

St. Lucie West Services District
Regular Board Meeting
July 9, 2024, 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
Viorel Mocuta – Supervisor – in-person
Diane Haseltine- Supervisor – in-person

Staff Present

Josh Miller, District Manager, St. Lucie West Services District (“SLWSD”) – in-person
Bill Hayden, Chief 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
Ruth Holmes, District Counsel, Torcivia, Donlon, Goddeau & Ansay, 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
Stephanie Brown, SDS – in-person

Also present were Rhonda Mossing of MBS Capital Markets (via phone); Donna Rhoden of the City of Port St. Lucie; and District resident Deane Piekara.

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 5 Supervisors were in attendance.

D. Approval of Minutes

- 1. June 3, 2024, Workshop**
- 2. June 4, 2024 Regular Board Meeting**

The minutes of the June 3, 2024, Workshop and the June 4, 2024, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Haseltine, seconded by Secretary Ney and unanimously passed approving the minutes of the June 3, 2024, Workshop, as presented, and the minutes of the June 4, 2024, Regular Board Meeting, as presented.

E. Public Comment

Mr. Piekara congratulated the District on the purchase of the new Vac truck.

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

Ms. Holmes presented her report, noting that she had attended a bond validation phone call; provided revisions and comments regarding this Tyler credit card payment processing agreement and service terms; edited the Florida Department of Transportation Landscape Maintenance Memorandum Agreement for maintenance of the landscape improvements for the I-95 interchange project; and attended the June 2024 Regular Board Meeting.

Ms. Holmes also addressed the Peacock Boulevard Expansion Memo, indicating that she and Dan Harrell had worked on it with the documents they had at the time. Additional right-of-way agreements were not known at that time. She suggested the District possibly hire Special Counsel for this item.

Discussion ensued.

**G. District Engineer
DE 1 – Status Report/Updates**

Mt. Stahl presented the report, noting that receipt of the new Vac truck would help with the Reserve CDD engineering evaluation and it was perfect timing.

The Board had no questions for Mr. Stahl regarding the report.

**H. District Manager
Action Items**

DM 1 – Consider Engineering Evaluation of The Reserve CDD by Infrastructure Solution Services Work Authorization No. SLWSD/SLW034

Mr. Miller presented the item and reminded the Board that the Reserve CDD had a Board meeting scheduled for later today for which the agenda includes Approval of Work Authorization No. SLWSD/SLW034 for SLWSD Reserve CDD Engineering Evaluation between St. Lucie West Services District and Infrastructure Solution Services and a Discussion of Reserve Utility Rate Increase, Effective January 1, 2025.

A **MOTION** was made by Vice Chairman Graci, seconded by Secretary Ney and passed unanimously approving Work Authorization No. SLWSD/SLW034 submitted by Infrastructure Solution Services for the Reserve CDD Engineering Evaluation for the not to exceed amount of \$179,950, which will be split between the District and the Reserve CDD, as presented. The Available Project Budget: \$98,739; 50% Share from Reserve CDD: \$89,975; This Project Cost: \$179,950; leaving an Available Balance of \$8,764, as presented.

DM 2 – Consider Utility Systems Engineer’s Bond Report for Utility Revenue Bonds, Series 2024

Mr. Miller presented the item and recommended approval.

A **MOTION** was made by Vice Chairman Graci, seconded by Supervisor Haseltine and passed unanimously approving and accepting the Utility Systems Engineer’s Bond Report for Utility Revenue Bonds, Series 2024, as presented by Infrastructure Solution Services.

DM 3 – Consider Bond Feasibility Report to Utility Revenue Bond Series 2024

Mr. Miller presented the item and noted that this report was prepared by Ryper Water Analytics to meet the bond requirements to move forward with funding needed redundancy and capacity projects for the water treatment plant. He further noted that this report describes the funding mechanisms relating to the water treatment plant projects listed within the engineering report and describes rate increases that will be necessary to move forward with completing these projects.

A **MOTION** was made by Supervisor Haseltine, seconded by Vice Chairman Graci and passed unanimously approving the Bond Feasibility Report for Utility Revenue Bonds, Series 2024 by Ryper Water Analytics, as presented.

DM 4 – Consider Bond Counsel Agreement with Nabors, Giblin & Nickerson, P.A.

Mr. Miller presented the item and recommended approval.

A **MOTION** was made by Secretary Ney, seconded by Vice Chairman Graci and passed unanimously approving the Bond Counsel Agreement with Nabors, Giblin, &

Nickerson, P.A. for the issuance of the Utility Revenue Bond Series 2024 for the not to exceed amount of \$45,000, as presented.

