, the Workshop Meeting was adjourned at 9:56 a.m. There were no objections.

Workshop Meeting Minutes Signature Page



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved

