

St. Lucie West Services District
Regular Board Meeting
December 2, 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
Jack Doughney – Secretary – in-person
Diane Haseltine – Supervisor – via phone
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 Director, SLWSD – in-person
Searg Davidian, Assistant Public Works Director – SLWSD
Anderson "Andy" Bomjardim, Public Information Officer, SLWSD – in-person
Stephen Conteaguero, General Counsel, Nason, Yeager, Gerson, Harris & Fumero, P.A. – via phone
Neako Villamil and Brian Stahl, District Engineer, HR Green – 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 District residents, Deane Piekara and Marianne Doughney; and retired school bus driver, Thomas Malaca.

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. November 3, 2025, Workshop
2. November 4, 2025, Regular Board Meeting

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Dolan and passed unanimously, approving the minutes of the November 3, 2025, Workshop, as presented, and the minutes of the November 4, 2025, Regular Board Meeting, as presented.

E. Public Comment

Thomas Malaca, a retired school bus driver, approached and reminded the Board of his request last month. Mr. Miller advised that the area had been graded and it would be much easier for school buses to maneuver. Mr. Miller advised that the "No Trespassing" was not being enforced for that area and he was working with the commercial association on an interlocal agreement for maintenance of that area. Mr. Malaca thanked Mr. Miller and the Board for their consideration.

F. District Attorney
DA 1 – Status Report/Updates

Mr. Conteaguero presented an updated report, dated November 14, 2025, which included the November 6, 2025, notice of non-compliance to The Reserve CDD regarding the 5-year build-out schedule. He also advised of a draft Interlocal Agreement between the District and the City permitting the District to serve The Reserve CDD customers directly. A brief discussion ensued.

G. District Engineer
DE 1 – Status Report/Updates

Mr. Villamil gave an overview of his monthly report and Mr. Stahl was present to answer any questions. Mr. Miller indicated he was working with the engineering firm to address his concerns.

H. District Manager
Action Items

DM 1 – Consider Change Order #1 from Hydro Designs for Construction and Engineering Services for Injection Well #2

Mr. Miller presented the item and explained the situation.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Dolan and passed unanimously approving Change Order #1 from Hydro Designs for construction and engineering services for Injection Well #2 in the amount of \$241,643.50, changing the current contract not-to-exceed price from \$394,000 to

\$635,643.50; the Available Project Budget being \$26,005,664.50; This Project Cost being \$241,643.50; leaving an Available Balance of \$25,764,021, as presented.

DM 2 – Consider SCADA (Supervisory Control and Data Acquisition) System Software Upgrade Proposals from Integration Services, Inc. (ISI)

Mr. Miller presented the item and recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Vice Chairman Ney and passed unanimously approving Integration Services, Inc. Proposals #2025-17A, #2025-17B and #2025-17C in the not to exceed amount of \$106,189 for the SCADA System Software Upgrade for all District controls and monitoring for water, sewer, irrigation and stormwater systems, as presented.

DM 3 – Consider Telemetry Hardware and Software Upgrade Proposal from Integration Services, Inc. (ISI)

Mr. Miller presented the item and noted that it went hand-in-hand with the above item and he recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Vice Chairman Ney approving the Telemetry Hardware and Software Upgrades Proposal from Integration Services, Inc. for hardware procurement, installation, configuration and testing of all 74 SCADA locations for the not to exceed amount of \$144,430; this cost will be split between the Utility Fund R&R and the General Fund R&R as follows:

Utility Fund R&R – Available Project Budget being \$215,833; this Project Cost being \$117,105.41; leaving an Available Balance of \$98,727.59; and

General Fund R&R – Available Project Budget being \$97,464.68; this Project Cost being \$27,324.59; leaving an Available Balance of \$70,140.09, as presented.

DM 4 – Consider Budget Amendment 2026-01 for the Utility Fund Carry-Over Projects

Mr. Miller advised that this was standard procedure for projects that were funded in FY 2025 and carried forward into FY 2026 and he recommended approval.

A **MOTION** was made by Secretary Doughney, seconded by Vice Chairman Ney and passed unanimously approving Budget Amendment 2026-01 for the Utility Fund Carry-Over Projects, as presented.

