



Vanderbilt Beach M.S.T.U

Advisory Committee

8300 Radio Road
Naples, FL 34104

SEPTEMBER 1, 2022

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Vice Chair Sjostrom called the meeting to order at 2:06 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 (Excused)
William Arell Harris

Staff: Harry Sells - Project Manager
Michelle Arnold – Director, PTNE (Excused)
Rosio Garcia – Operations Coordinator

Others: Aaron Gross – Ground Zero Landscaping
Wendy Warren - Transcriptionist

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

Mr. Harris moved to approve the minutes of the September 1, 2022, 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 Landscaping

Mr. Gross reported:

- Community and Conner Park landscaping are in good condition.
- Malfunction of irrigation valves affecting two (2) zones was corrected.
- Orchid seed infestation from mulch application will be eradicated with treatment.

VI. VANDERBILT DRIVE REFUBISHMENT – Mike McGee

Project consists of Vanderbilt Drive Landscape, NW Corner of VBR and VB Drive at The Regatta, The Anchorage, The Dunes of Naples, Marina Bay, installation of six (6) paver Crosswalks and the Charlie Arthur Bench.

Schematic drawings prepared by McGee & Associates were distributed for Committee review.

Vanderbilt Drive Landscape Refurbishment

McGee & Associates is creating a conceptual, environmentally conscious design for presentation to the Committee at a future meeting.

A resident requested permission to plant low growing, colorful plant material against their property's white stucco fence. The proposal will be forwarded to McGee & Associates for review.

Next Steps

- Finalize landscape drawings and approval of the design.
- Obtain input and secure agreement from residents.
- Prepare Scope of Work (SOW), post on Bid-Sync for quotes, and award contract.
- Installation of landscaping spring/summer 2023.

Vanderbilt Beach Road and Vanderbilt Drive at The Regatta Project

The final landscape and paver crosswalk design by McGee & Associates for the intersection of the northwest corner of Vanderbilt Beach Road and Vanderbilt Drive has been approved by the Committee and Representatives of the Regatta.

- Sidewalk and curbs will be designed to ensure adequate drainage during rain events.
- An elevation survey for the east side of Vanderbilt Drive at the intersection of Vanderbilt Beach Road for the paver cross walks is finished. On completion of survey for the west side, construction drawings will be finalized.

Mr. Sells will:

- Obtain County approvals and Right of Way (ROW) permits.
- Request cost quotes (RFQ) for the landscape and paver project.

The Anchorage

The Homeowner's Association has approved the landscape design proposed by McGee & Associates for refurbishment of property damaged by Phase IV construction. At the Association's request, the bench will not be reinstalled.

Mr. Sells will Request a Cost Quote for the project from Ground Zero Landscaping.

The Dunes of Naples and Marina Bay Landscaping

Landscape planting to replace material damaged during Phase IV construction will be undertaken upon completion of light pole removal by Florida Power & Light (FPL). Curbs will be installed to eliminate water puddling.

Drawings will be prepared, and Homeowner Association approval secured.

Embellishment of landscaping along the narrow strip of roadway will be scheduled for Fall 2023. Swales and gutters may be conducive to a simulated Japanese waterway.

Paver Crosswalks

An elevation survey is pending for installation of three (3) paver crosswalks post Phase IV construction for The Anchorage, The Dunes of Naples, and Marina Bay.

