

St. Lucie West Services District
Workshop Meeting
August 4, 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
Kevin Dolan – Supervisor – via telephone

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
Searg Davidian – Assistant Public Works Director – in-person
Andy Bomjardim – Public Information Officer – in-person
Maddie Maldonado – Director of Office Administration, SLWSD – in-person
Jason Pierman, Special District Services, Inc. ("SDS") -- in-person
Laura Archer, Recording Secretary, SDS – via phone
Stephanie Brown, SDS – in-person

Also present was Cameron Schwartz, Chairman Graci's grandson.

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 all 5 Supervisor were present.

D. Approval of Minutes

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

There were no corrections or revisions made 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 the attorney's report was provided in the meeting materials and was standard. He further noted that #2 on the list, CGI Golf Course Agreement Renewal, was being presented under Agenda Item DM 5.

There was no discussion regarding this item.

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

Mr. Miller presented the report indicating that District Engineer, Fairborz Zanganeh, had formally retired from Infrastructure Solution Services. Mr. Miller noted that attendance at District meeting would be between Rob Lee and Neako Villamil and that both were up to speed with the District's engineering needs.

That concluded discussion on this matter.

DE 2 – Consider Work Authorization No. WA-5-2506-SU between the St. Lucie West Services District and Home Dynamics Corporation of Boca Raton, Florida

Mr. Miller presented the work authorization noting that it was for the construction of a 9.09-acre development on Lot of SLW Plat No. 178 and was located on the northeast corner of NW Cashmere Boulevard and Old Inlet Drive, which was heavily vegetated at this time. Mr. Miller indicated that the applicant proposes constructing 7-, 8- and 9-unit townhome buildings with associated driveways and parking spaces, equaling 72 total units. Staff are recommending approval of this work authorization with the following two (2) special conditions:

- 1.) All water, sewer and reuse improvements past the points of services shown on the plan shall be the responsibility of the applicant or subsequent owner; and
- 2.) All on-site drainage facilities, including the proposed control structure, remain in private ownership and must be the maintenance responsibility of the applicant or subsequent owner.

There was no further discussion regarding this item.

**H. District Manager
Actions Items**

DM 1 – Consider Resolution No. 2025-06 – Establishing the Fiscal Year 2026 Workshop and Regular Meeting Schedule and Location

Mr. Miller presented Resolution No. 2025-06, entitled:

RESOLUTION NO. 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE ST. LUCIE WEST SERVICES DISTRICT,
ESTABLISHING A REGULAR MEETING SCHEDULE
FOR FISCAL YEAR 2026 AND SETTING THE TIME AND
LOCATION OF SAID DISTRICT MEETINGS; AND
PROVIDING AN EFFECTIVE DATE.**

Mr. Miller presented the proposed meeting schedule and noted that it reflected the same scheduling as in years past.

There was no discussion on this item.

DM 2 – Consider District’s Holiday Schedule for the 2026 Calendar Year

Mr. Miller presented the schedule, noting that there was nothing different than last year’s schedule.

There was no discussion regarding this item.

DM 3 – District Manager Annual Performance 2025

Mr. Miller indicated, pursuant to Condition 13 of the District Manager’s employment agreement, that the Board needed to determine whether the District Manager’s performance is overall satisfactory and if they wish to extend the term of the employment agreement according to subparagraph 14(a), 14(b) or 14(c).

A brief discussion took place regarding the need to review this agreement annually.

DM 4 – Annual Engineering Certification of the Utility Systems

Mr. Miller presented the Annual Engineering Certification of the Utility Systems, as submitted by Biran Stahl of Infrastructure Solution Services, noting that there were no significant differences from last year’s report.

There was no further discussion regarding this item.

DM 5 – Consider Golf Course Irrigation Agreement with CGI St. Lucie, LLC

Mr. Miller presented the Irrigation Quality Water Supply Agreement with CGI St. Lucie, LLC, noting that it is to supply irrigation water from the District’s onsite irrigation pond to the neighboring golf course. Mr. Miller further noted that this

agreement would replace the existing 30-year agreement that was with PGA St. Lucie, Inc.

Mr. Miller went on to indicate that the golf course had its own pump station which draws water from the District's pond and that the District owns and maintains an 8-inch water meter which is used for monthly billing purposes.