DM 5 – Consider Resolution No. 2024-07 – Authorizing Issuance of Not Exceeding \$40,000,000 Utility Review Bonds

Mr. Miller presented Resolution No. 2024-07, entitled:

RESOLUTION NO. 2024-07

A RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$40,000,000 ST. LUCIE WEST SERVICES DISTRICT UTILITY REVENUE BONDS, IN ONE OR MORE SERIES; APPROVING THE FORM OF A MASTER TRUST INDENTURE; APPOINTING A TRUSTEE; AUTHORIZING THE COMMENCEMENT OF VALIDATION PROCEEDINGS RELATING TO THE BONDS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Miller noted that this resolution validates the not to exceed \$40 Million of additional debt.

A **MOTION** was made by Vice Chairman Graci, seconded by Supervisor Haseltine and passed unanimously adopting Resolution No. 2024-07, as presented.

DM 6 – Consider Painting of Water Treatment Plant Tanks and Buildings

Mr. Miller presented the item and recommended approval.

A **MOTION** was made by Secretary Ney, seconded by Vice Chairman Graci and passed unanimously awarding the painting of the Water Treatment Plant Tanks and Buildings Project to Shamrock Restoration for the not to exceed amount of \$120,550, as presented. The Available Project Budget being \$150,000; This Project Cost being \$120,550; leaving an Available Balance of \$29,450, as presented.

DM 7 – Consider Phase II Paving Project for the Utility Plant Site

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 Phase II Paving Project for Utility Plant Site and awarding the Project to PRP Construction Group, LLC for the not to exceed amount of \$159,127.55; the Available Project Budget being \$350,000; This Project Cost being \$159,127.55; leaving an Available Balance of \$190,872.45, as presented.

Mr. Miller noted that the remaining balance would go towards paving other areas in need.

DM 8 – Consider the Use of Special Counsel Concerning the NW Peacock Boulevard Roadway Improvements Project

Mr. Miller presented the item and recommended approval. It was noted that the City of Port St. Lucie would kick-off this project in August.

A **MOTION** was made by Vice Chairman Graci, seconded by Secretary Ney and passed unanimously approving the use of Special Counsel concerning the NW Peacock Boulevard Roadway Improvements Project by contracting with Nason, Yeager, Gerson, Harris & Fumero, P.A., as presented.

DM 9 – Consider Amendment to Current Tyler Technologies, Inc. Agreement

Mr. Miller presented the item and noted that this was an amendment to a current Tyler Technologies, Inc. agreement and adds charges for credit card fees and e-Checks to customer payments. He recommended approval.

A **MOTION** was made by Supervisor Haseltine, seconded by Vice Chairman Graci and passed unanimously approving the Amendment to the current Tyler Technologies, Inc. Agreement, as presented.

DM 10 – Consider Acceptance of FY2023 Financial Report by Grau & Associates

Mr. Miller presented the item and indicated that the audit had no findings.

A **MOTION** was made by Secretary Ney, seconded by Vice Chairman Graci and passed unanimously approving and accepting the Fiscal Year 2023 Financial Report, as prepared by Grau & Associates.

DM 11 – Other Items

Mr. Miller advised that the Ethics Training would take place after the meeting on August 27, 2024.

Mr. Miller advised that the District had joined the local Chamber of Commerce and would be attending their meetings.

Mr. Miller presented a preliminary Public Relations Officer job description and welcomed comments from the Board Members.

Mr. Miller reminded the Board of the Reserve CDD meeting today wherein they will discuss rates and consider splitting the cost of the Engineering Evaluation of The Reserve CDD by Infrastructure Solution Services.

That concluded Mr. Miller'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 May, 2024

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

A **MOTION** was made by Vice Chairman Graci, seconded by Supervisor Haseltine approving Consent Agenda items CA 1 through CA 6, as presented. Upon being put to a vote, the **MOTION** carried unanimously.

J. Supervisor Requests

There was a brief discussion regarding moving consideration of the minutes under Consent Agenda items. No formal changes were made to the agenda format.

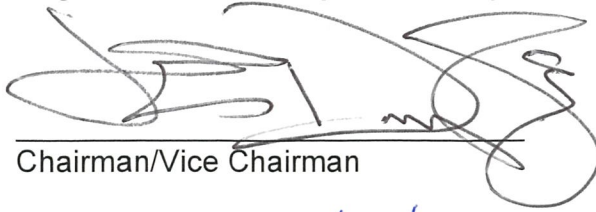
Vice Chairman Graci noted that “we” need to sit down with the Reserve CDD, maybe once the evaluation has been completed, to start the conversation that 86% is not acceptable. Discussion ensued about someone from the District attending today’s Reserve CDD Board Meeting. Mr. Miller volunteered to attend.

Chairman Doughney noted that Mr. Hayden had been with the District for 35 years and he would like to set aside a significant body of land/water to name after Mr. Hayden and to put this item on the next agenda for consideration.

K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:49 a.m. by Chairman Doughney. There were no objections.

Regular Board Meeting Minutes Signature Page



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved 08/06/24