



Vanderbilt Beach M.S.T.U

Advisory Committee

3299 East Tamiami Trail Suite 103
Naples, FL 34112

OCTOBER 3, 2019

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Bruce Forman called the meeting to order at 2:00 P.M. A quorum of three was present. The Pledge of Allegiance was recited.

II. ATTENDANCE

Advisory Committee: Bruce Forman – Chairman
William Sjostrom – Vice Chair
Mark Weber
Gabriella R. Miyamoto (Excused)
William Arell Harris
Staff: Harry Sells - Project Manager
Others: Aaron Gross – Ground Zero Landscaping
Wendy Warren - Premier

III. APPROVAL OF AGENDA

Mr. Sjostrom moved to approve the Agenda of the Vanderbilt Beach M.S.T.U. Advisory Committee meeting as submitted. Second by Mr. Weber. Carried unanimously 3 - 0.

IV. APPROVAL OF MINUTES OF MAY 2, 2019

Mr. Weber moved to approve the minutes of the May 2, 2019 Vanderbilt Beach M.S.T.U. meeting as presented. Second by Mr. Sjostrom. Carried unanimously 3 - 0.

V. LANDSCAPE MAINTENANCE REPORT – AARON GROSS, GROUND ZERO LANDSCAPE

Mr. Gross reported on landscape and irrigation maintenance as follows:

- Roadway landscape was trimmed and sprayed.
- Approximately one hundred eighty feet (180') of Clusia hedge was installed bordering the Conner Park walkway north of Flamingo Avenue. Hedge will be maintained at a height of ten feet (10') in accordance with County code.

Mr. Harris arrived. A quorum of four was present.

VI. PROJECT MANAGER REPORT – HARRY SELLS

A. BUDGET REPORT for 9/5/2019 and 10/3/2019

Mr. Sells provided an overview of the “Vanderbilt MSTU Budget Reports on Fund 143” FY19, dated September 5, 2019, FY20 dated October 3, 2019 and FY19 Audited Adjusted Balance Sheet dated September 30, 2019 highlighting:

- FY20 Ad Valorem property tax revenue budget is \$1,403,800.00, an increase of 5.09%.
- Total revenue FY20 is \$4,761,146.87 including investment interest, transfers and contributions (minus a 5% reserve of \$70,600).
- The Millage rate remains constant at 0.5000.
- Operating Expense Budget is \$4,632,746.87 of which \$959,146.57 is committed.
- Unencumbered Operating Expense funds available are \$3,673,600.00.
- Public Utility Department (PUD) reimbursement from Mitchell & Stark Construction for damage to M.S.T.U. property in the amount of \$33,876.00 is reflected in the September 5, 2019 Budget. Additional invoices totaling \$129,000.00 have been submitted to PUD for credit due to damaged utilities.
- Outstanding invoices for MasTec for repairs for damages to the FPL Utility aerial to underground conversion for Phase III will be significantly less than the Purchase Order commitment of \$535,208.20.
- Invoices to be submitted for Hole Montes against Purchase Order of \$276,773.91 for CEI Utility Conversion (Construction, Engineering and Inspection) is anticipated to be less. Hole Montes contract terminates December 31, 2019.
- Locate Holdings Purchase Order in the amount of \$65,189.00 is for utilities location services for areas not converted to underground service.
- Stahlman-England's work to upgrade irrigation including all new main zone valves, control wires for every zone, controller and wires buried in conduit is complete.
- Accurate Grading's project to modify the Conner Park mound is complete.
- Purchase Orders for RWA (surveying) and Century Link (engineering design) apply to Phase IV construction.
- Fiscal Year 2020 Cash Balance as of October 3, 2019 (unaudited) is \$3,802,000.00.

B. GENERAL STATUS OF BURIAL PROJECT

Phases II and III Network Electrical Activation

- MasTec has completed repairs on the five finger streets and a portion of Vanderbilt Drive.
- The utility conversion for the five remaining finger streets and a section of Vanderbilt Drive ~~will start~~ ~~was activated~~ ~~activation~~ October 2, 2019.
- Connection to individual homes is scheduled to commence October 7, 2019.
- Underground conversion in totality should be completed by week ending October 26, 2019.
- ~~It is desired that the r~~Remaining utility poles on the five (5) finger streets and Vanderbilt Drive will be removed prior to November 28, 2019.

