



# Vanderbilt Beach M.S.T.U

## Advisory Committee

3299 East Tamiami Trail Suite 103  
Naples, FL 34112

JANUARY 4, 2018

### I. 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.

### II. ATTENDANCE

Advisory Committee: Bruce Forman – Chairman  
William Sjostrum – Vice Chair  
Mark Weber  
Gabiella R. Miyamoto  
William Arell Harris (Excused)

Staff: Harry Sells - Project Manager

Others: Tom Chmelik - P.E., PMP Director  
Angela Goodner - Executive Assistant to Commissioner Andy Solis  
Wendy Warren - Juristaff

### III. APPROVAL OF AGENDA

*Mr. Sjostrum moved to approve the Agenda as presented. Second by Ms. Miyamoto. Carried unanimously 4 - 0.*

### IV. APPROVAL OF MINUTES OF NOVEMBER 30, 2017

*Ms. Miyamoto moved to approve the minutes of the November 30, 2017 Vanderbilt Beach M.S.T.U. meeting as presented. Second by Mr. Sjostrum. Carried unanimously 4 - 0.*

### V. LANDSCAPE REPORT, GARY GORDEN, COMMERCIAL LAND MAINTENANCE

The annual landscape contract for the Vanderbilt Beach M.S.T.U. has been awarded to Ground Zero Landscaping. Aaron Gross will report to the committee at the February 1, 2018 meeting.

**Mr. Sells** confirmed the medians and parking lot will be mulched by February 1, 2018.

### VI. PROJECT MANAGER'S REPORT – HARRY SELLS

#### A. BUDGET REPORT for 11/30/2017

**Mr. Sells** provided an overview on the “Vanderbilt MSTU Budget Report on Fund 143” FY18 dated January 4, 2018 including distribution of the Adjusted Balance Sheet (Unaudited) 1/4/18 highlighting:

- \$1,042,528.11 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 \$853,997.87 is committed; \$33,248.71 is expended.

- Unencumbered Operating Expense funds available are \$2,255,190.12.
- 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.*
- The lease on the storage site on Vanderbilt Beach Road has been terminated, the fence removed and the area sodded.
- Unaudited Total Cash Balance FY18 as of January 4, 2018 is \$3,059,518.96.

**B. GENERAL STATUS OF BURIAL PROJECT**

**Mr. Sells** distributed an *M.S.T.U. Project Status* recap dated January 1, 2018 defining the ongoing and proposed work of the M.S.T.U.

**Phases II and III Network Electrical Activation**

- Public Utilities requested to delay network activation 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. Costs will be billed by Hole Montes, Inc. and USIC (Underground Utility Location and Damage Prevention).
- On receipt of a proposal from MasTec, a change order will be presented to the Board of County Commissioners for approval and Staff will request the Committee grant a contract extension for MasTec to 2019 due to project delays caused by the Public Utility project.
- A work order modification extending Hole Montes contract in the amount of \$331,357 is pending Board of County Commissioners approval.
- The MSTU will test system components 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. Revised schedule commencement date of April 2018 may be modified pending County repairs of “washouts” resulting from Hurricane Irma.

### **Hurricane Irma Washout Locations**

**Tom Chmelik, Collier County P.E., PMP Director**, reported on the general status of repairs for “washout” locations on the West side of Vanderbilt Drive as a result of Hurricane Irma which made landfall September 10, 2017 as follows:

- The “washouts” involve multiple utility companies.
- A consultant has been retained to evaluate the infrastructure and recommend action to repair/stabilize all locations potentially impacted (not only current washout areas).
- The project is under the jurisdiction of the Growth Management Department headed by Thaddeus Cohen.
- The County must adhere to FEMA guidelines to recover funds expended for the project.

### **C. STREET WIDENING**

**Mr. Sells** distributed a Crosswalk Detail rendering and reported on the project for the Committee highlighting:

- The goal of the project is to increase the radius to thirty feet, entrance width to twenty feet, and enhance the pedestrian/driver interface to improve not only the aesthetics of the intersection but also the safety and the efficiency of the intersection for fourteen finger streets.
- Install a six foot paver block crosswalks with twelve inch flat ribbon curbs to enhance visibility and intersection aesthetics.
- Sight line issues will be diminished by relocating the sidewalks within six feet of Vanderbilt Drive and removing existing Right-of-Way landscaping.
- Public Utilities agreed to design the project to the M.S.T.U.’s specifications with *to be built* drawings prepared by their engineering firm.
- Mitchell & Stark will assume responsibility for construction for eleven finger streets; the first three finger streets, already completed, will be reviewed for change.
- Cost for the brick crosswalk and relocation of the sidewalk will be borne by the M.S.T.U.

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.
- Paver type, color and pattern to be selected by the M.S.T.U.
- The proposal represents a significant financial savings to the M.S.T.U.

### **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.
- John Lehr, Florida Power & Light, notified Mr. Sells an updated design will be available by the end of January 2018.
- Ms. Goodner reported bridge construction is targeted for completion the end of March; the walkways to the bridges are done.
- The project is scheduled to commence April 2018 and encompasses the section from 111<sup>th</sup> Avenue to the north side of the third bridge.
- The MSTU will bid the project (similar to Phases 2 & 3) and assume responsibility for installation.
- Potentially Phases II, III and IV will be completed simultaneously.

- The time frame to mobilize the project is approximately six months.

