

St. Lucie West Services District
Workshop Meeting
January 6, 2025, at 9:00 a.m.

(Please note: These minutes are not verbatim. A CD recording of the Workshop Meeting is available on file.)

Board Members Present

Dominick Graci –Chairman – in-person
Diane Haseltine – Secretary – in-person
Rose Carvelli – Supervisor – in-person
Kevin Dolan – 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, Public Works Director/Assistant District Manager, SLWSD – in-person
TJ Bayer, Assistant Utilities Director, SLWSD – in-person
Searg Davidian, Assistant Public Works Director, SLWSD – in-person
Anderson “Andy” Bomjardim, Public Information Officer, SLWSD – in-person
Jason Pierman, Special District Services, Inc. (“SDS”) – in-person
Laura Archer, Recording Secretary, SDS – in-person
Stephanie Brown, SDS – in-person

Guests Present (Sign-In Sheet Attached)

A. Call to Order

The Workshop Meeting was called to order at 9:00 a.m.

Chairman Graci wished everyone a Happy New Year.

B. Pledge of Allegiance

C. Roll Call

It was noted that Gregg Ney was the only absent Supervisor.

D. Approval of Minutes

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

There were no revisions to either set of minutes.

E. Public Comment

There was no public comment at this time.

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

Mr. Miller noted that Ms. Holmes' report was provided in the meeting materials, and he was sure she had a few other items to report on.

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

Mr. Miller noted that Mr. Zanganeh's report was provided in the meeting materials and indicated that it was self-explanatory. He noted that there were no outstanding projects and that their focus was the Reserve CDD.

**H. District Manager
Actions Items**

DM 1 – Consider Piggyback Agreement with Shamrock Restoration Services, Inc.

Mr. Miller presented the item indicating that Shamrock Restoration Services, Inc. provides industrial coating services and repairs, and they recently completed the exterior coatings for the District's potable storage tanks, water treatment plant and the Clearwell Building on time and to the District's satisfaction.

Staff were requesting that Shamrock provide a piggyback agreement for the District to use for future projects. Shamrock provided the City of Naples RFP#19-051 contract to which the City of Port St. Lucie and other community development districts had also piggybacked this contract as well. Mr. Miller noted that this contract would expire in March 2025, at which time it would be revised.

The Board asked several questions to which Mr. Miller responded.

DM 2 – Consider Piggyback Agreement with Cintas Corporation

Mr. Miller presented the item indicating that Cintas was a uniform services' company. Mr. Miller noted that Unifirst was the current company they were using but had been unsatisfied with their quality control. Staff have been working with Unifirst over the past several months to improve their service with minimal results.

Mr. Miller indicated that the piggyback contract was between Cintas and the University of Nebraska, and that certain divisions of the City of Port St. Lucie and other Florida municipalities had also piggybacked this contract as well.

A brief discussion took place regarding the issues with Unifirst's quality and service.

DM 3 – Consider Advertisement for District Legal Services

Mr. Miller presented the item indicating that the District currently uses Torcivia, Donlon, Goddeau & Rubin, P.A. for the District's legal services, and they have represented the District since 2023.

During that time, it was discovered that the firm also represents other government agencies that the District interacts with (Reserve CDD, City of Port St. Lucie and Tradition). Special counsel was needed to represent the District in cases of dispute with at least two of these agencies, costing the District additional monies that would not have been needed if these working relationships did not exist.

Staff recommend advertising for new legal counsel to represent the District to avoid future conflicts when dealing with these particular government agencies.

Discussion ensued regarding the legal budget versus the budget for special counsel.

DM 4 - Other Items

Mr. Miller advised that the Reserve CDD negotiating teams had met and had a second meeting scheduled for February 3, 2025.

Discussions that took place involved how to pay for the things the District wants, and an aggressive schedule had been generated. Mr. Miller's hope is that everything is completed by the end of the calendar year.

Mr. Miller's first course of action is to have an agreement in place between both parties by the March meeting. His feeling is that we can start spending money after the terms are in place. One of Mr. Miller's reasons for moving so aggressively is to avoid the 9% rate increase or at least minimize it.

Discussion ensued regarding what the District wanted from the Reserve CDD plant to which Mr. Miller indicated he was most interested in the land that their plant sits on.

A brief discussion ensued.

Mr. Miller then advised that new District logos had been created and would be trademarked.

Mr. Miller indicated that the lighting project at Lake Harvey was moving along as planned.

I. Consent Agenda

CA 1 – Monthly Report on Public Works

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 – Public Information Officer Monthly Report

CA 6 – Financial Statements for November 2024

CA 7 – Consider Approval to Transfer Funds for the R&R Account

CA 8 - Surplus Items

Mr. Miller advised that CA 5 had been added to the Consent Agenda and was the Public Information Officer Monthly Report.

Mr. Bomjardim reported that he had prepared a press release entitled, “St. Lucie West Services District Ceases Chemical Fluoride Feed Systems Following Court Ruling.” Mr. Bomjardim noted that there had been some miscommunication between the District and the *St. Lucie News Tribune* regarding the press release because two different reporters were involved. After sending the press release, the newspaper indicated in print that SLW was not available for comment regarding the recent ruling to immediately discontinue its use of chemical fluoride feed systems. After speaking with the newspaper, they apologized for the oversight and corrected the information online, but not in print.

Discussion ensued.

Mr. Bomjardim then advised that the St. Lucie West Services District social media page had been created in LinkedIn, X, Facebook and the Nextdoor App.

Mr. Bomjardim also noted that an informational digital screen would be up and running shortly in the Administration building front lobby, displaying notices/information to visitors and guests.

Mr. Bomjardim then indicated that he was working on the following items:

- Meter Analytics and Water Leak Notification Portal Feature
- A District promo video of the overall Plant Operations
- New website platform
- A new App; and
- A communications plan

The Board thanked Mr. Bomjardim for the thorough update.

There were no further questions regarding Consent Agenda Items CA 1 through CA 8.

J. Supervisor Requests

Supervisor Dolan asked if there had been any pushback from the community regarding the fluoride situation to which Mr. Miller indicated, "Not a peep."

There was a brief discussion regarding this matter.

There were no further Supervisor Requests.

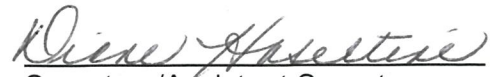
J. Adjournment

There being no further items to be addressed, the Workshop Meeting was adjourned at 9:34 a.m. There were no objections.

Workshop Meeting Minutes Signature Page



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved 02-04-25
~~1-6-25~~