New Irrigation Line

Stahlman-England has completed the irrigation line installation on Vanderbilt Drive consisting of lines encased in buried plastic conduit, wiring for control zones and a new controller. The new system extends 150 feet to accommodate irrigation of Conner Park.

Water usage expense is estimated to be between \$20K to \$25K, reduced from \$38K to \$40K.

C. GENERAL STATUS OF FINGER STREET ENTRANCE WIDENING

Street Widening

- Restoration of the intersections to increase the radius corners and widen street entrances to twenty feet for eleven (11) of the fourteen (14) finger streets by the Public Utilities Department (PUD) is progressing.

- It is “to be determined” if the cost of the street widening project for the remaining three finger streets will be borne by PUD or the M.S.T.U.
- Mitchell & Stark widened the street entries and relocated the sidewalks at the intersections of Vanderbilt Drive and improved the sight distances on Willet and Tradewinds Avenues.
- Curbing will be relocated to accommodate the widening.

The Committee requested three finger streets on Gulf Shore Drive be considered for the street curbing and pavers noting all locations should be cohesive.

Mr. Sells will research feasibility of extending the program to Gulf Shore Drive finger streets and will update the Committee at the November meeting.

Crosswalk Pavers

The Committee will select the crosswalk paver design and color for the fourteen finger streets and the entry crosswalk at The Dunes of Naples. A Request for Quote (RFQ) for paver installation will be solicited upon completion of the second and final coat of asphalt paving on all the streets.

D. STATUS OF PHASE IV

Mr. Sells reported:

- The project design is complete.
- Commitments for easements on the north end have been secured.
- Department of Environmental Protection (DEP) permits are outstanding.
- RWA is preparing the survey required for DEP permits.
- Hole Montes is doing the bridge design.
- *Invitations to Bid (IBD)* for burial of conduit and placing of equipment for Florida Power & Light, Comcast cable and Century Link installations and networks, Excavation and CEI (Construction Engineering and Inspection) services are ready to go out to bid ~~and~~ will and will be distributed in accordance with County policies to qualified contractors.
- Project time frame is two (2) months for the bid process and six (6) months for completion of work.

Mr. Sells will meet with Mr. Harris to finalize the irrigation design for the north side of the Dunes of Naples property.

E. CONNER PARK STATUS AND DISCUSSION

Mr. Sells updated refurbishment status:

Landscaping

- 180 feet of the bank bordering Conner Park was grubbed.
- Mangroves were pruned and flourishing with new growth.
- Invasive vines were removed from trees generating new growth.
- Clusia hedge was planted; additional shrubs will be installed by Vanderbilt Drive.
- Irrigation installation is complete.

Fence

- The fence, bordering both sides of the park, will be erected five (5) feet in front of the hedge to enable space for landscape maintenance.

- The fencing contractor will present design(s) and estimated cost to the Committee. Product will be steel - welded, galvanized and painted or aluminum with pieces screwed in place.
- Construction will commence in approximately two (2) months and will be contingent on availability of fence material.
- Customized concrete support columns faced in stone will be tailored to accommodate the fence design.
- The column structure and the fence require separate permits.

Gateway Signs

- Collier Park signage by the Sea Grape will be removed when new signs are installed
- Two (2) new signs will be constructed on each side of the road.
- The park side sign on the south side of the road requires a Building Permit and a Sign Permit; the sign on the north side of the road requires a Right of Way (ROW) permit.

Mound and Landscaping

- Renovation of the mound to increase width and length and a semi-circular retaining wall is complete.
- Committee members will be consulted on selection and color of flowering trees, bushes and flowers.

VII. OLD BUSINESS

Meeting Location

The Committee agreed to review the facility for hosting M.S.T.U. meetings prior to renewal of the contract with Naples Park Community Center in 2020.

