



# Vanderbilt Beach M.S.T.U

## Advisory Committee

3299 East Tamiami Trail Suite 103  
Naples, FL 34112

DECEMBER 5, 2019

### I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

**Chair Bruce Forman** called the meeting to order at 2:01 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 (Excused)  
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. Weber moved to approve the Agenda of the Vanderbilt Beach M.S.T.U. Advisory Committee meeting as presented. Second by Mr. Harris. Carried unanimously 3 - 0.*

### IV. APPROVAL OF MINUTES OF NOVEMBER 7, 2019

*Mr. Harris moved to approve the minutes of the November 7, 2019 Vanderbilt Beach M.S.T.U. meeting as presented. Second by Mr. Weber. Carried unanimously 3 - 0.*

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

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

- Routine landscape maintenance was performed on the entire Vanderbilt Drive roadway.
- Dead plants were removed, and brown foliage trimmed from plantings.
- Irrigation heads in two (2) sections are bent. On completion of Public Utility Department (PUD) construction the sections will be evaluated to determine if the heads should be lowered or re-connected to the system.
- Mitchell & Stark are cleaning up the area and finalizing sod installation in areas on Vanderbilt Drive and the five finger streets damaged by construction.
- Invasive vines (previously removed during the grubbing process) growing in the newly installed Clusia hedge in Conner Park will be treated with herbicide to prohibit growth.

During Committee discussion the following was noted:

- **Mr. Sells** will address the holes in the landscaping abutting residential property lines generated by removal of abandoned irrigation boxes with PUD.
- Ground Zero Landscape will install approximately six (6) feet of Gold Mound on Willet Avenue in the area damaged by the M.S.T.U.

- The new HydroPoint irrigation system covers Vanderbilt Drive and a section of Vanderbilt Beach Road, terminating at the entrance to *Regatta at Vanderbilt Beach*. Gulf Shore Drive does not have irrigation in place currently.
- In addition to Vanderbilt Drive, the M.S.T.U. is responsible for landscape and irrigation maintenance between the sidewalk fronting Regatta to Vanderbilt Beach Road and west to Vanderbilt Drive.
- The WeatherTRAK “Measured Usage per Day (Gallons)” irrigation chart dated November 5, 2019 through December 6, 2019, was distributed.
- Annual cost for irrigation operation of forty-thousand dollars (\$40,000.00) will be reduced significantly as the new HydroPoint system controls the water flow.
- Ground Zero Landscape performs “wet checks” weekly to verify the system is functioning as intended.

## VI. PROJECT MANAGER REPORT – HARRY SELLS

### A. BUDGET REPORT for 12/5/2019

Mr. Sells provided an overview of the “*Vanderbilt MSTU Budget Reports on Fund 143*” FY20, dated December 5, 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).
- Transfers and Contributions, Line 14, in the amount of \$3,350,346.87, is a carry-over generated from 2019.
- The Millage rate remains constant at 0.5000.
- Operating Expense Budget is \$4,632,746.87 of which \$1,047,573.13 is committed; \$72,437.66 expended.
- Unencumbered Operating Expense funds available are \$3,512,736.08.
- Reimbursement from the Mitchell & Stark Construction and the PUD in the amount of \$139,000.00 for M.S.T.U. property damage is pending.
- Outstanding MasTec invoices, part of which will be billed to PUD, for repairs to the FPL Utility aerial to underground conversion for Phase III are estimated in the \$200,000.00 range.
- Stahlman-England Irrigation’s invoice for \$7,280.00 for emergency repairs to irrigation lines dug up by Mitchell & Stark Construction will be billed to the PUD.
- Invoices to be submitted for Hole Montes against Purchase Order of \$276,773.91 for CEI Utility Conversion (Construction, Engineering and Inspection) are 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.
- Purchase Orders for RWA (surveying) in the amount of \$12,000.00 and Century Link (engineering design) in the amount of \$8,000.00 apply to Phase IV construction.
- Transfers to 111, Line 39, is for Staff salaries.
- Budget Transfers from Appraiser and Tax Collector, Lines 41 and 42, are fees billed by the appropriate entities.
- Fiscal Year 2020 Cash Balance as of December 5, 2019 is \$3,635,692.11.

## B. GENERAL STATUS OF BURIAL PROJECT

### Phases II and III Network Electrical Activation - Removal of Utility Poles

- The PUD installed 2 new lift stations on 103<sup>rd</sup> Avenue north. FPL designed the electrical service and is providing service to the sites.
- Estimated time frame for completion of FPL's portion of the project is December 13, 2019.
- The two (2) old lift stations on Vanderbilt Drive and 103<sup>rd</sup> Avenue will be discontinued and covered with fill and topped with sod.
- Florida Power & Light (FPL) issued a contract to Pike Electric Corporation to remove all light poles on Vanderbilt Drive and five finger streets (Conners, Seabee, Germain, Seagull and Willet Avenues).
- Phases I, II and III of the burial projects are projected to be complete by January 2020.

