

St. Lucie West Services District
Workshop Meeting
June 2, 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
Gregg Ney – Vice Chairman – in-person
Diane Haseltine – Secretary – in-person
Rose Carvelli – Supervisor – in-person (who arrived at 9:17 a.m.)
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
Maddie Maldonado – Director of Office Administration, SLWSD – in-person
Searg Davidian, Assistant Public Works Director, SLWSD – in-person
Anderson “Andy” Bomjardim, Public Information Officer, SLWSD – in-person
Steve Conteaguero, General Counsel, Nason, Yeager, Gerson, Harris & Fumero, P.A. – via phone
Jason Pierman, Special District Services, Inc. (“SDS”) – in-person
Laura Archer, Recording Secretary, SDS – via phone
Stephanie Brown, SDS – in-person

Also present were Ryan Smith of Ryper Water Analytics; Jack Doughney, the District’s Intergovernmental Liaison; and Deane Piekara, a District resident.

Guests Present (Sign-In Sheet Attached)

A. Call to Order

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

B. Pledge of Allegiance

C. Roll Call

It was noted that Supervisor Rose Carvelli was on her way to the meeting.

D. Approval of Minutes

- 1. May 5, 2025, Workshop**
- 2. May 6, 2025, Regular Board Meeting**

There were no corrections or revisions made to either set of minutes.

E. Public Comment

Mr. Piekara noted his concern with the proposed increase of assessments, noting that he believes the community will blame it on the Reserve CDD. He asked if it would be spread over 2 years.

Chairman Graci agreed that it was tough to digest but reminded those present of the City's return of 75% of the stormwater fees to the District. He noted that if that amount were to decrease, the assessment could be more.

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

Mr. Conteaguero presented the report noting that counsel was reviewing the District's employment manual and policies. Discussion ensued.

Mr. Conteaguero also indicated that he had completed an Easement Encroachment Agreement with 937 Grand Reserves and drafted a Memorandum and public notice for the candidate qualifying for the 2026 Supervisor Election.

He also indicated a change in the agenda formats for Workshops and Meetings.

Chairman Graci expressed his happiness with having Mr. Conteaguero's firm on board noting that they were very proactive.

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

Mr. Miller presented the report indicating that Mr. Zanganeh had retired. Discussion ensued regarding several items outlined in the report, which was provided in the meeting package.

**H. District Manager
Actions Items**

DM 1 – District Manager and Staff Prescribed Goals and Performance Objectives for FY 2026

Mr. Miller presented the item noting that it was a standard part of his contract as District Manager and that the language in blue would be included in the description.

Discussion ensued regarding the Employee of the Year as well as the Cost Reduction Program and incentives.

That concluded discussion regarding this item.

DM 2 – Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2026 Proposed Annual Budget and Setting a Public Hearing Date

Mr. Miller presented Resolution No. 2025-01, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026.

The Board agreed that there was nothing in the proposed budget that came as a surprise. They are happy with the proposed budget, as presented.

Mr. Miller noted that the Public Hearing on the Budget would be held on August 26, 2025.

Mr. Miller then introduced Ryan Smith of Ryper Water Analytics, the District's rate consultant, who made his annual Power Point presentation on the status of the District's finances.

Mr. Smith first went over the purpose of the study, indicating that it was a combination of the following items:

Projections of Revenues (Inflows) – Water/Sewer Sales, Growth/Acquisitions, Other Revenues, etc.

Projection of Revenue Requirements (Outflows) – Operations, Capital, Debt, etc.

Projection of Fund Balances – Risk Mitigation and Ability to Appropriate

Compliance – Confirm Compliance with Master Indenture (Bond Agreement) and District Policies

and was based on the following key assumptions:

Revenue and Refunding Bonds, Series 2024

- Refunded All Existing Bonds and Provided Funding for Water Plant Expansion
- Allowed for Modification of Master Trust Indenture

Reserve CDD Acquisition

- Customers Served on a Retail Basis, Commencing in January 2027
- \$1 Million Escrow Reserve Requirement
- Additional Revenues (Above Current Wholesale Sales)
Water = \$560,000 per Year / Wastewater = \$667,000 per Year

Operating Budget Increased to Account for Additional Personnel and Near-Term Acquisition Related Expenses

Connection Fee Sales Updated Based on Status of Known Developments

Supervisor Rose Carvelli arrived at approximately 9:17 a.m.

