



Vanderbilt Beach M.S.T.U

Advisory Committee

3299 East Tamiami Trail Suite 103
Naples, FL 34112

FEBRUARY 1, 2018

- I. CALL TO ORDER ON SITE, WESTERN END OF CONNER PARK**
Chairman Forman called the meeting to order at 1:00 P.M.

II. ATTENDANCE

Advisory Committee: Bruce Forman – Chairman
William Sjoström – Vice Chair
Mark Weber
Gabriella R. Miyamoto
William Arell Harris

Staff: Harry Sells - Project Manager

III. DISCUSSION OF CONNER PARK REFURBISHMENT

The Committee met before convening the regular meeting on Flamingo Avenue to discuss the Conner Park project.

IV. ADJOURN AND RECONVENE AT CLAUSSEN FAMILY CENTER

The site visit was adjourned in order to reconvene the regular meeting at 2:00 p.m.

V. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Forman called the meeting to order at 2:00 P.M. The Pledge of Allegiance was recited.

VA. ATTENDANCE

Advisory Committee: Bruce Forman – Chairman
William Sjoström – Vice Chair
Mark Weber
Gabriella R. Miyamoto
William Arell Harris

Staff: Harry Sells - Project Manager

Others: Aaron Gross – Ground Zero Landscaping
Angela Goodner - Executive Assistant to Commissioner Andy Solis
Jennifer Rainey – Operations Analyst, Public Utilities
Wendy Warren - Juristaff

VI. APPROVAL OF AGENDA

Mr. Sjoström moved to approve the Agenda amended as follows:

- *Delete: VII. Approval of Minutes of January 4, 2018.*

Second by Ms. Miyamoto. Carried unanimously 5 - 0.

VII. APPROVAL OF MINUTES OF JANUARY 4, 2018

Approval of Minutes of January 4, 2018 was tabled to the March 1, 2018 M.S.T.U. meeting.

VIII. INTRODUCTION OF Aaron Gross, GROUND ZERO LANDSCAPING

Landscape Report, Aaron Gross, Ground Zero Landscaping.

Mr. Sells introduced Aaron Gross, Ground Zero Landscaping, and reported a 4 1/2 year contract commencing January 8, 2018 was approved by the Board of County Commissioners (BCC). Mr. Gross is rendering services under a “quote” based on the terms of the approved contract.

Mr. Gross noted:

- Landscape maintenance is performed weekly on Tuesdays.
- All plant material including Palms has been pruned.
- Sidewalks were cleared of debris.
- Sod installation is complete on the Vanderbilt Beach Road site of the removed storage unit.
- A broken bench was removed.
- Irrigation is functioning as intended.

IX. PROJECT MANAGER’S REPORT – HARRY SELLS

A. BUDGET REPORT for 2/1/2018

Mr. Sells provided an overview on the “*Vanderbilt MSTU Budget Report on Fund 143*” FY18 dated February 1, 2018 including distribution of the Adjusted Balance Sheet (Unaudited) 2/1/18 highlighting:

- \$1,079,724.06 of the FY18 Ad Valorem property tax revenue budget of \$1,280,300.00 has been collected.
- Total revenue FY18 is \$3,280,236.70 including investment interest, transfers and contributions (minus a 5% reserve of \$64,300).
- Operating Expense Budget is \$3,142,436.70 of which \$797,683.91 is committed; \$42,034.42 is expended.
- Unencumbered Operating Expense funds available are \$2,302,718.37.
- The interim Purchase Order under which Ground Zero Landscaping is performing services will be cancelled on contract implementation and a new Purchase Order issued.
- The Hole Montes change order request for \$331,357.00 for contract extension will be reflected in the budget pending Board of County Commissioners (BCC) approval.
- A contract increase for MasTec to cover costs of storm related “washout” repairs to buried utilities for which the MSTU is responsible and a delay in network activation caused by the Public Utilities contractor will be reflected in a future budget. *Staff will apply for FEMA reimbursement for the MSTU related storm damage repairs.*
- Unaudited Cash Balance FY18 as of February 1, 2018 is \$3,083,916.90.

B. REPLACEMENT OF BENCHES

Mr. Sells provided a photo depicting the new style of benches noting:

- A replacement for a bench removed from the Moraya Bay vicinity has been ordered.
- The new bench will include a cast bronze “memorial” plaque and installed in two to three weeks; the pavers will be reset and pressure washed.
- A bench in the LaPlaya area will be pressure washed for mold removal.

