

St. Lucie West Services District
Regular Board Meeting
April 8, 2025, 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

Dominick Graci – Chairman – in-person
Gregg Ney – Vice Chairman – in-person
Diane Haseltine- Secretary – in-person
Kevin Dolan – Supervisor – in-person

Staff Present

Josh Miller, District Manager, St. Lucie West Services District ("SLWSD") – in-person
Gerard Rouse, Public Works Director/Assistant District Manager, SLWSD – in-person
TJ Bayer – Assistant Utilities Director, SLWSD – in-person
Lisa-Marie Beans, Human Resources Specialist, SLWSD – in-person
Searg Davidian, Assistant Public Works Director -- SLWSD
Anderson "Andy" Bomjardim, Public Information Officer, 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") – via phone
Laura Archer, Recording Secretary, SDS – in-person
Stephanie Brown, SDS – in-person

Also present were Jack Doughney, Intergovernmental Liaison, and Mrs. Doughney; Donna Rhoden from the City of Port St. Lucie; and Matthew Young, Vice President of Youngquist Brothers, LLC.

Guests Present (Sign-In Sheet Attached)

A. Call to Order

Chairman Graci called the Regular Board Meeting to order at 9:00 a.m.

B. Pledge of Allegiance

C. Roll Call

It was noted that Supervisor Rose Carvelli was absent.

D. Approval of Minutes

1. March 3, 2025, Workshop

2. March 4, 2025, Regular Board Meeting

The minutes of the March 3, 2025, Workshop and the March 4, 2025, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine approving the minutes of the March 3, 2025, Workshop, as presented, and the minutes of the March 4, 2025, Regular Board Meeting, as presented. Upon being put to a vote, the **MOTION** carried unanimously.

E. Public Comment

There was no public comment at this time.

F. District Attorney DA 1 – Status Report/Updates

Ms. Holmes went over her report provided in the meeting materials, noting that she had worked on the Unifirst Contract compliance and liquidated damage calculations and had also spoken with the City of Port St. Lucie regarding credit card fees.

Ms. Holmes also noted that she had discussions with the City on the finalization of the Bayshore signage conveyance documentation and provided advice on quorum requirements for the Board of Supervisors and their responsibilities as a Board Member.

That concluded Ms. Holmes' monthly update.

G. District Engineer DE 1 – Status Report/Updates

Mr. Zanganeh noted that his report was up-to-date and he had no changes or additions. He then noted his availability if anyone had questions.

H. District Manager Action Items

DM 1 – Consider Construction of Injection Well #2

Mr. Miller presented the item indicating that Mr. Young of Yougquist Brothers, LLC was present to answer any questions. There were none from the Board.

A **MOTION** was made by Supervisor Dolan, seconded by Secretary Haseltine and passed unanimously approving the Youngquist Brothers, LLC proposal for the not to exceed cost of \$7,697,965 for the installation of Injection Well #2, as presented. The Available Project Budget being \$34,712,237; This Project Cost being \$7,697,965; leaving an Available Balance of \$27,014,272, as presented.

DM 2 – Consider Task Order SLW035 from Infrastructure Solutions Services (ISS) for IW-2 Connection Design

Mr. Miller presented the item noting that it was only for the connection design and was in the amount of \$75,867.50.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously approving Task Order SLW035 from Infrastructure Solutions Services for the not to exceed cost of \$99,780 for the IW-s Connection Design in relation to the Water Treatment Plant Redundancy Improvements Project, as presented.

DM 3 – Consider SCADA (Supervisory Control and Data Acquisition) Systems Network Upgrades Proposal from Integration Services, Inc.

Mr. Miller presented the item and recommended approval.

Vice Chairman Ney asked if there would be any downtime while the upgrades were being installed. Mr. Miller noted there would be minimal downtime, as the upgrades would be installed in phases but there would be no data loss.

Mr. Miller was asked how large of a company ISI was to which he responded that it was a one-man operation that had partnered with someone in Atlanta regarding design. Mr. Miller assured the Board that the vendor was well qualified.

A **MOTION** was made by Supervisor Dolan, seconded by Vice Chairman Ney and passed unanimously approving the SCADA System Network Upgrades Proposal #2014-15 from Integration Services, Inc. for the not to exceed price of \$75,867.50, as presented. The upgrades being necessary as part of the Water Treatment Plant Redundancy Improvements Project, the Available Project Budget is \$26,914,492; This Project cost being \$75,867.50; leaving an Available Balance of \$26,838,624.50, as presented.

DM 4 – Consider Task Order SLW035 from Infrastructure Solutions Services (ISS) for the Water Treatment Plant Improvements Design Criteria

Mr. Miller presented the item indicating that this was part of the expansion of the water treatment plant and only approves the design criteria.

