



Vanderbilt Beach M.S.T.U

Advisory Committee

3299 East Tamiami Trail Suite 103
Naples, FL 34112

SEPTEMBER 6, 2018

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice-Chair Sjostrom 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 (Excused)
	William Sjostrom – Vice Chair
	Mark Weber
	Gabriella R. Miyamoto
	William Arell Harris
Staff:	Harry Sells - Project Manager
Others:	Mike McGee – Landscape Architect
	Aaron Gross – Ground Zero Landscaping
	Wendy Warren - Juristaff

III. APPROVAL OF AGENDA

Mr. Sjostrom moved to approve the Agenda of the Vanderbilt Beach M.S.T.U. subject to hearing Item VII. C. Project Managers Report - Status of Phase IV design after Item IV. Second by Mr. Weber. Carried unanimously 3 - 0.

IV. APPROVAL OF THE MINUTES OF MAY 3, 2018

Mr. Weber moved to approve the minutes of the May 3, 2018 Vanderbilt Beach M.S.T.U. meeting as presented. Second by Ms. Miyamoto. Carried unanimously 3 - 0.

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

VII. PROJECT MANAGERS REPORT – HARRY SELLS

C. STATUS OF PHASE IV DESIGN

FPL UFCA with GAF Phase IV \$287,680

Mr. Sells presented the “*Underground Facilities Conversion Agreement – Government Adjustment Factor Waiver*” contract between Florida Power & Light Company (FPL) and the M.S.T.U. for the Vanderbilt Drive FPL Phase IV Project, encompassing the section from 111th Avenue to the north side of the third bridge, in the amount of \$287,680. for consideration.

- The MSTU will assume responsibility as a sub-contractor for burying the utilities (similar to the activity for Phases 2 & 3). Upon completion FPL will assume responsibility for the network.
- The contract authorizes the M.S.T.U. to go out for bid for the burial of conduit and placing of equipment, including Comcast cable and Century Link installations and networks.

- A new contract for Construction Engineering Inspection (CEI) professional services will be drafted and Request for Quote's (RFQ) solicited.
- Two new bridges require CenturyLink and Comcast plans to be modified to accommodate underground cable installation.
- Estimated timeline for construction is four to five months with a possible start date of April 2019.
- *Invitations to Bid* will be distributed to qualified contractors in October 2018.
- The Conversion Agreement Contract will be submitted to the Board of County Commissioners on September 25, 2018 for consideration.

Mr. Harris motioned to recommend the Board of County Commissioners (BCC) approve the "Underground Facilities Conversion Agreement – Government Adjustment Factor Waiver" contract between Florida Power & Light Company (FPL) and the Vanderbilt Beach M.S.T.U. for the Vanderbilt Drive FPL Phase IV Project in the amount of \$287,680.00. Second by Mr. Weber. Carried unanimously 4- 0. .

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

Mr. Gross reported on landscape irrigation maintenance as follows:

- As instructed by Mr. Sells, two large hedges were cut to the top of the existing wall height conforming to County site design code standards.
- Four heads and three nozzles on existing smaller laterals of the irrigation system were replaced.
- The public utilities contractor shut off the irrigation system in response to apparent damage to the main line at 96th Street.

Mr. Sells directed **Mr. Gross**, *Ground Zero Landscape*, to repair the line and turn the water on by Friday September 7, 2018.

VI. CONNER PARK LANDSCAPE DESIGN – MIKE MCGEE, MCGEE & ASSOCIATES

Mr. McGee distributed Vanderbilt Drive Landscape Improvement Concept Plans for Committee review including a site plan, the community identification signage design, existing conditions, site improvements, landscape plantings and a landscape planting plan legend accompanied by color graphics depicting the plant material noting:

- The concept is to balance the landscape and sign presentation on both corners of Bluebill Avenue and Vanderbilt Drive and create a *Gateway* into Conner Park and Delnor-Wiggins State Park.
- A rendering for the new sign design, including fencing with posts and community logo, was presented for Committee consideration.
- The County sign specialist confirmed the sign can be sixty-four (64) square feet; the proposed height of the monument conforms to County standards.
- Fixtures in the Right of Way require County approval; setbacks requirements have to be abided by; signage symmetry will not be identical on both sides.
- Multi-levels for the mound and screening, i.e. a *Clusia* hedge, are positioned behind the new sign.
- Committee members can participate in site selection for the sign; a ROW permit is required.
- A single decorative gate to secure and provide access to the County Lift Station Facility is proposed.

- Landscaping proposed for the northwest corner includes palm trees, excluding coconut palms, flowering canopy trees, large trees layered in, bougainvillea specimens, ground covers and sub plantings.
- The central area of the sign will feature a focal point of colorful seasonal flowers.
- Incorporating a *vista* location to enhance water views will be considered for the design.

During Committee discussion the following was addressed:

- Color of the sign and graphics will be determined by the Committee during the design process.
- Paver walkways (6 feet wide) on the Park entryway perimeter for aesthetic enhancement, with consideration given to extending the pavers to the parking lot entrance, should be reviewed for cost effectiveness.
- Mangroves on the water's edge and bordering the sea wall will be protected.
- Three large trees on the north side of the fence, by the canal, will remain.
- Exotic vegetation and storm debris will be removed.
- Sign pillar post dimensions will be reviewed for proportion.
- Elimination of one large telephone pole and two existing Delnor-Wiggins signs will enhance the visual appearance of the area.
- The M.S.T.U. will assume responsibility for maintenance of the *Gateway*.

Mr. Sells will provide Committee members with McGee & Associates Landscape Design Plans and solicit their comments and recommendations for review at the October 2018 meeting.

