

St. Lucie West Services District
Public Hearings & Regular Board Meeting
August 26, 2025, at 9:00 a.m.

(Please note: These minutes are not verbatim. A CD recording of the Public Hearings & Regular Board Meeting is available on file.)

Board Members Present

Dominick Graci – 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
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
Randy Garren, Underground Utilities Superintendent, SLWSD – in-person
Stephen Conteaguero, General Counsel, Nason, Yeager, Gerson, Harris & Fumero, P.A. – in-person
Neako Villamil, District Engineer, Infrastructure Solution Services. – in-person
Jason Pierman, Secretary/Treasurer, Special District Services, Inc. ("SDS") – via phone
Michael McElligott, SDS – via phone
Laura Archer, Recording Secretary, SDS – in-person
Stephanie Brown, SDS – in-person

Also present was Donna Rhoden of the City of Port St. Lucie and several members of the public as indicated on the attached sign-in sheet.

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 neither Vice Chairman Ney nor Supervisor Rose Carvelli were in attendance.

- D. Approval of Minutes**
- 1. August 4, 2025, Workshop**
 - 2. August 5, 2025, Regular Board Meeting**

The minutes of August 4, 2025, Workshop and the August 5, 2025, Regular Board Meeting were presented for consideration.

A **MOTION** was made by Secretary Haseltine, seconded by Supervisor Dolan approving the minutes of the August 4, 2025, Workshop, as presented, and the minutes of the August 5, 2025, Regular Board Meeting, as presented. Upon being put to a vote, the **MOTION** carried 3 to 0.

E. Public Comment

There was no public comment at this time.

The Regular Board Meeting was then recessed and Public Hearing 1 was opened.

- F. Public Hearing 1**
- 1. Call to Order**

- 2. Roll Call**

- 3. Receive Public Comment on Fiscal Year Ending September 30, 2026, for the District; Providing Authority for the District Manager to Expend Funds on Behalf of the District**

Mr. Miller presented a Feasibility Report, as prepared by Ryper Water Analytics, which outlined the need of the District to increase rates in order to fund improvements.

A brief Q&A period between the Board Members and Mr. Miller ensued.

There was no further discussion regarding this matter.

Vice Chairman Ney arrived at the meeting at approximately 9:11 a.m.

- **PH 1 – Consider Resolution No. 2025-02 – Adopting the Budgets for Fiscal Year 2026**

Resolution No. 2025-02 was presented, entitled:

RESOLUTION NO. 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
ST. LUCIE WEST SERVICES DISTRICT ADOPTING THE
BUDGETS FOR THE FISCAL YEAR ENDING SEPTEMBER 30,**

2026 FOR THE DISTRICT; PROVIDING AUTHORITY FOR THE DISTRICT MANAGER TO EXPEND FUNDS ON BEHALF OF THE DISTRICT; PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Secretary Haseltine, seconded by Vice Chairman Ney and passed unanimously adopting Resolution No. 2025-02, as presented.

Public Hearing 1 was then closed and Public Hearing 2 was opened.

G. Public Hearing 2
1. Call to Order

2. Roll Call

3. Receive Public Comment on Levying a Non-Ad Valorem Assessment for Water Management Bonds, Operations and Maintenance Costs within the St. Lucie West Services District for the Period October 1, 2025, through September 30, 2026

Ed Huff of Magnolia Lakes asked if the bond would be eligible for refinancing this year. Mr. Miller advised that the bond would be paid off by May 2026, and Gerard Rouse confirmed that information.

There was no further public comment regarding the Levying of a Non- Ad Valorem Assessment for Water Management Bonds, Operations and Maintenance Costs within the St. Lucie West Services District for the Period October 1, 2025, through September 30, 2026.

- **PH 2 – Consider Resolution No. 2025-03 – Levying a Non-Ad Valorem Assessment for Water Management Bonds, Operations and Maintenance Costs within the St. Lucie West Services District for the Period October 1, 2025, Through September 30, 2026**

Resolution No. 2025-03 was presented, entitled:

RESOLUTION NO. 2025-03

**LEVYING 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.**

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously adopting Resolution No. 2025-03, as presented.