A **MOTION** was made by Secretary Haseltine, seconded by Supervisor Dolan approving Task Order SLW035 from Infrastructure Solutions Services for the Water Treatment Plant Improvements Design Criteria for the not to exceed cost of \$438,960, as presented.

A brief discussion ensued regarding the cost of the project.

Secretary Haseltine's **MOTION** was reiterated, seconded by Supervisor Dolan and passed unanimously approving Task Order SLW035 from Infrastructure Solutions Services for the Water Treatment Plant Improvements Design Criteria for the not to exceed cost of \$438,960, as presented.

DM 5 – Consider Escrow Agreement with GrayRobinson

Mr. Miller presented the item and recommended approval.

Chairman Graci advised that the original document drafted by GrayRobinson was "horrendous." He furthered that Mr. Nason drew up the current agreement to which GrayRobinson adopted approximately 90% of Mr. Nason's proposed revisions. Chairman Graci confirmed that the District would get the money back and Mr. Miller advised that the money was merely being held.

A **MOTION** was made by Supervisor Dolan, seconded by Secretary Haseltine and passed unanimously approving the Escrow Agreement with GrayRobinson and transferring \$1,000,000 to the Escrow Trust Fund within 30 days of signing of this agreement, as presented. The Available Project Budget being \$1,051,197; This Project being \$500,000 (from the Water Connection Fee Fund); leaving an Available Balance of \$551,197; and the Available Project Budget being \$529,695; This Project being \$500,000 (from the Wastewater Connection Fee Fund); leaving an Available Project Balance of \$29,695, as presented.

DM 6 – Consider Interlocal Utility Oversight and Maintenance Agreement with the Reserve CDD

Mr. Miller presented the item and noted the Reserve CDD's issue with the word "oversight." He furthered that he had received their revisions late last night and recommended postponing this item until the May meeting.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously tabling this item until the May meeting.

DM 7 – Consider Selection Committee Ranking for District Legal Services

Mr. Miller presented the item and recommended approval.

Vice Chairman Ney reiterated the fact that the District was not dissatisfied with the current firm, they are, however, not satisfied with having to hire special counsel for certain matters.

There was a brief discussion amongst the Board Members.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Dolan and passed unanimously approving the Selection Committee Ranking of:

1st Nason, Yeager, Gerson, Harris & Fumero, P.A.
2nd Lewis, Longman & Walker, P.A.
3rd Davis & Associates, P.A.

and authorizing staff to begin negotiations with Nason, Yeager, Gerson, Harris & Fumero, P.A., the highest ranked firm, for a contract for legal services, as presented.

DM 8 – Consider Chief Wastewater Treatment Plant Operator

Mr. Miller presented the matter noting that Mr. Portney was onsite today.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Haseltine and passed unanimously approving the hiring of Benjamin Portney for the Chief Wastewater Treatment Plant Operator position at an hourly rate of \$34.50, as presented.

DM 9 – Other Items

Mr. Miller went over his list from the previous day's Workshop and noted that the Chapter A-11, Rules of Board of Supervisors updating needed some insight from the new legal counsel along with all of our rules to be reviewed.

Discussion ensued regarding the District's logo and the significance of certain items.

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 February 2024

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

CA 8 – Surplus Items

Mr. Miller pointed out CA 8, Surplus Items, noting that the Lake Charles Pump Station, which was put in in 1998, was no longer used and was being offered for bidding. Supervisor Dolan asked if there was any cost to remove it to which Mr.

Miller responded that there was and that hopefully, that cost could be passed on to the buyer.

A **MOTION** was made by Secretary Haseltine, seconded by Supervisor Dolan approving Consent Agenda items CA 1 through CA 8, as presented. Upon being put to a vote, the **MOTION** carried unanimously.

J. Supervisor Requests

Vice Chairman Ney indicated that the newsletter looked nice and that Page 2 was the best part of it as it explained the rebate program to encourage water conservation through the installation of low-consumption showerheads and toilets, which has been an ongoing program for decades. He suggested getting the word out.

Supervisor Dolan asked how to apply for the rebates to which Vice Chairman Ney responded that he needed to pick up the phone.

Secretary Haseltine had nothing further.

Chairman Graci thanked Mr. Bomjardim for his wonderful job on the newsletter, meeting with the various HOAs and pushing for more education. He also suggested possibly offering a walk-through of the plant.

Chairman Graci noted that today the Board spent \$8.2 Million on this new project and that the District was fortunate to have a District Manager dedicate so many hours/days to this upgrade, which will benefit the residents of the District and might very well bring down the costs for them as well. He also thanked Ms. Holmes for her service to the District and indicated that Mr. Fumero had spoken very highly of her.

K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:51 a.m. by Chairman Graci. There were no objections.

Regular Board Meeting Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 05/06/25