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

**E. LANDSCAPE DESIGN CONNOR PARK, UPDATE HARRY SELLS**

**Grubbing 175 feet of bank Signature \$13,500.00, possible Par Course.**

**Mr. Sells** noted a Signature Tree, LLC is the low bidder, in the amount of \$13,500.00 for vegetation clearing of approximately 175 feet on the southwest end of Connor Park. Specific trees and vegetation of value, such as oaks and mangroves, will be preserved. Grubbing is not planned at this time.

**VII. 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 designed by Dale A. Slabaugh and Associates. His review of the proposal with the property owners of lot numbers 2, 3, 5 and 7 raised the following concerns:

- Loss of privacy; people walking the area will view the rear yards of the residences.
  - It was noted Irma damage to vegetation created loss of privacy and light glare from the intersection of Vanderbilt Drive and Vanderbilt Road for the first two homes on Flamingo Avenue.
- Ensure the area cannot be accessed for fishing.

During Committee discussion, the following was noted:

- Fence height should be increased to five or six feet with the same design characteristics detailed in the original plan and be constructed closer to the sidewalk.
- Landscape material should be installed by the fence for aesthetic enhancement.
- Protection of habitat for marine species such as Manatees; maintain existence and accessibility of aquatic vegetation.
- Connecting into the Dunes of Naples irrigation system for *Gateway* irrigation on the North West corner..

*Mr. Sells will contact the homeowners on Flamingo Avenue for lots 1, 4 and 6 to present the proposed landscape refurbishment plan of the northwest corner of Vanderbilt Drive and Blue Bill Avenue and solicit feedback.*

*The Committee agreed to meet February 1, 2018 at 1 p.m. on Flamingo Avenue for a walking tour of the proposed landscape renovation area, and Flamingo Avenue homes impacted, of the northwest corner of Vanderbilt Drive and Bluebill Avenue. The M.S.T.U. meeting will re-convene at the Claussen Family Center, ST. John’s Church after the on-site meeting. The public is welcome to join the event.*

Station Fit-Trail

**Mr. Sells** distributed a Station Fit-Trail document proposing an outdoor exercise system being incorporated into the renovation plan for the park.

*During Committee discussion it was noted the Parks and Recreation Department would be responsible for maintenance of the trail equipment and landscaping.*

**B. GATEWAY ENTRANCE SIGNAGE**

**Mr. Sells** will confer with Lykins Signtek to ascertain conceptual signage options for the north and south sides of the Gateway entrance to be addressed on completion of Mitchell & Stark’s work.

**IX. NEW BUSINESS**

**A. GROUND ZERO NEW LANDSCAPE CONTRACTOR ANNUAL CONTRACT \$52,124.00 EFFECTIVE JANUARY 8<sup>TH</sup>.**

**Mr. Sells** submitted a “*Notice of Recommended Award*”, Solicitation #17-7206, for Ground Zero Landscaping Services, Inc. for Vanderbilt Beach M.S.T.U. Roadway Landscape Maintenance noting they were the lowest, responsive, responsible bidder.

*Mr. Sjostrum motioned to approve Ground Zero Landscaping Services, Inc. annual contract in the amount of \$52,124.25 for Landscape Maintenance for the Vanderbilt Beach M.S.T.U. Roadway. Second by Ms. Miyamoto. Carried unanimously 4 – 0.*

**B. POSSIBLE NEW PROJECTS**

**Mr. Sells** introduced concepts for future improvements to the Vanderbilt Beach MSTU for Committee consideration including:

- **Street Lights**
- **Park Benches**  
Benches will be considered for installation on completion of the County’s utility project.
- **Refurbishment of Vanderbilt Drive Landscape**  
This project will be considered for implementation in April 2019.
- **Sidewalks east and west side of Gulf Shore Drive**  
Project pending direction from the Road Maintenance Division.
- **Sidewalks Vanderbilt Drive east side beyond 105<sup>th</sup> Avenue N**  
Extending the MSTU boundary to encompass the eastern Right of Way of Vanderbilt Drive is required to implement the project.

**X. PUBLIC COMMENT**

**Lourdes Placid** endorsed the Fit-Station concept for the park.

*Ms. Goodner provided the contact information for Barry Williams, Director of Collier County Parks and Recreation, to her to research the possibilities.*

**Wayne Otto** queried regarding a proposal to petition the Board of County Commissioners to authorize the M.S.T.U. to assume responsibility for landscaping maintenance in Connor Park.

*Staff noted the priorities of the M.S.T.U. are the underground utility project, widening the finger streets and beautifying two corners of Connor’s park. Availability and cost of irrigation are considerations.*

Furthermore, he inquired if the “washout” repairs constituted an emergency situation and could be expedited.

**Mr. Chmelik** responded FEMA rule compliance is necessary; restrictions apply and contracts have to be executed properly.

**Vince Fraumeni** raised erosion concerns from “grubbing” and loss of marine life habitat resulting from elimination of aquatic vegetation.

*Mr. Sells noted the banks will be protected from erosion and stabilized according to an engineer's recommendations. Conservancy will also be consulted regarding plants essential to marine life habitat standards.*

**There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 3:35 P.M.**

VANDERBILT BEACH MSTU ADVISORY COMMITTEE

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Bruce Forman, Chairman

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

NEXT MEETING DATE: FEBRUARY 1, 2018 1:00 P.M.  
FLAMINGO AVENUE – WALKING TOUR  
*RECONVENE*  
“CLAUSSEN FAMILY CENTER” AT ST. JOHN’S CHURCH  
625 111<sup>TH</sup> AVENUE, NAPLES, FLORIDA