St. Lucie West Services District
Regular Board Meeting
June 2, 2026, 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
Jack Doughney – Secretary – in-person
Diane Haseltine – 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
Searg Davidian, Assistant Public Works Director – 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 Director, SLWSD – in-person
Stephen Conteaguero, General Counsel, Nason, Yeager, Gerson, Harris & Fumero, P.A. – via phone
Neako Villamil, District Engineer, HR Green – in-person
Brian Stahl, District Engineer, HR Green – in-person
Jason Pierman, Special District Services, Inc. (SDS) Administrative Manager – via phone
Stephanie Brown, SDS – in-person
Laura Archer, Recording Secretary, SDS – via phone

Also present were Donna Rhoden of the City of Port St. Lucie; District resident Deane Piekara; and Seacoast Bank representatives Trisha Hawthorne and Marco Violante.

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 all 5 Members of the Board were present.

D. Approval of Minutes
1. **May 4, 2026, Workshop**
2. **May 5, 2026, Regular Board Meeting**

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Dolan and passed unanimously, approving the minutes of the May 4, 2026, Workshop, as amended at the June 1, 2026, Workshop, and the minutes of the May 5, 2026, Regular Board Meeting, also as amended at the June 1, 2026, Workshop.

E. Public Comment

There was no public comment at this time.

There was an issue with the conference call-in number so Mr. Miller went over the District Attorney Update.

F. District Attorney
DA 1 – Status Report/Updates

Mr. Miller briefly went over the items in the report.

The Board was provided with a reminder to file their 2025 Form 1 – Statement of Financial Interests online by the July 1, 2026, deadline.

G. District Engineer
DE 1 – Status Report/Updates

Mr. Villamil gave an overview of his report, highlighting several items: Water Treatment Plant Expansion Design Build Criteria Professional Services, Bus Turnaround Design Project, Wastewater Treatment Facility Permit Renewal and the Updating of Utility Standards.

A brief discussion ensued with Mr. Villamil and Mr. Miller answering the Board's questions.

H. District Manager
Action Items

DM 1 – Reserve CDD Incorporation Status Update

Mr. Miller reiterated that it was a typical update noting that the I-95 interconnect work was anticipated to be awarded at the July 14th Reserve CDD Board Meeting. He also noted that the lift station project was moving along nicely in the hopes that the rate increase could be curbed.

DM 2 – District Manager and Staff Prescriptive Goals and Performance Objectives for Fiscal Year 2027

Mr. Miller presented the item giving additional details and requested Board acceptance.

A **MOTION** was made by Secretary Doughney, seconded by Vice Chairman Ney and passed unanimously accepting the District Manager and Staff Prescriptive Goals and Performance Objectives for Fiscal Year 2027, as presented.

DM 3 – Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2027 Proposed Annual Budget and Setting a Public Hearing Date

Resolution No. 2026-01 was presented, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST. LUCIE WEST SERVICES DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Haseltine and passed unanimously adopting Resolution No. 2026-01, as presented, setting the Public Hearing for September 1, 2026.

DM 4 – Consider Setting a Public Hearing to Adopt Resolution No. 2026-03 to Levy a Non-Ad Valorem Assessment for Operations and Maintenance Costs within the St. Lucie West Services District for the Period October 1, 2026, through September 30, 2027

Mr. Miller presented the item and noted that the 3.5% increase was rate consultant recommended.

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Haseltine and passed unanimously approving the setting of a Public Hearing to Consider Adoption of Resolution No. 2026-03 to Levy a Non-Ad Valorem Assessment for Operations and Maintenance Costs within the St. Lucie West Services District for the Period October 1, 2026, through September 30, 2027, as presented, setting the Public Hearing for September 1, 2026.

DM 5 – Consider Request to Advertise for a Public Hearing to Consider Adoption of Amendment of the District's Rules Establishing Water, Wastewater and Irrigation Water System Rates, Fees and Charges

Mr. Miller presented the item and requested Board approval.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Haseltine and passed unanimously approving the Request to Advertise for a Public Hearing to

Consider Adoption of Amendment of the District's Rules Establishing Water, Wastewater and Irrigation Water System Rates, Fees and Charges, as presented, setting the Public Hearing for September 1, 2026.

Mr. Miller confirmed that there were now 3 Public Hearings scheduled for September 1, 2026.

DM 6 – Consider First Amendment to HR Green Contract

Mr. Miller indicated presented the item and request Board approval.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Haseltine and passed unanimously approving the First Amendment to HR Green Contract, as presented.

DM 7 – Consider Land Swap with St. Lucie Trail Golf Club to Correct Certain Parcels and to Acquire Certain Parcels

Mr. Miller gave a brief background regarding the parcels and recommended approval.

A **MOTION** was made by Vice Chairman Ney approving the Land Swap with St. Lucie Trail Golf Club to Correct Certain Parcels and to Acquire Certain Parcels.

Before a second **MOTION** could be made, discussion ensued regarding modifications to Subsection 7. COSTS AND EXPENSES, specifically Items (a) through (e).

Vice Chairman Ney withdrew his **MOTION**.

Discussion ensued.

A **MOTION** was then made by Secretary Doughney, seconded by Supervisor Dolan and passed unanimously approving the Land Swap with St. Lucie Trail Golf Club to Correct Certain Parcels and to Acquire Certain Parcels modifying the agreement to reflect a 20% cost sharing portion for St. Lucie Trail Golf Club to bear regarding Items (a) through (e) of Subsection 7. COSTS AND EXPENSES.

DM 8 – Other Items

Mr. Miller briefly went over the items he presented during yesterday's Workshop, adding that the upcoming Lunch & Learn on Thursday, June 4th at 11:30 a.m. had been maxed out at 60 people who would learn about hurricane preparedness and discuss stormwater retention.

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 2026

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

Consent Agenda Items CA-1 through CA-7 were presented for Board consideration.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Haseltine approving Consent Agenda items CA-1 through CA-7, as presented. Upon being put to a vote, the **MOTION** carried unanimously.

J. Supervisor Requests

Supervisor Dolan referenced The Voice article and congratulated TJ Bayer and his team for being recognized for the 2026 Best Tasting Drinking Water Contest for Region VIII.

Supervisor Haseltine had nothing further.

Vice Chairman Ney congratulated staff for the 2026 Best Tasting Drinking Water Contest for Region VIII.

Secretary Doughney had nothing further.

Chairman Graci congratulated TJ Bayer and his team for a job well done.

That concluded Supervisor Requests.

K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:38 a.m. by Chairman Graci. There were no objections.

Regular Board Meeting Minutes Signature Page

Dominick R. Green

Chairman/Vice Chairman

Secretary/Assistant Secretary

Date Approved 07/07/26