## C. GENERAL STATUS OF FINGER STREET ENTRANCE WIDENING

### Street Widening

- Mitchell & Stark agreed to increase the radius to thirty feet (30) at the corners and widen street entrances to twenty feet (20) for eleven finger street intersections.
- Sidewalks at each intersection were relocated to the edge of Vanderbilt Drive to improve sight distances.
- Curbing was relocated to accommodate the widening and paver crosswalks will be installed by the M.S.T.U. upon completion of the asphalt paving.
- Except for the sidewalk entry location affected by repositioning an irrigation box, Mitchell & Stark poured all sidewalks and curbs on Vanderbilt Drive and five (5) finger streets.
- The M.S.T.U. will move the sidewalks out on Flamingo, Heron and Egret Avenues when Mitchell & Stark exit the site, repair damaged sidewalks and install crosswalks.

### Crosswalk Pavers, Sidewalk Relocation and Repairs

A Request for Quote (RFQ) for sidewalk relocation on three (3) streets, sidewalk repair for damages caused by M.S.T.U. construction and crosswalk pavers for the fourteen finger streets, including the "washout" streets and the entry crosswalk at The Dunes of Naples, will be solicited from Bonness, Inc.

The Committee reviewed the *ADA Compliant Paver* graphic from Pavestone noting:

- The pavers in a contrasting color are required by the ADA when surfaces transition from a sidewalk to a street crossing.
- Individual lane closures will be employed for the crosswalk paver installation to allow continued traffic access.
- The project will be scheduled for commencement on May 1, 2020 to minimize disruption to residents.

***Mr. Sells will present the quote itemized for each of the three (3) categories to the Committee as well as paver samples at the February meeting.***

## D. STATUS OF PHASE IV

Mr. Sells reported:

- *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 have been distributed the Purchasing Division for review.

- The project can be awarded as a single general contractor or up to four (4) separate contracts.
- The bids will be submitted to the Board of County Commissioners for approval and Purchase Order(s) issued.
- A Department of Environmental Protection (DEP) permit application will be filed for permission to excavate under the waterway.
- Easements in the area of Dunes of Naples and the Anchorage at Vanderbilt must be finalized.
- Restrictions inhibit underground burial of utility lines on waterways with bridge spans; consequently, an alternate plan is to string the utility wires through conduit attached to the bridge.
- Start-up date goal for Phase IV is March - April 2020 with an estimated timeframe for completion of five to six months.

#### **E. CONNER PARK STATUS AND DISCUSSION**

**Mr. Sells** provided an update on the project noting:

- An Invitation for quotes for sign frame construction, fencing and lighting, with a response date of January 6, 2020, has been distributed to six general contractors with a response due January 6, 2020.
- Proposals will be presented to the Committee for approval.
- Two (2) new signs will be installed, one on each side of Bluebill.
- 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.
- The sign integrates logo graphics for both Vanderbilt Beach and Conner Park.
- Landscape plantings will be installed in stages once the sign structure is in place.
- Estimated time frame for project completion is three (3) to five (5) months.

*Mr. Sells will meet with Mr. Harris to finalize the irrigation design and landscaping for the north side of the Dunes of Naples property for the landscaping of the lift station at Bluebill. The Dunes will be supplying water.*

### **VII. OLD BUSINESS**

#### **A. SURVEY**

**Mr. Sells** provided results from the County sponsored survey, prepared by the various operational divisions, administered and distributed by a third-party contractor, Qualtrics at the December meeting.

The Committee opted to review the survey results at a time when a full quorum of members was present.

#### **B. 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 guidance 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**

The project is pending on development of technology to provide attractive, small scale LED Solar lighting.

- A *Gateway Welcome* sign and landscaping at the intersection of Vanderbilt Drive and Vanderbilt Beach Road will be considered on completion of the Conner Park refurbishment project.

**C. REQUEST BY STORMWATER FOR MSTU TO REPLACE SIDEWALKS AT FIVE WASHOUTS**

**Mr. Sells** reported:

- The Committee recommended the Road Maintenance Department, the entity responsible for sidewalk maintenance, share the cost of the restoration with the M.S.T.U.
- The item will be reviewed for action at a future meeting.

**VIII. NEW BUSINESS MEETING - SCHEDULE JANUARY 2020**

The Committee agreed to cancel the January 2020 meeting noting one may be scheduled to address time sensitive items if necessary. The next scheduled meeting is February 6, 2020.

*Mr. Weber motioned to cancel the January 2, 2020 meeting of the Vanderbilt Beach M.S.T.U. Advisory Committee reserving the right to schedule a special meeting if necessary. Second by Mr. Harris. Carried unanimously 3 - 0.*

**IX. PUBLIC/BOARD COMMENTS**

**Public Relations**

A press release, including initiation of the Phase IV project, will be issued on completion of the Underground Burial and Vanderbilt Waterway Dredging Projects. Additional public relations activities will be considered by the Committee.

**X. ADJOURN**

**There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 3:43 P.M.**

VANDERBILT BEACH MSTU ADVISORY COMMITTEE

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Bruce Forman, Chairman

The minutes approved by the Board/Committee on \_\_\_\_\_, 2020 “as submitted” [\_\_\_] or “as amended” [\_\_\_].

NEXT MEETING DATE: FEBRUARY 6, 2020 2:00 P.M.  
NAPLES PARK COMMUNITY CENTER  
654 104<sup>TH</sup> AVENUE, NAPLES, FL