

St. Lucie West Services District
Regular Board Meeting
October 8, 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
Diane Haseltine- Supervisor – in-person

Staff Present

Josh Miller, District Manager, St. Lucie West Services District (“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
Searg Davidian, Assistant Public Works Director – 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 – in-person

Also present were District residents Deane Piekara and Ms. Renais; and Stephanie Brown of Special District Services, Inc.

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 4 Supervisors were in attendance.

D. Approval of Minutes

- 1. August 26, 2024, Workshop**
- 2. August 27, 2024, Public Hearings & Regular Board Meeting**
- 3. September 10, 2024, Public Hearing & Special Board Meeting**

The minutes of the August 26, 2024, Workshop, the August 27, 2024, Public Hearings & Regular Board Meeting and the September 10, 2024, Public Hearing & Special Board Meeting were presented for consideration.

A **MOTION** was made by Secretary Ney, seconded by Vice Chairman Graci approving the minutes of the August 26, 2024, Workshop, as presented; the minutes of the August 27, 2024, Public Hearings & Regular Board Meeting, as presented; and the minutes of the September 10, 2024, Public Hearing & Special Board Meeting, as presented. Upon being put to a vote, the **MOTION** carried 4 to 0.

E. Public Comment

Amanda McKenzie of 121 NE Twylite Terrace approached the podium and introduced herself. She took issue with the proposed 9% rate increase and asked why it was so much.

Discussion included the location of Ms. McKenzie's residence not being within the District's service area. Ms. McKenzie advised that her water bill notified of the proposed rate increase and that the Public Hearing to consider same would be held today at the District's offices.

After some discussion, Ms. McKenzie was asked to bring in her bill so that District staff could further research why she received this notification if her residence is not within the District's service area.

That concluded the public comment portion of the meeting.

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

Ms. Holmes presented her report, noting that today was the 30th day to appeal the bond. She indicated that it should be scheduled for closing.

That concluded Ms. Holmes' updates.

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

Mr. Zanganeh had nothing further to add to his monthly report presented in the meeting materials.

**H. District Manager
Action Items**

DM 1 – Consider District Manager Annual Performance FY 2024

Mr. Miller advised that he had met with each individual Board Member to go over his performance.

A **MOTION** was made by Secretary Ney, seconded by Vice Chairman Graci and passed unanimously selecting 14 (b) Taking action to extend this Agreement for one additional year beyond its then-current term of the District Manager's Employment Agreement, retroactive to October 1, 2024.

DM 2 – Consider Revised District Manager and Staff Prescriptive Goals and Performance Objectives for FY 2025

Mr. Miller presented the revised District Manager and Staff Prescriptive Goals and Performance Objectives for FY 25 for Board consideration.

A **MOTION** was made by Vice Chairman Graci, seconded by Secretary Ney and passed unanimously approving the Revised District Manager and Staff Prescriptive Goals and Performance Objectives for FY 25, as presented.

DM 3 – Consider Utility Revenue and Refunding Bonds, Series 2024 Term Sheet with Truist Commercial Equity, Inc. and Consider Truist Bank as Bond Trustee

Mr. Miller presented the item and noted that the interest rate was a “not to exceed” percentage and should go down.

A **MOTION** was made by Secretary Ney, seconded by Supervisor Haseltine and passed unanimously approving the Utility Revenue and Refunding Bonds Series 2024 with Truist Commercial Equity, Inc., and Truist Bank as the Bond Trustee, as presented.

DM 4 – Consider Resolution No. 2024-16 – Adopting the Landscape Maintenance Memorandum of Agreement with Florida Department of Transportation (FDOT)

Mr. Miller presented Resolution No. 2024-16, entitled:

RESOLUTION NO. 2024-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT APPROVING AND AUTHORIZING EXECUTION OF FLORIDA DEPARTMENT OF TRANSPORTATION, DISTRICT FOUR, LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT.