Mr. Smith then showed a comparison of FY-2026 Debt Service Coverage and the forecast for the Debt Service Coverage, revenue requirements and recommendations for the FYs 2025 through FY 2029.

Mr. Smith also showed rate comparisons of a monthly residential bill, assuming 3,000 gallons of water and wastewater service and 5,000 gallons of irrigation service, noting that the District still fell well below the other utilities' average.

Mr. Miller and the Board thanked Mr. Smith for his thorough report.

DM 3 – Consider Setting a Public Hearing to Adopt Resolution No. 2025-03 – Levy 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, 2025, through September 30, 2026

Mr. Miller presented the item and indicated that this was merely a request to set the Public Hearing.

Mr. Miller indicated that the proposed Benefit Special Assessment was to amortize the cost of constructing (repay bonds that are financed) the District's stormwater management system.

Mr. Miller indicated that the proposed Maintenance Special Assessment in the amount of \$206.00 per benefit unit is to maintain and preserve the facilities and projects of the District. He further indicated that this was a \$30 increase from FY 2025.

A brief discussion ensued.

DM 4 – 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 System Rates, Fees, and Charges

Mr. Miller explained that this was a request for authorization to advertise a Public Hearing for August 26, 2025, to consider amending the District's Rules Establishing Water, Wastewater and Irrigation Water System Rates, Fees and Charges with a 9% increase.

Mr. Miller noted that the August 26, 2025, meeting would include 3 Public Hearings: one on the Proposed FY 2026 Budget; the \$30 increase in Maintenance Special Assessments and the 9% increase in water and wastewater rates.

The Board had no questions regarding this request.

DM 5 – Other Items

Mr. Miller presented a Partial Termination of Easement regarding Somerset Academy St. Lucie, indicating that this was an administrative matter.

Mr. Miller advised of the upcoming Hurricane Preparedness Expo 2025 being held June 7, 2025, at which the District would have a table set up with staff to answer questions.

Mr. Miller brought up the mandatory 4 hours of ethics training, asking if the Board wishes to schedule an in-person session. Chairman Graci suggested keeping the Board Members after the meeting in October to run through the training. Mr. Miller will make arrangements for that training along with bringing lunch in.

Mr. Miller noted that hoped to bring to the Board at the July meeting a proposed Cost Reduction Program.

A brief discussion ensued.

That concluded Mr. Miller's updates.

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 April 2025

CA 7 – Consider Transfer of Funds for the R&R & UC Accounts

CA 8 – Surplus Items

Mr. Miller presented Consent Agenda Items CA 1 through CA 8 and asked if there were any questions.

A brief discussion ensued regarding water meter sizes.

There were no questions from the Board Members.

J. Supervisor Requests

Chairman Graci asked Mr. Bomjardim to review the Public Information Officer Monthly Report.

Mr. Bomjardim advised of the article in The Voice and the misinformation presented. The Board was surprised that the District did not receive more phone calls about the article. Mr. Bomjardim cautioned the use of the media and noted that he was working on better communication directly with the residents.

Mr. Bomjardim indicated that the April edition of the District's newsletter featured the upcoming launch of the Bill Pay Water Leak and Usage Notification feature, which will soon be available to online bill pay users, which will allow customers to receive e-mails and text alerts in the event of a water leak or when their water usage exceeds a self-set daily threshold.

Secretary Haseltine asked Mr. Bomjardim if he had advised property managements in the different communities about this new feature to which Mr. Bomjardim advised that he had met with the Presidents' Council regarding this item.

Supervisor Carvelli apologized for being late to the meeting. She went on to express her community's happiness with the District and said she had received no complaints from her constituents.

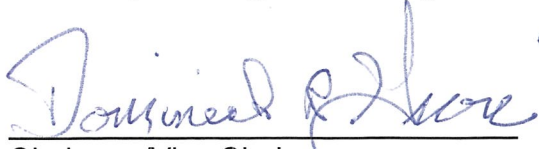
Vice Chairman Ney agreed with the Chairman's request for in-person ethics training.

There were no further Supervisor Requests.

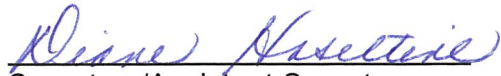
K. Adjournment

There being no further items to be addressed, the Workshop Meeting was adjourned at 10:11 a.m. There were no objections.

Workshop Meeting Minutes Signature Page



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved

