

St. Lucie West Services District
Regular Board Meeting
January 6, 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
TJ Bayer – Assistant Utilities Director, SLWSD – in-person
Searg Davidian, Assistant Public Works Director – SLWSD – in-person
Maddie Maldonado – Director of Office Administration, SLWSD – in-person
Lisa-Marie Beans, Human Resources Director, SLWSD – in-person
Anderson “Andy” Bomjardim, Public Information Officer, SLWSD – in-person
John Fumero, General Counsel, Nason, Yeager, Gerson, Harris & Fumero, P.A. – via phone
Neako Villamil and Brian Stahl, District Engineer, HR Green – in-person
Laura Archer, Recording Secretary, SDS – in-person
Stephanie Brown, SDS – in-person

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. December 1, 2025, Workshop**
- 2. December 2, 2025, Regular Board Meeting**

A **MOTION** was made by Vice Chairman Ney, seconded by Supervisor Haseltine and passed unanimously, approving the minutes of the December 1, 2025, Workshop, as presented, and the minutes of the December 2, 2025, Regular Board Meeting, as presented.

E. Public Comment

There was no public comment at this time.

Item DE – 1 was taken while they tried to get the attorney on the telephone.

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

Mr. Villamil went over his report. The Board had several questions which Mr. Villamil addressed.

Supervisor Dolan asked about the 15-year life expectancy of the weir wall. Discussion ensued regarding redundancy of other items that could benefit from it.

DE 2 – Consider Work Authorization No. WA-7BN1-2407-SU between the St. Lucie West Services District and the New York Mets of Flushing, New York

Mr. Villamil presented the Work Authorization noting that Mr. Miller had gone over the specifics at yesterday's Workshop. Discussion ensued as to whether the Work Authorization should be between the District and the Tenant (the New York Mets of Flushing, New York) and/or the Owner (St. Lucie County). Discussion ensued.

A **MOTION** was made by Supervisor Dolan, seconded by Secretary Doughney and passed unanimously approving Work Authorization No. WA-7BN1-2407-SU between the St. Lucie West Services District and the New York Mets of Flushing, New York **AND/OR** St. Lucie County, subject to determining whether St. Lucie County should be included as the property owner. In addition the following 2 special conditions apply:

- 1.) All water, sewer and reuse improvements past the points of service shown on the plans 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.

**H. District Manager
Action Items**

DM 1 – Consider Proposal for 4B Control Structure Weir Wall Replacement Project

Mr. Miller presented the item and recommended awarding the project to Armadillo Dirt Works.

A **MOTION** was made by Supervisor Dolan, seconded by Secretary Doughney and passed unanimously approving the Armadillo Dirt Works proposal for the 4B Control Structure Weir Wall for the not to exceed amount of \$106,730.00, as presented. The Available Project Budget being \$299,591.93; this Project Cost being \$106,730.00; leaving an Available Balance of \$192,861.93

Mr. Fumero joined the meeting over the conference call and gave his report.

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

Mr. Fumero gave a summary of his report dated January 6, 2026.

The Board had no questions for Mr. Fumero.

DM 2 – Reserve CDD Incorporation Status Update

Mr. Miller indicated that this item was not necessary today, as it had been presented at yesterday's Workshop and required no action by the Board.

Secretary Doughney noted that he was happy Mr. Henry was joining the District's Workshops for monthly updates.

DM 3 – Other Items

Mr. Miller noted the status of Injection Well #2 and advised that the next Presidents' Council meeting, he believed would be held on the 4th Thursday of the month, but he was not sure of the location.

Mr. Miller advised that the Blood Bus would be on District property February 6, 2026.

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 November 2025

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 Haseltine had nothing further.

Supervisor Dolan had nothing further.

Secretary Doughney wished all those present a Happy New Year.

Vice Chairman Ney wished everyone a Happy New Year and thanked staff for a good 2025.

Chairman Graci wished everyone a Happy New Year. He then mentioned redundancy of the deep injection well and asked about the regular wells. Mr. Miller explained that the District had 3 deep wells and only used 2 at a time.

Chairman Graci asked when areas in the budget did we save money in regard to the Cost Reduction Savings Program. He then advised that Mr. Miller would make a presentation next month so that it may be used in preparation for the upcoming budget year.

Supervisor Haseltine asked Mr. Bomjardim how to further promote the District. She recommended golf shirts with the District's logo. Another recommendation of having nametags to use in the public was also brought up.

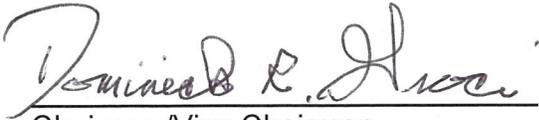
Vice Chairman Ney brought up advising the residents of the Reserve CDD of who SLWSD is and what we do. Mr. Miller indicated that they plan to use their facility and will invite the public closer to the actual incorporation.

That concluded Supervisor Requests.

K. Adjournment

There being no further items to be addressed, the Regular Board Meeting was adjourned at 9:32 a.m. by Chairman Graci. There were no objections.

Regular Board Meeting Minutes Signature Page


Chairman/Vice Chairman


Secretary/Assistant Secretary

Date Approved 02/03/20