Public Hearing 2 was closed and Public Hearing 3 was opened.

H. Public Hearing 3

1. Call to Order

2. Roll Call

3. Receive Public Comment on Amending Chapter III of the Rules of the St. Lucie West Services District Relating to Water, Wastewater and Irrigation Water System Regulations, Rates, Fees, Charges and Operating Policies for the Utility Services; Revising Schedules A and D to provide for Annual Rate Adjustments

Mr. Miller was asked if this resolution only changes Schedules A and D to which he replied that it would.

- **PH 3 – Consider Resolution No. 2025-04 – Levying a Non-Ad Valorem Assessment for Water Management Bonds, Operations and Maintenance Costs within the St. Lucie West Services District for the Period October 1, 2025, Through September 30, 2026**

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously adopting Resolution No. 2025-04, as presented.

Public Hearing 3 was then closed and the Regular Board Meeting was reconvened.

I. District Attorney

DA 1 – Status Report/Updates

Mr. Conteaguero presented the monthly report and went over several items. He then presented a walk-on item: Partial Termination of Easement, which releases a portion of an ingress/egress easement. A brief discussion ensued after which the following **MOTION** was made:

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously approving the execution of the Partial Termination of Easement, as presented.

There was discussion regarding the fountain maintenance agreements for St. Lucie West Commercial Association, specifically regarding the fountain at I-95. The District had agreed to maintain that fountain and the attorney agreed that the District should be paid for said maintenance, which is minimal. Currently the District is responsible, but the agreement will change that. It was noted that the District did not want to maintain something it did not own.

That concluded the District Attorney's monthly update.

J. District Engineer

DE 1 – Status Report/Updates

Mr. Villamil presented the report, highlighting several items.

There was no discussion regarding the monthly Engineer's Report.

**K. District Manager
Action Items**

DM 1 – Consider General Liability Insurance and Workers Compensation Insurance Provided by Egis Insurance & Risk Advisors

Mr. Miller presented the renewal proposal indicating that the premium had decreased by 1.0% from FY 2025 when a 4% increase had been budgeted.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Haseltine and passed unanimously approving the Egis Insurance & Risk Advisors' proposal for General Liability Insurance and Workers Compensation Insurance for the FY 2026, as follows:

Available Budget for General Liability for UT Fund:	\$	384,477.00
Available Budget for General Liability for GF Fund:	\$	110,162.00
This Project:	\$	339,477.00
This Project:	\$	110,162.00
Available Balance Amount UT Fund:	\$	45,000.00
Available Balance Amount GF Fund:	\$	0.00
Available Budget for Workers Comp for UT Fund:	\$	33,842.00
Available Budget for Workers Comp for GF Fund:	\$	19,875.00
This Project:	\$	33,842.00
This Project:	\$	19,875.00
Available Balance Amount UT Fund:	\$	0.00
Available Balance Amount GF Fund:	\$	0.00

DM 2 – Other Items

Mr. Miller had no further updates.

L. 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 July 2025

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

CA 8 – Surplus Items

Consent Agenda Items CA-1 through CA-8 were presented for Board consideration.

Mr. Bomjardim gave a brief overview of his report provided within the Consent Agenda. Chairman Graci suggested providing the District's residents with information regarding the cause of fish kills. He also advised that the next Presidents' Council meeting was scheduled for August 27, 2025.

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.

M. Supervisor Requests

Vice Chairman Ney apologized for yesterday's absence and late arrival today.

Supervisor Dolan had nothing to add at this time.

Secretary Haseltine thanked Mr. Bomjardim for turning around the public's knowledge of the District.

Chairman Graci seconded Secretary Haseltine's comments regarding Mr. Bomjardim and thanked those District residents for attending today's Public Hearings and Board Meeting.

The Board was reminded that the 4-hour ethics training would take place after the October Workshop.

That concluded Supervisor Requests.

N. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:36 a.m. by Chairman Graci. There were no objections.

Public Hearings & Regular Board Meeting Minutes Signature Page



Chairman/Vice Chairman



Secretary/Assistant Secretary

Date Approved 10/07/25