



**TRADITION/SOUTHERN GROVE
IRRIGATION SYSTEM RATE
COMMITTEE
PORT ST. LUCIE
JANUARY 8, 2025
9:00 A.M.**

Special District Services, Inc.
The Oaks Center
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Palm Beach Gardens, FL 33410

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AGENDA

TRADITION/SOUTHERN GROVE IRRIGATION SYSTEM RATE COMMITTEE

**Tradition Town Hall
10799 SW Civic Lane
Port St. Lucie, FL 34987
COMMITTEE MEETING**

January 8, 2025

9:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. New Business
 - 1. Approval of July 5, 2023, Committee Meeting Minutes.....Page 3
 - 2. Consideration of Next Rate Study
 - 3. Update on Franchise Agreement
 - 4. District Engineer Edits to Policies & Procedures (Under Separate Cover)
 - 5. Irrigation Financials (Under Separate Cover)
- F. Adjourn

**TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11
FISCAL YEAR 2024/2025 MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Tradition Community Development District Nos. 1-11 (“Districts”) will conduct Regular Board Meetings of the Board of Supervisors (“Board”) for the purpose of conducting the business of the Districts that may properly come before the Board. The following meetings will be held at 11:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the following dates:

October 2, 2024

November 6, 2024

December 4, 2024

January 8, 2025

February 5, 2025

March 5, 2025

April 2, 2025

May 7, 2025

June 4, 2025

July 2, 2025

August 6, 2025

September 3, 2025

***Irrigation Rate Committee Meeting - 9:00 a.m.**

Southern Grove CDD Meeting - 10:30 a.m.

Tradition CDD Meeting - 11:00 a.m.

An Irrigation Committee Meeting will take place at 9:00 a.m. at Tradition Town Hall located at 10799 SW Civic Lane, Port St. Lucie, Florida 34987 on the above dates, as indicated.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meetings may be obtained from the Districts’ websites or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that one or more Supervisors may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at 772-345-5119 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please

contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a meeting is advised that they will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

TRADITION COMMUNITY DEVELOPMENT DISTRICT NOS. 1-11

www.traditioncdd1.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 09/24/24

**TRADITION/SOUTHERN GROVE IRRIGATION
SYSTEM RATE COMMITTEE MINUTES
Keiser University – Port St. Lucie Campus
9400 SW Discovery Way
Port St. Lucie, FL 34987
July 5, 2023
9:00 a.m.**

A. CALL TO ORDER

District Manager, Frank Sakuma called the July 5, 2023, Tradition/Southern Grove Irrigation System Rate Committee Meeting to order at 9:00 a.m. at the Keiser University – Port St. Lucie Campus, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the July 5, 2023, Tradition/Southern Grove Irrigation System Rate Committee Meeting had been published in *The St. Lucie News-Tribune* on May 26, 2023, as legally required.

C. ESTABLISH QUORUMS

The following Committee Members were in attendance:

Tradition CDD #1 (Non-Voting) & Southern Grove CDD #5: Frank Covelli – Present

Tradition CDD #2, #7, #8: Frank Covelli – Present

Tradition CDD #3: Isie Steinberg – Present

Tradition CDD #4: Gail Cost – Absent

Tradition CDD #5: Dave Lasher – Present

Tradition CDD #6: Jerry Krbec – Present

Staff members in attendance were: District Manager: B. Frank Sakuma, Jr., Assistant District Manager: Jessica Wargo, Intern: Belhaim Sakuma, of Special District Services, Inc.; and District Engineer: Kelly Cranford with Culpepper and Terpening.

Also present were: (See attached sign-in sheet)

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. NEW BUSINESS

1. Approval of April 5, 2023, Committee Meeting Minutes

A **Motion** was made by Mr. Krbec, seconded by Mr. Lasher and passed unanimously to Approve the April 5, 2023, Committee Meeting Minutes.

2. RFQ for Capacity Analysis

Ms. Cranford reviewed the criteria for the RFQ's.

A **Motion** was made by Mr. Krbec and seconded by Mr. Steinberg and passed unanimously recommending CDD No. 1 issue the RFQ for Capacity Analysis as presented.

3. Western Grove Reclaimed Rate Design Study

The Committee discussed the study as presented and asked for the following edits:

- Ask the Consultant to include a reference noting the revenue requirements may change through time based solely on the City's ability to increase rates.
- Change the new Tier to "Tier 5" as we already have a Tier 4.

After further discussion, a **Motion** was made by Mr. Krbec and seconded by Mr. Steinberg and passed unanimously recommending CDD No. 1 accepted the study as edited and set a public hearing in order the make the changes to the Irrigation rules and tariffs

4. Irrigation Financials

Mr. Sakuma advised the Committee of several outstanding accounts, most notably Victoria Parc. After discussion, the Committee directed Mr. Sakuma to have the CDD Attorney contact Victoria Parc about the delinquent account.

F. ADJORNMENT

There being no further business to come before the Committee, Mr. Covelli adjourned the meeting at 19:47 a.m.

Chairperson/Vice-Chairperson

Policies & Procedures (Under Separate Cover)



Financial Report (Under Separate Cover)

