

St. Lucie West Services District
Regular Board Meeting
June 3, 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 (who arrived at 9:03 a.m.)
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
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
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
Steve Conteaguero & John Fumero, General Counsel, Nason, Yeager, Gerson, Harris & Fumero, P.A. – 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 Donna Rhoden from the City of Port St. Lucie; 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 Vice Chairman Ney was absent.

D. Approval of Minutes

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

The minutes of the May 5, 2025, Workshop and the May 6, 2025, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Secretary Haseltine, seconded by Supervisor Dolan approving the minutes of the May 5, 2025, Workshop, as presented, and the minutes of the May 6, 2025, Regular Board Meeting, as presented. Upon being put to a vote, the **MOTION** carried 4 to 0.

E. Public Comment

There was no public comment at this time.

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

Mr. Fumero presented the report and briefly went over those items.

Mr. Fumero then presented the Termination and Release of Deed Restriction(s) between the District and AGLI Realty LLC relative to commercial property in connection with the prior owner's plans to develop as a 60,000 square foot office/call center, which is no longer needed.

Vice Chairman Ney arrived at approximately 9:03 a.m.

There were no questions from the Board Members.

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

Mr. Miller noted that no one was present from Infrastructure Solution Services (ISS) either in-person or over the phone. Mr. Miller noted that Mr. Zanganeh had recently retired and he was not sure who would be taking his place.

Chairman Graci asked where we were with the Reserve. Mr. Miller indicated that the Reserve had received several submissions in response to the Reserve's RFQ for Engineering and that the Reserve Board was expected to make a selection at their next meeting, which was scheduled for next week.

There was a brief discussion regarding ISS joining Green Companies, Inc./HR Green, Inc.

**H. District Manager
Action Items**

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

Mr. Miller presented the item noting that he could revise it to include the Employee Recognition Program and the Cost Savings Program.

A **MOTION** was made by Secretary Haseltine, seconded by Vice Chairman Ney tabling this item to the next meeting. Upon being put to a vote, the **MOTION** carried unanimously.

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.

A **MOTION** was made by Secretary Haseltine, seconded by Supervisor Dolan and passed unanimously adopting Resolution No. 2025-01, as presented, setting the Public Hearing for August 26, 2025.

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 noted that the Benefit Special Assessment in the amount of \$132.51 per benefit unit shown in the abstract was incorrect. The correct amount should be \$208.84. He further noted that the Maintenance Special Assessment in the amount of \$206.00 per benefit unit was correct and reflected a \$30 increase from the previous fiscal year's budget.

A **MOTION** was made by Supervisor Dolan, seconded by Secretary Haseltine and passed unanimously approving the setting of a Public Hearing for August 26, 2025, to Consider Adoption of Resolution No. 2025-03 – Levy a Non-Ad Valorem Assessment for Water Management Bonds and Maintenance Costs within the St. Lucie West Services District for the Period October 1, 2025, through September 30, 2026, amended to reflect the above-noted correction.

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 presented the item and recommended approval.

A **MOTION** was made by Supervisor Dolan, seconded by Supervisor Carvelli and passed unanimously the advertising for a Public Hearing on August 26, 2025, to Consider Adoption of an Amendment of the District's Rules Establishing Water, Wastewater and Irrigation Water System Rates, Fees and Charges, as presented.

DM 5 – Other Items

Mr. Miller briefly went over the Partial Termination of Easement regarding Somerset Academy St. Lucie, indicating that this was an administrative formality that coincides with the document presented at last month's meeting.

Mr. Miller noted the upcoming Hurricane Preparedness Expo 2025 at which the District would have a booth set up with staff to answer questions and hand out hurricane preparedness magnet with suggestions from the District.

Mr. Miller noted that he would work on organizing the 4-hour ethics training after the October Board Meeting.

Mr. Miller indicated that he would have something to present to the Board at the July meeting regarding the Employee Recognition Program.

Mr. Bomjardim presented a Bulletin Detail Report from the GovDelivery system regarding notification to the public concerning the Reserve Community Development District Incorporating with the St. Lucie West Services District for Improved Utility Services. He noted that the information was distributed to subscribers of the SLWSD E-Newsletter, the SLWSD General News and/or the SLWSD Website News. The report provided statistics of how many recipients (4,797) there were with a 99% delivery rate and gave additional specific e-mail delivery stats. The Board had several questions, and it was recommended to request updated e-mail addresses from customers in order to be included in this important notification system because reaching only less than 5,000 customers is missing approximately 2,000 residents.

Chairman Graci asked about the progress of Injection Well #2 to which Mr. Miller noted that the project was mobilized last week, and he expects drilling to begin in the next 2 weeks which is expected to continue for 4 to 6 months.

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

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine 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 Carvelli had nothing further.

Vice Chairman Ney apologized for his tardiness.

Supervisor Dolan brought up a question he had from yesterday's Workshop regarding the irrigation schedule, asking if there was a need to amend the schedule. Mr. Miller noted that if an individual contacts the District to request a change, the District tries to accommodate their request. Mr. Miller indicated that they were working on entertaining a new irrigation model but had not yet got to that point.

Chairman Graci gave a brief overview of how the Reserve CDD situation came to be for the benefit of the newest Board Members, noting that taking on the Reserve's water and wastewater needs brings benefit to the District; namely more customers, more revenue. Discussion ensued regarding the need for expansion regardless of taking over the Reserve's needs due to the need for redundancy and having a bigger well.

Mr. Miller noted, with the rise in costs, it is prudent to make these improvements now at a cost of \$7.3 Million and not wait for prices to further increase.

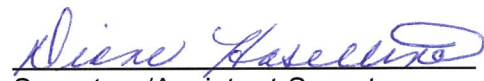
That concluded Supervisor Requests.

K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:50 a.m. by Chairman Graci. There were no objections.

Regular Board Meeting Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 07/08/25