

St. Lucie West Services District
Regular Board Meeting
May 6, 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
Rose Carvelli - Supervisor – 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
Maddie Maldonado – Director of Office Administration, 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. – via phone
Rob Lee and Neako Villamil, 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 John Fumero, Nason, Yeager, Gerson, Harris & Fumero, P.A.; Donna Rhoden from the City of Port St. Lucie; Aimee Willis of Hydro Designs LLC; and Deane Piekara, a District resident.

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 Secretary Diane Haseltine was absent.

D. Approval of Minutes

1. April 7, 2025, Workshop
2. April 8, 2025, Regular Board Meeting

The minutes of the April 7, 2025, Workshop and the April 8, 2025, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Dolan approving the minutes of the April 7, 2025, Workshop, as presented, and the minutes of the April 8, 2025, Regular Board Meeting, as amended. 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 gave an overview of her report and thanked the Board for the opportunity to work with them.

Vice Chairman Ney thanked Ms. Holmes for her representation and wished her well.

Chairman Graci echoed Vice Chairman Ney's sentiments.

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

Mr. Miller noted that Mr. Zanganeh was out of the country, moving towards retirement, but that Mr. Villamil and Mr. Lee were in attendance for any questions regarding the monthly status report.

Chairman Graci noted that the District's biggest concern right now was the Reserve CDD to which Mr. Villamil indicated that they were working with staff and moving forward. Mr. Villamil also advised that they were one to two weeks away from kicking off the injection well project.

That concluded the District Engineer's monthly status report.

**H. District Manager
Action Items**

DM 2 – Consider Nason, Yeager, Gerson, Harris & Fumero, P.A. for District Legal Services

Mr. Miller presented the agreement, noting that it was fair. He also noted that John Fumero, one of the firm's partners, was present at today's meeting. Mr. Miller recommended approval of the agreement.

A **MOTION** was made by Supervisor Dolan, seconded by Vice Chairman Ney approving the Agreement for Legal Services with Nason, Yeager, Gerson, Harris & Fumero, P.A., as presented. Upon being put to a vote, the MOTION carried unanimously.

DM 1 – Consider Interlocal Utility Oversight and Maintenance Agreement with the Reserve CDD

Mr. Miller presented the item indicating that this item had been tabled the previous month for revisions, which he briefly reviewed, highlighting that oversight was the main purpose so that there is no further degradation. He recommended approval.

A **MOTION** was made by Supervisor Dolan, seconded by Vice Chairman Ney and passed unanimously approving the Interlocal Utility Oversight and Maintenance Agreement with the Reserve CDD, as presented.

DM 3 – 2024 Annual Drinking Water Quality Report

Mr. Miller presented the item and requested acceptance and receipt by the Board.

Discussion ensued regarding the fact that fluoride was highlighted in the report, asking Mr. Miller if there was a way to denote that fluoride is no longer added, maybe print a sticker to add to the mailed report to customers.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Carvelli and passed unanimously accepting and receiving the 2024 Annual Drinking Water Quality Report, adding a notation that fluoride is no longer added to drinking water.

DM 4 – Consider Request to Advertise Public Hearings to Consider (1) Adopting Revised Employee Job Descriptions, and (2) Amending Chapter A-III, Rules of the District Regarding Positions, Qualification, Compensation, Employment and Termination of District Employees

Mr. Miller presented the item indicating that this was a request to advertise two Public Hearings on July 8, 2025, to consider the following matters:

Public Hearing 1 – adopting revised employee job descriptions, including the deletion of certain existing job descriptions and the addition of descriptions for certain new positions.

Public Hearing 2 – adopting an amendment to Chapter A-III, Rules of the District Regarding Positions, Qualifications, Compensation, Employment and Termination of District Employees to remove the entire section of “high ranking employees,” as defined in Section 1(a).

A lengthy discussion ensued as Mr. Fumero indicated that it was not typical for a Board to be involved in personnel decisions, as it exposes the Board personally. A district usually empowers the District Manager to manage day-to-day business.

Further discussion ensued.

A **MOTION** was then made by Supervisor Dolan, seconded by Vice Chairman Ney and passed unanimously approving to advertise two Public Hearings on July 8, 2025, to consider (1) St. Lucie West Services District Revised Job Descriptions; and (2) an amendment to Chapter A-III, Rules of the District, as presented.

DM 5 – Consider Proposal from Hydro Designs for Construction and Engineering Services for Injection Well #2

Mr. Miller presented the item and recommended approval.

Mr. Villamil was asked his opinion of the proposal to which he replied that he believed that it was comparable, reasonable and under budget.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Carvelli and passed unanimously approving the Hydro Designs proposal for the not to exceed amount of \$394,000 for the construction and engineering services for Injection Well #2, as presented. The Available Project Budget being \$26,399,664.50; This Project costing \$394,000; leaving an Available Balance of \$26,005,664.50, as presented.

DM 6 – Fiscal Year Ending 2026 Budget Workshop

Mr. Miller indicated that this was solely regarding the Workshop meeting, asking if the Board Members had any questions regardless. There were none at this time.

DM 7 –Other Items

Mr. Miller advised that he had shown the Board Members his Physician's Summary regarding this ability to perform his job, as per his employment requirements.

Mr. Miller advised that staff would monitor the timeline for the Reserve CDD going out to bid the 2 direct drill lines and would keep the Board abreast of the progress.

Mr. Miller reminded the Board that the Rate Sufficiency Analysis would be presented June 2, 2025.

DM 7A – Water Management Easement Encroachment Agreement (WALK-ON ITEM)

Mr. Miller present the Encroachment Agreement between the owners of 937 SW Grand Reserves Boulevard, Port St. Lucie, Florida 34986, located in The Vineyards HOA, and the District.

Mr. Miller noted that this agreement was necessary because this residence was built within the District's Water Management Easement (street to lake drainage easement). He further noted that this agreement defines these encroachments and the responsible parties of these encroachments if the District needs to work in this easement.

Mr. Fumero indicated that the District was not releasing or vacating the easement. It merely leaves it in place and accepts the encroachment without waiving any rights.

A lengthy discussion ensued after which the following MOTION was made:

A **MOTION** was made by Supervisor Dolan, seconded by Supervisor Carvelli and passed unanimously approving Water Management Easement Encroachment Agreement between the owners of 937 SW Grand Reserves Boulevard, Port St. Lucie, Florida 34986, located in The Vineyards HOA, and the District, as presented.

DM 7B – Consider Private Utility Easement Abandonment

Mr. Miller presented the item and recommended approval.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Carvelli and passed unanimously approving the Private Utility Easement Abandonment on the property located just east of the District's Administrative Offices and travels easterly from the District's east fence line traveling towards SW Bethany Drive, as requested by Somerset Academy.

Mr. Miller reminded the Board that their Forms 1 were due by July 1st and would only be accepted online.

Mr. Miller reiterated that Special District Services offers several options for ethics training at no cost. He noted that if anyone wanted in-person training, it would be costly, but to reach out to him to discuss.

Mr. Miller again advised of the Safety Award presented to the District, noting that the District had received 2 different award acknowledgements in 5 years from 2 different firms out of 500 facilities considered.

Chairman Graci noted that if one Board Member requests in-person ethics training, that all Supervisors would be able to participate.

Supervisor Dolan noted that he was not present for last year's in-person ethics training; he took care of it online. He noted that inability to prove that it had been completed to which Mr. Pierman acknowledged that there was no requirement to prove that it was taken, it just merely asks you to check a box if you have completed it.

Mr. Miller then gave the floor to Mr. Bomjardim, who presented District video overview. At the conclusion of the presentation Mr. Bomjardim indicated that it would be put on the District's website.

Chairman Graci recommended showing it at the Presidents' Council Meeting. Mr. Bomjardim noted that could play it at the beginning of HOA meetings but that it was not yet the final product.

Mr. Bomjardim was praised for his work on the video.

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 March 2024

CA 7 – Consider Transfer of Funds for the R&R, WCF & WWCF Accounts

CA 8 – Surplus Items

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

J. Supervisor Requests

Supervisor Dolan thanked TJ for the tour of the facilities. He also requested that the District make a presentation to the Men's Club regarding the District's purpose.

Supervisor Carvelli indicated that the residents of Kings Isle were happy with staff and the District and told everyone to keep up the good work. She especially likes the transparency of the District.

Vice Chairman Ney echoed Supervisor Carvelli's comments, noting that the District's image had changed 180 degrees from being the bad guys to good guys. He further expressed his delight with the Safety Award and recommended holding group tours of the District's facilities on a consistent basis.

Chairman Graci echoed Supervisor Carvelli and Vice Chairman Ney's comments and noted that his first tour of the facilities was back when District meetings were held at the church.

That concluded Supervisor Requests.

K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 10:08 a.m. by Chairman Graci. There were no objections.

Regular Board Meeting Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 06/03/25