

**St. Lucie West Services District**  
**Public Hearings & Regular Board Meeting**  
August 27, 2024, at 9:00 a.m.

(Please note: These minutes are not verbatim. A CD recording of the Public Hearings & Regular Board Meeting is available on file.)

**Board Members Present**

John Doughney – Chairman – in-person  
Dominick Graci – Vice Chairman – 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  
Lisa-Marie Beans, Human Resources Specialist, SLWSD – in-person  
Ruth Holmes, District Counsel, Torcivia, Donlon, Goddeau & Ansay, P.A. – in-person  
Fairborz Zanganeh, District Engineer, Infrastructure Solution Services. – in-person  
Jason Pierman, Secretary/Treasurer, Special District Services, Inc. ("SDS") – in-person  
Laura Archer, Recording Secretary, SDS – via phone

Also present were District residents Deane Piekara and Kevin Dolan.

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

**A. Call to Order**

Chairman Doughney called the Regular Board Meeting to order at 9:02 a.m.

**B. Pledge of Allegiance**

**C. Roll Call**

It was noted that all Supervisors were in attendance except for Gregg Ney.

**D. Approval of Minutes**

- 1. August 5, 2024, Workshop**
- 2. August 6, 2024, Regular Board Meeting**

The minutes of the August 6, 2024, Workshop and the August 6, 2024, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Supervisor Haseltine, seconded by Vice Chairman Graci approving the minutes of the August 5, 2024, Workshop, as presented, and the minutes of the August 6, 2024, Regular Board Meeting, as presented. Upon being put to a vote, the **MOTION** carried 4 to 0.

**E. Public Comment**

There was no public comment at this time.

It was noted that Kevin M. Dolan ran unopposed for Seat 5 and would be sworn in at the December meeting. Mr. Dolan introduced himself to those in attendance.

The Regular Board Meeting was then recessed and Public Hearing 1 was opened.

**F. Public Hearing 1**

**1. Call to Order**

**2. Roll Call**

**3. Receive Public Comment on the Final Budget for Fiscal Year Ending September 30, 2025, for the District; Providing Authority for the District Manager to Expend Funds on Behalf of the District**

There was no public comment on the Final Budget for Fiscal Year Ending September 30, 2025, for the District.

- **PH 1 – Consider Resolution No. 2024-11 – Adopting the Budgets for Fiscal Year 2025**

Resolution No. 2024-11 was presented, entitled:

**RESOLUTION NO. 2024-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT ADOPTING THE BUDGETS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025 FOR THE DISTRICT; PROVIDING AUTHORITY FOR THE DISTRICT MANAGER TO EXPEND FUNDS ON BEHALF OF THE DISTRICT; PROVIDING AN EFFECTIVE DATE.**

A **MOTION** was made by Vice Chairman Graci, seconded by Supervisor Haseltine and passed unanimously adopting Resolution No. 2024-11, as presented.

Public Hearing 1 was then closed and Public Hearing 2 was opened.

**G. Public Hearing 2**

**1. Call to Order**

**2. Roll Call**

**3. Receive Public Comment on Levying a Non-Ad Valorem Assessment for Water Management Bonds, Operations and Maintenance Costs within the St. Lucie West Services District for the Period October 1, 2024, through September 30, 2025**

There was no public comment on Levying a Non-Ad Valorem Assessment for Water Management Bonds, Operations and Maintenance Costs within the St. Lucie West Services District for the Period October 1, 2024, through September 30, 2025.

- **PH 2 – Consider Resolution No. 2024-12 – Levying a Non-Ad Valorem Assessment for Water Management Bonds, Operations and Maintenance Costs within the St. Lucie West Services District for the Period October 1, 2024, through September 30, 2025**

Resolution No. 2024-12 was presented, entitled:

**RESOLUTION NO. 2024-12**

**LEVYING A NON-AD VALOREM ASSESSMENT FOR WATER MANAGEMENT BONDS, AND OPERATIONS AND MAINTENANCE COSTS, WITHIN THE ST. LUCIE WEST SERVICES DISTRICT FOR THE PERIOD OCTOBER 1, 2024, THROUGH SEPTEMBER 30, 2025**

A **MOTION** was made by Vice Chairman Graci, seconded by Supervisor Haseltine adopting Resolution No. 2024-12, as presented, Upon being put to a vote, the **MOTION** carried 4 to 0.

Public Hearing 2 was then closed and the Regular Board Meeting was reconvened.

**H. District Attorney**

**DA 1 – Status Report/Updates**

Ms. Holmes presented her report, noting that the bond validation hearing was scheduled for September 9, 2024.

Ms. Holmes then indicated that the meeting book for today's meeting had not been posted on the District's website within the necessary time limit. She indicated that the Board could ratify actions at the next meeting to err on the side of caution.