Benches

Mr. Sells has purchased two (2) more benches for the community. One bench will be installed on the corner of Tradewinds Avenue and Vanderbilt Drive; a second unobtrusive but convenient location will be researched.

VIII. NEW BUSINESS

A. RENEWAL OF BY LAWS

The Committee discussed the Bylaws for the Vanderbilt Beach Municipal Service Taxing Unit with Staff reporting the document is identical to the current Bylaws.

Mr. Sjoström motioned to approve the Vanderbilt Beach Municipal Service Taxing Unit (M.S.T.U.) Bylaws. Second by Mr. Weber. Carried unanimously 4 – 0.

The Vanderbilt Beach Municipal Service Taxing Unit (M.S.T.U.) Bylaws were signed by the Advisory Committee members.

B. CONSIDERATION OF BRUCE FOREMAN AND GABRIELLA MIYAMOTO AS ADVISORY COMMITTEE MEMBERS

The Committee discussed Ms. Miyamoto's and Mr. Forman's applications to the Vanderbilt Beach Advisory Committee for a four-year term, effective October 14, 2019, noting contributions they have made to the Committee and willingness to be reappointed.

Mr. Sjoström moved to recommend the Board of County Commissioners reappoint Gabriella Miyamoto and Bruce Forman for a four-year term, commencing October 14, 2019, to the Vanderbilt Beach M.S.T.U. Advisory Committee. Second by Mr. Harris. Carried unanimously 4 - 0.

- C. REQUEST BY STORMWATER FOR MSTU TO REPLACE SIDEWALKS AT FIVE WASHOUTS**
The Stormwater Division has requested the Vanderbilt Beach M.S.T.U. assume financial responsibility for replacement of the concrete sidewalk areas washed out by Hurricane Irma. Estimated cost for the project is \$50K to \$80K.

The Committee requested Mr. Sells obtain a written request from the Road Maintenance Division and the Stormwater Division to the M.S.T.U for replacement of damaged concrete sidewalks.

D. POSSIBLE NEW PROJECTS

Future improvements to the Vanderbilt Beach M.S.T.U. for Committee consideration include:

- **Refurbishment of Vanderbilt Drive Landscape**
A comprehensive landscape renovation project will be considered in 2020 upon completion of Public Utility underground utility project.
- **Sidewalks east and west side of Gulf Shore Drive**
Project pending direction from the Road Maintenance Department. Design and fund allocation are required; sidewalks must conform to County code and be ADA compliant. Property owners are responsible to install and maintain sidewalks in the Right of Way (ROW). Drainage would have to be redesigned to accommodate sidewalk installation.
- **Lighted Street Name Signs at Intersections Along Gulf Shore Drive and Vanderbilt Drive**

IX. PUBLIC/BOARD COMMENTS

Douglas Fee requested the M.S.T.U. consider the following projects:

- Maintenance on the Vanderbilt Drive bridge north of 111th Avenue, in the vicinity of Marina Bay, including pressure washing and painting.
- Elevation renovation and landscape maintenance to alleviate flooding and excessive grass growth of the Vanderbilt Drive Memorial Pathway.

Mr. Sells advised the areas of concern are the responsibility of the Road Maintenance Division. He will contact the Director to investigate options and update the Committee at the November 2019 meeting.

Survey

Resident's received a County-sponsored survey prepared by the various operational divisions administered and distributed by a third-party contractor, Qualtrics. The purpose is to obtain data on how residents rate level of services provided by the County.

Mr. Sells will provide statistical data on the survey results at the next meeting.

X. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 3:25 P.M.

VANDERBILT BEACH MSTU ADVISORY COMMITTEE

Bruce Forman, Chairman

The minutes approved by the Board/Committee on _____, 2019 “*as submitted*” [___] or “*as amended*” [___].

NEXT MEETING DATE: NOVEMBER 7, 2019 2:00 P.M.
NAPLES PARK COMMUNITY CENTER
654 104TH AVENUE, NAPLES, FL