A **MOTION** was made by Vice Chairman Graci, seconded by Secretary Ney and passed unanimously adopting Resolution No. 2024-16, as presented.

DM 5 – Consider Purchase of New Roll Off Truck from The Peterbilt Store of Fort Pierce

Mr. Miller presented the item and asked if there were any questions. A brief discussion ensued regarding the warranty.

A **MOTION** was made by Vice Chairman Graci, seconded by Supervisor Haseltine and passed unanimously approving the purchase of a 2025 Peterbilt Model 548 with Galfab 60K Roll Off from the Peterbilt Store of Fort Pierce for the not-to-exceed amount of \$227,848, broken down as follows:

Available Project Budget for Wastewater (65%):	\$ 150,000.00
Available Project Budget for Stormwater (35%):	\$ 80,000.00
Wastewater Project No.: 5-31101 (65%):	\$ 148,101.20
Stormwater Project No.: 1-34101 (35%):	\$ 79,746.80
Wastewater Available Balance:	\$ 1,898.80
Stormwater Available Balance:	\$ 253.20

as presented.

DM 6 – Consider Request to Advertise for a Public Hearing to Consider Adoption of an Amendment of the District’s Rules Establishing Water, Wastewater and Irrigation Water Systems Rates, Fees and Charges

Mr. Miller presented the item and recommended approval.

A **MOTION** was made by Vice Chairman Graci, seconded by Secretary Ney and passed unanimously approving the advertising for a Public Hearing to Consider Adoption of an Amendment of the District’s Rules Establishing Water, Wastewater and Irrigation Water Systems Rates, Fees and Charges, for November 5, 2024, as presented.

DM 7 – Consider Resolution No. 2024-17 – Designating an Official Custodian of the District’s Public Funds

Mr. Miller presented Resolution No. 2024-17, entitled:

RESOLUTION NO. 2024-17

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF THE ST. LUCIE WEST SERVICES DISTRICT,
DESIGNATING AN OFFICIAL CUSTODIAN OF THE**

DISTRICT'S PUBLIC FUNDS, AND PROVIDING AN EFFECTIVE DATE.

Mr. Miller indicated this was an administrative action required by Truist regarding the Utility Revenue and Refunding Bonds Series 2024 and he recommended approval.

A **MOTION** was made by Vice Chairman Graci, seconded by Supervisor Haseltine and passed unanimously adopting Resolution No. 2024-17, designating Jason Pierman as the Official Custodian of the District's Public Funds, as presented.

DM 8 – Other Items

Mr. Miller indicated that it was necessary to officially accept Mr. Mocuta's resignation from the Board.

A **MOTION** was made by Secretary Ney, seconded by Supervisor Haseltine and passed unanimously accepting the resignation of Viorel Mocuta from the District Board, effective September 11, 2024.

There was a brief discussion regarding filling the vacancy.

Mr. Miller advised that he had, thus far, received 8 applications for the Public Information Officer position. He has not yet held any interviews due to the impending storm but will advise as the process progresses.

Mr. Miller noted that the District's offices were closing today at noon in anticipation of Tropical Storm/Hurricane Milton. The plan is to re-open District offices Friday morning.

Mr. Miller indicated that the Reserve CDD evaluation was going well and he hopes to present it to the Board at the December meeting.

Mr. Miller noted that he expects the final bond feasibility report in December.

Mr. Miller advised that there was nothing new to report regarding the Peacock Boulevard Project.

Mr. Miller advised of his vacation plans for the end of October.

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 August, 2024

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

CA 7 - Surplus Items

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

J. Supervisor Requests

Secretary Ney wished everyone well in the next few days because of the impending storm.


Vice Chairman Graci told everyone to be safe.

Chairman Doughney wished Mr. Mocuta the best.

K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:41 a.m. by Chairman Doughney. There were no objections.

Regular Board Meeting Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 11/05/24