- Three benches on Vanderbilt Drive were removed to avoid interference with construction.
- In total four benches have been removed from the M.S.T.U. area.

C. GENERAL STATUS OF BURIAL PROJECT

Mr. Sells distributed a spreadsheet depicting the construction timeline for the project and two maps both titled “*Vanderbilt Drive Cul-de-Sacs Public Utilities Renewal Project Phasing Plan – May 3, 2017*”; for information purposes. Collier County Public Utilities estimates the completion date of August 2019 for the entire work in the area.

Phases II and III Network Electrical Activation

- Collier County Public Utilities requested a delay in the network activation for safety purposes pending completion of water/sewer/drainage work.
- Costs for the activation of the network may be modified because of the Public Utilities project delay and potential deterioration of the buried components.
- Any increased costs to the MSTU will be absorbed by Public Utilities.
- Public Utilities objected to the presence of two construction engineering/inspection firms on site, (one for the M.S.T.U. – Hole Montes and one for Public Utilities - Stantec). Stantec, the contractor for Public Utilities, agreed to keep the M.S.T.U. staff informed of the project status and a stop order was issued December 1, 2017 to Hole Montes.
- MasTec and Hole Montes have stopped work; commencement of work anticipated for May/June 2018 pending contract extension approval by the Board of County Commissioners (BCC).
- The MSTU will test the system prior to the conversion (in lieu of replacement of 190 transformers) to confirm insulation has not deteriorated or been damaged.
- The Switching Order required for Florida Power & Light to activate power has been written, but electrical activation cannot be done until Mitchell & Stark’s construction is complete per the agreement with Public Utilities.
- The “feeders” and “primaries” will be tested prior to conversion followed by activation of the transformers. Conversion stages are a) single family homes; b) high rise structures (some transformers must be changed) and c) finger streets.
- The underground network and existing utility poles will be active simultaneously for three months to confirm the new underground system is stable.
- Removal of utility poles will be scheduled for the “off-season.”
- Network activation was originally scheduled for April 15, 2017 with conversion completion by December 19, 2017. The revised schedule commencement date of April 2018 may be modified pending County repairs of “washouts” resulting from Hurricane Irma.

Hurricane Irma Washout Locations

Mr. Sells distributed a construction schedule for all Phases and reported on the general status of repairs for “washout” locations on the West side of Vanderbilt Drive as a result of Hurricane Irma as follows:

- All of the washouts impact private property.
- Drainage/storm sewer lines from the streets to the canals and seawalls pose concern.
- The “washouts” involve multiple utility companies and the project is under the jurisdiction of the Growth Management Department.

- The County must comply with FEMA guidelines to recover funds expended for the project.

Angela Goodner, Executive Assistant to Commissioner Andy Solis reported:

- The County is in the process of retaining a local civil engineering design firm to survey all washout areas and develop two solutions:
 - A basic solution
 - A solution increasing system resiliency to future coastal storm events.
- The solutions will be evaluated with the final design estimated to be completed in sixty to ninety days.
- It is anticipated the project will not be completed by the 2018 rainy season and interim stabilization measures will be implemented to protect the infrastructure.
- Property owners will be apprised of project updates.

D. STATUS OF PHASE IV DESIGN

Mr. Sells reported:

- The schedule for the Vanderbilt Drive FPL Phase IV Project is contingent on completion of the Vanderbilt Drive Greenway Project.
- Staff has scheduled a walk through with Florida Power & Light for February 21, 2018.
- The project will go out to bid if the FPL plans are available for distribution.
- The project is scheduled to commence April 2018 and encompasses the section from 111th Avenue to the north side of the third bridge.
- The MSTU will assume responsibility for the work (similar to the activity for Phases 2 & 3).

The Committee requested review of “bid proposals” at the May 2018 meeting of the M.S.T.U.

E. STREET WIDENING

Mr. Sells reported on the widening of the finger streets off Vanderbilt Drive highlighting:

- The goal is to enhance the pedestrian/driver interface to improve the efficiency, aesthetics and safety of the intersections.
- The work includes reconfiguration of the radiuses and width of intersections, installing paver blocks at crosswalks, improving visibility for motorists, etc.
- Sight distances will be improved by relocating the sidewalks within six feet of Vanderbilt Drive and removing existing landscaping in the right of way.
- Public Utilities will be responsible for the design of the project (including the curbing) in accordance with M.S.T.U.’s specifications.
- Mitchell & Stark will be responsible for the construction associated with the project with the three finger streets already completed being reviewed for any changes as necessary.

