

**St. Lucie West Services District**  
**Special Board Meeting Minutes**  
July 12, 2023, at 9:00 a.m.

**(Please note: These minutes are not verbatim. A CD recording of the Special 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  
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  
Glen Torcivia of Torcivia, Donlon, Goddeau & Ansay, P.A. – in-person  
Nathan E. Nason of Nason, Yeager, Gerson, Harris & Fumero, P.A- 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 – in-person

Also present were Kevin Matyjaszek of the City of Port St. Lucie; Donna Rhoden, also of the City of Port St. Lucie; Ms. Renais; the following Reserve CDD Board Members: Chairman Charles Henry; Assistant Secretary Richard Wright; and Assistant Secretary Gary Surber; Reserve Consultant Bob Fromm; the Reserve's District Manager; and Ryan Smith of Ryper Water Analytics, who served as moderator for the meeting.

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

**A. Call to Order**

Chairman Doughney called the Special Board Meeting to order at 9:01 a.m.

**B. Pledge of Allegiance**

**C. Roll Call**

It was noted that all 5 Supervisors were in attendance.

**D. Public Comment**

There was no public comment.

**E. District Manager  
Action Items**

**DM 1 – Discussion Regarding the SLWSD and Reserve CDD Water and Wastewater Agreement**

Mr. Smith gave an overview of the situation with the Reserve CDD, noting that they currently pay reduced fees to SLW., which were last modified in 2013. He went on to state that an expansion of this sort would cost approximately \$15.13 Million. This expansion would take care of both SLW and the Reserve and without the expansion, SLW will not have enough to sell to the Reserve.

The Reserve Board Members were reminded that SLW's first allegiance was to their customers and in order to continue the relationship with the Reserve, the expansion is necessary. They were also advised that the residents of SLW would not be happy with footing the entire bill for such an expansion.

Mr. Smith went over the details of what the Reserve is currently paying and how those charges would increase.

Discussion ensued.

Mr. Nason advised that \$1.9 Million would be needed up as an upfront payment with specifics of payments in increments or over time within the details of an agreement, but that SLW needs a commitment from the Reserve. Discussion ensued regarding the type of bond to be issued.

Mr. Fromm advised that the Reserve had recently hired Razorback Construction to fix the plant and would be mobilizing next week, which repairs are expected to take 8 to 12 days and they could be back online in mid to the end of August.

Reserve Chairman Henry was worried about the timetable presented. The other Reserve Board Members noted that Special Meetings might have to be scheduled in order to meet SLW's timetable.

Mr. Fromm thanked Josh Miller for laying out the information so clearly and also thanked Mr. Hayden, Mr. Miller and the SLW Board for working with them on this situation.

In summary, the ERCs would increase from the current \$900 to \$1,450 per ERC and there would be an upfront amount due of \$2.2 Million, which is for the purchase of 500 ERCs at \$1.9 Million and an additional \$290,000 for full impact fee rates.

Mr. Nason indicated that this is the Reserve's opportunity to determine what their needs are and they do not have the option to wait. SLW needs to know now what the Reserve wants to do before the beginning of the new fiscal year. It is necessary for SLW to have a bankable stream of revenue from the Reserve.

Reserve Chairman Henry asked when the new plant would be expected to be online to which Mr. Miller replied 18 to 24 months

The Reserve then advised they would hold a Board Meeting within the next 10 days and appoint someone to an ad-hoc committee.

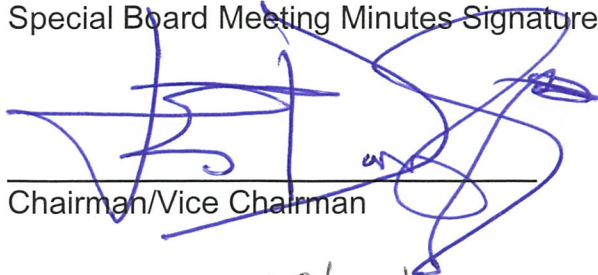
#### **F. Supervisor Requests**

There were no Supervisor Requests.

#### **G. Adjournment**

There being no further items to be addressed, the Special Board Meeting was adjourned at 10:17 a.m. by SLW Chairman Doughney and Reserve Chairman Henry. There were no objections.

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Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved 08/08/23