

**St. Lucie West Services District**  
**Regular Board Meeting Minutes**  
May 2, 2023, at 9:00 a.m.

**(Please note: These minutes are not verbatim. A CD recording of the Regular Board 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, Director of Office Administration – in-person  
Lisa -Marie Beans, Human Resources Specialist – 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  
Ruth Holmes of Torcivia, Donlon, Goddeau & Ansay, P.A.  
Fairborz Zanganeh, 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 Doughney called the Regular Board Meeting 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**

The minutes of the April 3, 2023, Workshop, the April 4, 2023, Regular Board Meeting and the April 14, 2023, Special Board Meeting were presented for consideration.

A **MOTION** was made by Secretary Ney, seconded by Vice Chairman Graci and unanimously passed approving the minutes of the April 3, 2023, Workshop, as amended, the April 4, 2023, Regular Board Meeting, as amended, and the April 14, 2023, Special Board Meeting, as amended.

**E. Public Comment**

There was no public comment.

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

Ms. Holmes had no updates at this time.

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

Mr. Zanganeh presented his Monthly Project Status Report for May and asked if there were any questions. There were none.

The Board thanked Mr. Zanganeh for the report and indicated it was a great improvement.

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

Mr. Zanganeh presented the work authorization and asked if there were any questions.

Secretary Ney asked if there were any easements associated with this to which Mr. Zanganeh replied that there were 2, but that they were separate from this work authorization.

A **MOTION** was made by Secretary Ney, seconded by Vice Chairman Graci and passed unanimously approving Work Authorization No. 4D-25-0223-SU between the St. Lucie West Services District and Central Park Holding, LLC with 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.

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

Richard Hans, District Manager for The Reserve Community Development District, who works for GMS, introduced himself and advised that St. Lucie West Services District had been informed of the situation a few weeks ago.

Discussion ensued regarding capacities. Mr. Miller indicated that SLWSD was never officially advised of The Reserve plant being shut down.

Further discussion ensued.

Mr. Miller presented correspondence from himself to Mr. Hayden dated May 2, 2023, wherein he outlines the District's future potable water needs and his recommendation of moving forward with the processes to expand the water treatment plant for at least 1 MGD as soon as possible. He also recommends renegotiating The Reserve Agreement to gather more funds for this expansion. Mr. Miller's correspondence also indicates that he contracted the District's Utility Engineer to provide an Engineering Report and Cost Estimate, as well as the District's Hydrogeologist for the same.

Staff was directed to schedule a meeting with Bill Hayden, Josh Miller and The Reserve District Manager to bring more data to the table.

A timeline was discussed. Mr. Miller advised that the rate consultant would be at the June 6, 2023, Board Meeting, which should shed additional light on the options open to the District.

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

Mr. Hayden presented Resolution No. 2023-02 and read it into the record:

**RESOLUTION 2023-02  
RESOLUTION OF APPRECIATION OF  
THE BOARD OF SUPERVISORS OF ST.  
LUCIE WEST SERVICES DISTRICT TO  
DANIEL B. HARRELL**

**WHEREAS**, Daniel B. Harrell was elected by the St. Lucie West Services District Board of Supervisors in January 1990; and

**WHEREAS**, Daniel B. Harrell performed outstanding service to the St. Lucie West Services District "District" during his years as District Attorney and took an unusual and personal interest in performing his task; and

**WHEREAS**, Daniel B. Harrell served the District above and beyond the usual call to duty from 1990 until 2023;

**BE IT RESOLVED** that St. Lucie West Services District, its Board of Supervisors, and each individual member thereof and its officers and other personnel hereby express their sincere and deep appreciation to Daniel B. Harrell for his outstanding service to the District.

**BE IT FURTHER RESOLVED** that this Resolution be made a part of the permanent records of the District and copy thereof to be duly signed and awarded to Daniel B. Harrell.

Dated this 2<sup>nd</sup> day of May 2023.

Mr. Harrell was then presented with a plaque commemorating his service to the District and photos were taken.

A **MOTION** was made by Secretary Ney, seconded by Vice Chairman Graci and passed unanimously, adopting Resolution No. 2023-02, as presented.

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

Mr. Miller presented the item and recommended approval.

A **MOTION** was made by Vice Chairman Graci, seconded by Supervisor Haseltine and passed unanimously approving the Change Order for the SCADA Servers Replacement Project with Integration Services, Inc. (ISI), dated March 24, 2023, in the amount of \$9,844.24. The Available Project Budget: \$11,316.00; This Project: \$9,844.24; leaving an Available Balance of \$1,471.76, as presented.

### **DM 4 – Fiscal Year Ending 2024 Budget Workshop**

Mr. Hayden asked that the Board review the budget and advise of any questions for the June Workshop.

**DM 5 – Other Items/Updates**

Mr. Hayden that they had still not heard anything from King’s Isle.

Mr. Miller requested approval to publish the Notice of Draft Permit Revision from FL DEP. There was a consensus of the Board to publish the Notice of Draft Permit Revision, as provided by FL DEP.

That concluded the District Manager’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**

A **MOTION** was made by Vice Chairman Graci, seconded by Supervisor Haseltine approving Consent Agenda items CA 1 through CA 7, as presented. Upon being put to a vote, the **MOTION** carried unanimously.

**J. Supervisor Requests**

Vice Chairman Graci noted his appreciation of the urgency and information received from Messrs. Hayden and Miller regarding the water plant and the situation with The Reserve since it effects everyone in the District and in The Reserve.

Supervisor Haseltine expressed the seriousness of the situation with The Reserve and the necessity for it to be handled appropriately.

Secretary Ney concurred with Vice Chairman Graci and Supervisor Haseltine’s comments regarding The Reserve. He also expressed a hearty thank you to Mr. Harrell for his years of service to the District.

Chairman Doughney concurred with the previous comments. He also questioned how to avoid a situation such as this when the development was first established. Mr. Nason indicated that the developer checks with the utility to be sure the quantity of water needed is available and if not, the permit will not be issued.

Mr. Miller clarified that SLWSD only signs off on wastewater capacity for The Reserve CDD.

Discussion then ensued regarding who needed to be advised of The Reserve situation.

**K. Adjournment**

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:50 a.m. There were no objections.

Regular Board Meeting Minutes Signature Page



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved 06/06/23