VII. PROJECT MANAGERS REPORT – HARRY SELLS

A. BUDGET REPORT for 09/06/2018

Mr. Sells provided an overview on the “*Vanderbilt MSTU Budget Report on Fund 143*” FY18 dated September 6, 2018 noting:

- \$1,233,452.58 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 \$3,138,436.70 of which \$1,316,552.30 is committed; \$437,292.19 is expended.
- Unencumbered Operating Expense funds available are \$1,384,592.21.
- One more invoice in the \$200K range is anticipated from MasTec for FY-18.
- An estimated six tons of gravel was required to stabilize the *network* due to Hurricane Irma in the “washouts.”
- Estimated Cash Balance, including funds committed and not spent, as of September 6, 2018 is \$2,713,636.55.
- FY-18 Carry Over funds, estimated at \$1,100,000. plus Ad Valorem Tax revenue FY-19 of \$1,345,208. will generate income in the \$2,400,000. range as of October 1st.

B. GENERAL STATUS OF BURIAL PROJECT and DELAYS

Phases II and III Network Electrical Activation

Mr. Sells distributed a ROW Agreement package for FPL to *Energize Primaries and Feeders* for the *Vanderbilt Drive Public Utilities Renewal Project* noting:

- On May 14, 2018 activation commenced for the Florida Power & Light (FPL) underground network on Bluebill Avenue.
- The red lines on the ROW Agreement drawings depict the *primaries* which feed the transformers; blue lines depict activated *feeders*.
- FPL will activate four sets of primaries not indicated on the drawings when the equipment causing switching issue is resolved.
- The Dunes of Naples, Egret, Flamingo and Heron Avenues are activated.
- Two remaining sections of Vanderbilt Beach Road should be activated by September 7th.
- Estimated completion of activation is third week of September, 2018.
- Most cable is off the poles; poles will be removed except for Vanderbilt Drive and four finger streets as FPL is unwilling to “break up” the phase.
- The north and south perimeters of the “washout” locations retained aerial utility poles to enable network activation of Vanderbilt Drive and the finger streets.
- Quality Enterprises USA, Inc. (QE) initiated construction to repair five “washout” locations on the West side of Vanderbilt Drive as a result of Hurricane Irma, September 10, 2017.
- Mitchell & Stark Construction, the contractor for the Public Utilities project, ceased operation of that area pending completion of “washout” repairs by QE.

C. STATUS OF PHASE IV DESIGN

FPL UFCA with GAF Phase IV \$287,680

This Item was addressed after Item IV – Approval of the Minutes

D. STREET WIDENING

A Public Utilities project to widen eleven (11) finger street entrances twenty feet (20) and increase the curb radius to thirty feet (30) is progressing.

Mr. Sells reported:

- 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 six foot paver block crosswalks with twelve inch flat ribbon curbs to enhance visibility and intersection aesthetics.
- Sight line issues will be addressed by relocating the sidewalks within six feet of Vanderbilt Drive and removing existing Right-of-Way landscaping.
- Proposals for street widening and curb installation for the northern three (3) finger streets, paver installations for the fourteen (14) finger street crossings and relocation of the sidewalks within (6) feet of Vanderbilt Drive will be obtained by Staff.

E. CONNER PARK LANDSCAPING

This item was discussed under VI. – Conner Park Landscape Design, McGee & Associates.

F. NEW IRRIGATION LINE

Mr. Sells reported:

- The existing main supply irrigation line on Vanderbilt Drive, buried three to four inches, should be at a depth of three to four feet. Directional boring for underground conduit installation was completed and a 3” PVC line and 2” PVC conduit line was installed.
- A Scope of Work is being prepared for replacement of control wires for the existing line and activation of the new system.
- Quotes will be presented to the Committee for approval at a future meeting.

VIII. OLD BUSINESS

The removal of two pieces of equipment from a grassy area between Bluebill Avenue and Vanderbilt Towers created a hole in which water accumulates. Approximately 130 feet of curbing to alleviate the issue will be installed.

IX. NEW BUSINESS

A. BY LAWS APPROVAL

The Committee agreed to review the By Laws at the October 4, 2018 meeting.

B. POSSIBLE NEW PROJECTS

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

- **Street Lights**
Street lights will be considered as a future project on completion of Phases II and III construction.
- **Park Benches**
Additional benches will be considered for installation on completion of the County’s utility project.
- **Trash Cans on Vanderbilt Drive**
Trash cans placed next to benches will be considered on completion of utility construction. The Landscaping contractor would be responsible for trash removal weekly with the costs incorporated into the landscaping contract.
- **Refurbishment of Vanderbilt Drive Landscape**
This project will be considered upon completion of Public Utility construction and the underground utility project.
- **Sidewalks east and west side of Gulf Shore Drive**
This project requires designing and fund allocation and the sidewalks must conform to codes and be ADA compliant.
- **Trees in ROW Finger Streets**
A resident’s proposal to plant trees on one or both sides of the finger streets will be considered.

X. PUBLIC COMMENT AND BOARD COMMENTS

Conner Park Landscape Project

In response to **Mr. Spinelli's**, 477 Flamingo Avenue, query regarding the M.S.T.U.'s plans to remove vegetation along the bank as part of the Conner Park Landscape Refurbishment, Mr. Sells and Mr. McGee noted:

- Three large trees on the north side of the fence, by the canal, and Mangroves will remain.
- Habitat for marine species such as Manatees will be protected.
- Exotic vegetation and storm debris will be removed.
- The proposed Clusia hedge by the fence will provide privacy for homeowners.

Mr. Sells will apprise homeowners on project status as it progresses.

Street Signs

The Committee requested *Street Signs* be included as a discussion topic for a future meeting.

XI. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 3:55 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: OCTOBER 4, 2018 2:00 P.M.
NAPLES PARK COMMUNITY CENTER
654 104TH AVENUE, NAPLES, FL