Mr. Miller also assured the Board that the golf course irrigation pump station is monitored and inspected by the District and is included within the FDEP operating permit reporting requirements.

A brief discussion ensued.

DM 6 – Consider Piggyback Agreement with Odyssey Manufacturing

Mr. Miller presented the Piggyback Agreement with Odyssey Manufacturing, noting that the company had its principal office in Tampa and that they had been the sodium hypochlorite provider for the District since 2008, which services are vital in keeping the treatment plants in compliance with State guidelines. The piggyback agreement is with the Bay County Utilities Contract, Bid No. 22-72 and will be for a term of twelve (12) months at a cost of \$1.69 per gallon, which is up from the current delivery price of \$1.65 per gallon. Mr. Miller noted that this service would be funded out of the Water & Wastewater Treatment Plant Operational Budget and was within the budget for FY 2026.

A brief discussion regarding this item ensued.

DM 7A – Consider Eighteen (18) Month Payment Agreement Option for Capacity Fees with LL of St. Lucie "Little Italy"

Mr. Miller presented the walk-on item, indicating that the local restaurant, Little Italy, was using more capacity than the existing 1.0 ERC and was required to purchase 6.5 more ERCs. Mr. Miller indicated that Little Italy (Manager, Petra Demko) was requesting a longer payment plan than the 12-month option the District previously approved for other customers in the past. Mr. Miller noted, after careful consideration between staff and the District's Attorney, approval of this extended payment option is recommended.

A lengthy discussion ensued regarding setting a precedent for other customers.

Chairman Graci asked Mr. Miller to request Ms. Denko's attendance at tomorrow's meeting.

DM 7 – Other Items

Mr. Miller noted that the NW Bethany Drive work was still one year due to delays.

Mr. Miller gave an update on the Reserve CDD, indicating that they had received a proposal from their engineer and were hoping to go out to bid for the 2 lines going under I-95 by the end of fall, February the latest.

Regarding the injection well, Mr. Miller noted that the drilling rig you see on your way to the District's offices was moving fast and was approximately 35% completed (approximately 600 feet down) two weeks into the project. They are going 3,300 "feet-ish" down.

Lastly, Mr. Miller advised of a sewer line break at Wendy's due to a drill going through it while trying to install a fiber optic, noting that the District would send them an invoice for the repairs to the District's line.

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 June 2025

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

Mr. Miller presented Consent Agenda Items CA 1 through CA 7 and asked if there were any questions.

Mr. Miller highlighted the Unsold and Unused capacity numbers on Page 60 of the meeting book, noting that they use these numbers as their base.

Vice Chairman Ney asked Mr. Bomjardim for a summary of his Public Information Officer Monthly Report.

Mr. Bomjardim noted that he had attended the City of Port St. Lucie Hurricane Expo along with 2 other District staff, noting that the event drew over 2,000 participants. They handed out some District branded products, such as Hurricane Preparedness magnets and Stormwater Informational pamphlets.

Mr. Bomjardim also noted that he had submitted a press release to local media and posted it on the District's website entitled, "SLWSD Begins Construction of Second Deep Injection Well," which announces the \$7.7 Million project at the Water

Treatment Facility, which will safely dispose of reverse osmosis concentrate and is set for completion by the end of 2025. He also pointed out that the article indicates that the project as being directly tied to the utility rate increases.

Mr. Bomjardim advised that he had connected with another reporter from the *St. Lucie Voice* newspaper to work on potential articles highlighting the District's projects.

There was no further discussion regarding the Consent Agenda items.

J. Supervisor Requests

Supervisor Carvelli had nothing further.

Secretary Haseltine had nothing further.

Supervisor Dolan had nothing further.

Vice Chairman Ney noted that he had recently installed a low-flow toilet and would be receiving a \$100 credit. He recommended publicizing this project more.

Discussion ensued regarding the publishing of a customer's e-mail address to which Mr. Bomjardim indicated that he had previously asked the customer's permission who told him that was okay.

Chairman Graci praised District staff telling them to keep up the good work.

There were no further Supervisor Requests.

K. Adjournment

There being no further items to be addressed, the Workshop Meeting was adjourned at 9:49 a.m. There were no objections.

Workshop Meeting Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 08/26/25