DM 5 – Consider Resolution No. 2025-08 – Annual District Goals and Objectives Report

Mr. Miller presented Resolution No. 2025-08, entitled:

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ST LUCIE WEST SERVICES DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **MOTION** was made by Vice Chairman Ney, seconded by Secretary Doughney and passed unanimously adopting Resolution No. 2025-08, as presented.

DM 6 – Reserve CDD Incorporation Status Update

Mr. Miller advised of an e-mail update from Mr. Henry, as follows:

Reserve CDD Water Main/Force Main Interconnect Project

- Route survey completed:
- Level 1 SUE finished: We've completed Level 1 Subsurface Utility Engineering using sounding and ground-penetrating radar Note: This data is horizontal only and doesn't include vertical info yet.
- Preliminary design completed: The preliminary design is ready and has been reviewed with Josh @ St. Lucie West Services District.
- Pending Level 2 SUE: We're waiting for the field crew to complete test holes for utility conflicts to incorporate vertical info into the final design
- FPL coordination initiated: We've reached out to FP&L to begin the easement agreement process for crossing their transmission corridor west of interstate.

Reserve CDD Lift Station Upgrades & Bid Assistance

- Bid assistance: The project manual with technical specs was published as an RFP. We've issued Addendum No. 1 to answer respondent questions.
- Lift station surveys: We're about halfway through fieldwork on the 16 lift stations. All fieldwork and deliverables should be wrapped up by early January.

Reserve CDD Water/Wastewater Plant Miscellaneous Support

- Phase 1 Environmental Study: Fieldwork is done; awaiting the seller's questionnaire to finalize the report. I will circulate this, this week.
- Boundary survey: Fieldwork is complete; replatting is the next step.
- Pavement core samples: We're scheduling pavement core sampling for the entrance driveway to ensure it meets city standards as part of the replatting.

The Board appreciated the update and a discussion ensued.

Chairman Graci then recessed the Regular Board Meeting and opened a meeting of the Auditor Selection Committee.

DM 7 – Auditor Selection Committee

- **Ranking of Proposals/Consider Selection of an Auditor**

Mr. Pierman explained that the RFP had been published in October and that we had received 3 responses. He noted that the ranking was as follows:

- #1 Grau & Associates
- #2 McIntosh
- #3 James Moore

A brief discussion ensued regarding the ranking process.

A **MOTION** was made by Secretary Doughney, seconded by Supervisor Dolan recommending Grau & Associates as the District's auditor. The **MOTION** carried unanimously.

Chairman Graci then closed the meeting of the Auditor Selection Committee and reconvened the Regular Board Meeting.

A **MOTION** was then made by Secretary Doughney, seconded by Supervisor Dolan accepting the Auditor Selection Committee's recommendation of ranking Grau & Associates as the #1 proposer, selecting them as the District's auditor; and directing staff to enter into negotiations with Grau & Associates for the District's auditing needs. Upon being put to a vote, the **MOTION** carried unanimously.

DM 8 – Other Items

Mr. Miller had no further 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 October 2025

CA 7 – Consider Transfer of Funds for the UC Account for Fiscal Year 2025/2026

CA 8 – Surplus Items

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

A **MOTION** was made by Secretary Doughney, 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.

J. Supervisor Requests

Supervisor Haseltine had nothing further.

Supervisor Dolan wished everyone Happy Holidays.

Vice Chairman Ney congratulated everyone on the best hurricane season yet!

Secretary Doughney congratulated staff on an excellent Strategic Plan and new website.

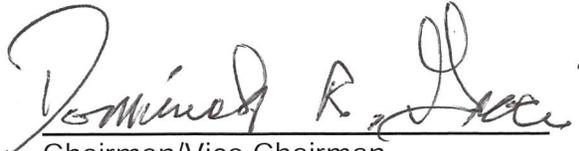
Chairman Graci echoed Secretary Doughney's sentiments, thanked Mother Nature for Vice Chairman Ney's comment on hurricane season and thought the presentations were great. He reminded those present of the January Presidents' Council meeting and suggested showing today's presentations at that meeting.

That concluded Supervisor Requests.

K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:45 a.m. by Chairman Graci. There were no objections.

Regular Board Meeting Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 01/06/26