During Committee discussion, the following was addressed:

- Cost for the brick crosswalk and relocation of the sidewalk will be borne by the M.S.T.U.
- The proposal represents a significant financial savings to the M.S.T.U.

X. OLD BUSINESS

A. LANDSCAPE DESIGN OF NW CORNER OF VANDERBILT DR AND BLUEBILL

Mr. Sells distributed the “*Landscape Development Plan for Connor Park Phase I, Northwest Quadrant*” prepared by Dale A. Slabaugh and Associates. The current plan will be re-designed to accommodate the suggestions presented at the on-site meeting with staff and residents on February 1, 2018 at 1 p.m.

During Committee discussion, the following was noted:

- Fence construction requires a building permit.
- An environmental consultant should be retained to render an opinion on the landscape removal, preservation of mangroves and permitting process.

Mr. Harris will provide Mr. Sells the contact information for a consultant.

B. GATEWAY ENTRANCE SIGNAGE

Mr. Sells will confer with Lykins-Signtek and Signs & Things to determine conceptual signage options for the north and south sides of the Gateway entrance to be installed following completion of Mitchell & Stark’s work.

XI. NEW BUSINESS

A. POSSIBLE NEW PROJECTS

Mr. Sells introduced concepts for future improvements to the Vanderbilt Beach M.S.T.U. for Committee consideration including:

- **Dredging of Bay and Waterways – Nancy Koeper**

Mr. Sells distributed Exhibit “A” demonstrating the proposed M.S.T.U. Boundary as set forth in 2001.

Nancy Koeper reported navigation through Turkey Bay to Wiggins Pass is hindered due to sand deposits resulting from Hurricane Irma. She noted Gary McAlpin, Director, Collier County Coastal Zone Management, suggested the residents approach the M.S.T.U. to determine if they would be receptive to assuming responsibility for dredging the waterway.

During Committee discussion the following was noted:

- The M.S.T.U.’s primary focus at this point is the Underground Utility Burial Project given the funds currently allocated to this project.
- The County maintains and dredges 100 feet into the channel leading from the Cocohatchee River/Wiggins Pass entering Delnor-Wiggins Pass State Park.
- Ownership of the water body in this area is unknown and dredging is not within the M.S.T.U.’s jurisdiction.
- The documents governing the M.S.T.U would have to be amended (including an approval by the BCC) to enable the M.S.T.U. to undertake dredging.
- The majority of 5,300 owners within the M.S.T.U. boundary would have to agree to change the Ordinance.

The Committee reported they will research the feasibility of amending the Charter for

the M.S.T.U. and recommended those interested discuss the proposed project with Commissioner Andy Solis.

- **Street Lights**
- **Park Benches**
This item was addressed under IX. B Project Mangers Report. Additional benches will be considered for installation on completion of the County’s utility project.
- **Trash Cans on Vanderbilt Drive**
This proposal will be undertaken post construction. Ground Zero Landscaping would be responsible for trash bag removal weekly and the affiliated cost incorporated into his landscaping contract.
- **Refurbishment of Vanderbilt Drive Landscape**
This project will be considered for implementation on completion of Public Utility construction in April 2019.
- **Sidewalks east and west side of Gulf Shore Drive**
Project requires designing and fund allocation.
- **Trees in ROW Finger Streets**
A resident’s proposal to plant trees on one or both sides of the finger streets will be taken into consideration.

XII. PUBLIC COMMENT

Members of the Public inquired regarding the following:

Gateway Signage

The two signs for the Gateway will be 1) Vanderbilt Drive/Conner Park, south side and 2) Conner Park/Delnor-Wiggins Pass State Park, north side. Conceptual designs for signage will be presented to the Committee.

Cost Projection Burial Project

Mr. Sells will provide a recap of expenditures to date for the Underground Burial Project at the March 2018 meeting.

Ownership of Waterways

Staff will research waterway ownership for Turkey Bay and the contiguous canals and determine, if possible, the entity responsible for any past dredging activity.

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 4:55 P.M.

VANDERBILT BEACH MSTU ADVISORY COMMITTEE

Bruce Forman, Chairman

The minutes approved by the Board/Committee on _____, 2018
“as submitted” [] OR “as amended” [].

NEXT MEETING DATE: MARCH 1, 2018 2:00 P.M.
"CLAUSSEN FAMILY CENTER" AT ST. JOHN'S CHURCH
625 111TH AVENUE, NAPLES, FLORIDA