That concluded Ms. Holmes' updates.

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

Mr. Zanganeh advised that there was currently a work authorization under review for a major modification of Mets Clover Park (St. Lucie County Sport Complex), which project involves the removal of the existing baseball training facility and players' parking lot, and construction of a new driveway and parking spaces, which will include the construction of new utility lines (water and sewer).

Secretary Gregg Ney arrived at the meeting location at this time.

**J. District Manager  
Action Items**

**DM 1 – Consider Authorization Approving General Liability Insurance and Workers' Compensation Insurance Provided by Egis Insurance & Risk Advisors**

Mr. Miller presented a revised abstract for this item with all the budget numbers included. He felt that the 5% increase was fair due to additional vehicles being added. He recommended approval.

A **MOTION** was made by Secretary Ney, seconded by Vice Chairman Graci and passed unanimously approving General Liability Insurance and Workers' Compensation Insurance provided by Egis Insurance & Risk Advisors in the amount of \$505,580, broken down as follows:

Available Budget for General Liability for UT Fund:	\$ 349,102.00
Available Budget for General Liability for GF Fund:	\$ 131,354.00
ORG Number: 5-07007 (74%) This Project:	\$ 338,074.92
ORG Number: 1-07009 (26%) This Project:	\$ 118,783.08
Available Balance Amount UT Fund:	\$ 11,027.08
Available Balance Amount GF Fund:	\$ 12,570.92

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Available Budget for Workers' Comp for UT Fund:	\$ 47,251.00
Available Budget for Workers' Comp for GF Fund:	\$ 26,338.00
ORG Number: 5-14007 (59%) This Project:	\$ 28,746.42
ORG Number: 1-15006 (41%) This Project:	\$ 19,976.33
Available Balance Amount UT Fund:	\$ 18,504.58
Available Balance Amount GF Fund:	\$ 6,361.67

as presented.

**DM 2 – Consider Services Agreement for Consulting/Professional Services as a Consultant to the District Manager**

Mr. Miller presented the agreement and recommended approval.

Secretary Ney asked for clarification on Mr. Hayden being limited to \$1,000 in the first year to which Mr. Miller advised that it was for only one month during the current fiscal year.

A **MOTION** was made by Secretary Ney, seconded by Supervisor Haseltine and passed unanimously approving the Services Agreement for Consulting/Professional Services with Hayden Energy Solutions, LLC, as a consultant to the District Manager, as presented.

**DM 3 – Consider Resolution No. 2024-15 – Adopting District Goals and Objectives**

Mr. Miller presented Resolution No. 2024-15, entitled:

**RESOLUTION 2024-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST LUCIE WEST SERVICES DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Discussion ensued regarding the goals not being specific enough. Chairman Doughney indicated he would like to make this part of the District Manager's goals and to keep the broad for the State requirement.

Mr. Miller agreed and indicated it would be added as part of the wrap-up report.

A **MOTION** was made by Vice Chairman Graci, seconded by Supervisor Haseltine and passed unanimously adopting Resolution No. 2024-15, as presented.

**DM 4 – Consider Piggy-Bank Agreement with Odyssey Manufacturing**

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 Piggy-Back Agreement with Odyssey Manufacturing Co. for the delivery of liquid sodium hypochlorite at the stated price of \$1.65 per gallon, as presented.

## **DM 5 – District Manager Annual Performance 2024**

Chairman Doughney believes that this was a useless exercise as Mr. Miller had only been in the position for 45 days. He believes it should be pushed back another 6 months.

Discussion ensued.

A **MOTION** was made by Vice Chairman Graci, seconded by Supervisor Haseltine and passed unanimously to re-evaluate the District Manager in 100 days from August 27, 2024, postponing his annual evaluation.

## **DM 6 – Other Items**

Mr. Miller advised that Mr. Nason had sent a second request to the City for information related to the NW Peacock Boulevard Widening Project.

Mr. Miller advised that the PowerPoint presentation for the President's Council Meeting had been updated.

Mr. Miller advised that the District had received an AA Minor bond rating, which was good.

Mr. Miller reminded the Board that the ethics training would take place after today's meeting.

That concluded Mr. Miller's updates.

### **K. 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 July, 2024**

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

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

**L. Supervisor Requests**

The Board was reminded that the ethics training would begin at 10 a.m.

Vice Chairman Graci congratulated Mr. Hayden on his retirement. He also congratulated Mr. Dolan on his election and encouraged Staff to keep up the good work.

Chairman Doughney noted that Mr. Hayden would be missed.

**M. Adjournment**

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:32 a.m. by Chairman Doughney. There were no objections.

Public Hearings & Regular Board Meeting Minutes Signature Page



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved 10/08/24