VII. PROJECT MANAGER REPORT – Harry Sells

A. FY 22 Budget Report

Vanderbilt Beach MSTU Fund Budget 143 dated September 1, 2022

- The FY-22 Millage Rate remains constant at 0.5000 mills.
- Current Ad Valorem tax, Line 1, is \$1,488,600.00, an increase of 3% over FY-21.
- Transfers and Contributions, Line 13, in the amount of \$4,791,595.90, is a carry-over of unexpended FY-21 funds (minus a 5% reserve of \$75,600).
- Total Revenue, Line 14, is \$6,302,195.90, including investment interest, transfers, and contributions.
- Purchase Orders Active: (Contractors)
 - Century Link – Engineering Design & Supervision, Phase IV Utility.
 - Ground Zero Landscaping –
 - Incidentals is for landscape refurbishment and miscellaneous.
 - Ground Maintenance includes Conner Park and irrigation repairs.
 - Hart’s Electrical – Relocation of Dock service.
 - MasTec North America – Contract for burial of conduit and placing of equipment for Florida Power & Light, Comcast cable and Century Link for Phase IV. *
 - McGee & Associates – Landscape Architecture – Refurbishment of Vanderbilt Drive and miscellaneous projects.
 - Premier Staffing – Transcription Services.
 - Stantec Consulting – CEI Professional Services, Phase IV Utility.
 - Site One Landscape Supply – Irrigation Parts & Pumps.
- Purchase Orders Closed Out indicated in red: (Contractors)
 - Capital Contractors – Paver Sidewalks.
 - Florida Power & Light – Materials for Phase IV.
 - Gilbert Anuez, Inc/Accurate Pavers – Installation of Park Benches.
 - Hannula Landscaping – Conner Park Refurbishment & Irrigation.
 - Hart’s Electrical – Electrical Maintenance.
 - Johnson Engineering, Inc. – Engineering Services.
 - Premier Staffing FY-21 – Transcription Services.
 - Q. Grady Minor – Engineering Survey
 - REP Services, Inc – Bench Replacement.
 - Southern Signal and Lighting – Adjust Elevation of Inground Boxes.
 - The Davey Tree – Tree Pruning and Removal.
- Operating Expense, Line 36, is budgeted at \$5,669,095.90 with current Commitments of \$1,719,450.48, Expenditures of \$1,266,201.16, and a Budget Remainder (unspent operating funds) of \$2,683,444.26.
- Capital Outlay, Line 38, budgeted at \$500,000.00, is for current fiscal year long term projects, consistent with the M.S.T.U. ordinance and upon a motion from the Advisory Committee.
- Transfer to Fund III, Line 39, in the amount of \$85,000.00, is for M.S.T.U. Staff salaries and accrued County overhead related to M.S.T.U. operations.
- Transfer to the Property Appraiser, Line 40, in the amount of \$13,100.00 is for computation of M.S.T.U. Ad Valorem data for the tax rolls.
- Transfer to the Tax Collector, Line 41, in the amount of \$35,000.00 is for collection of M.S.T.U. millage as part of the annual County tax bill, currently 0.5000 mills.

- Total Budget, Line 43, lists FY-22 M.S.T.U. budgeted funds at \$6,302,195.90; with tabulated Commitments of \$1,719,450.48, Expenditures of \$1,391,991.68, and a Budget Remainder (total unspent funds) of \$3,190,753.74. The budget amount of \$6,302,195.90 does not change during the fiscal year.

** Mr. Sells noted the invoice of approximately \$400,000.00 received from MasTec North America should be processed in the next thirty (30) to forty (40) days.*

Unexpended FY-22 funds will be carried-over to the FY-23 budget and recorded as a line item under Transfers & Contributions.

Available funds are sufficient to complete Phase IV construction, landscaping at the Regatta of Naples at Vanderbilt Beach Road and Vanderbilt Drive and the Vanderbilt Drive landscape renovation project.

B. Phase IV Utility Burial Status

Underground System Activation

- Florida Power & Light (FPL) underground electrical system was energized and the overhead system was de-energized by Mastec.
- Low voltage for Comcast and Century Link remains active in the overhead system.

Cocohatchee Bridge Conduit Installation

- The design for installation of stainless-steel conduit for Century Link and Comcast on the bridge was modified to one row of four (4) conduits.
- **Mr. Sells** will secure a modified Right of Way (ROW) permit to reflect the design alteration for the cable installation.
- The conduit will be installed, and cable pulled when the permit is issued.

Light Pole Removal

- FPL poles will be removed on completion of cable installation in Phase IVr.
- Estimated date for light pole removal is by November 23, 2022.

C. Charlie Arthur Bench Status

Mr. Sells updated the Committee on the bench status:

- A rendering of the bench installation at The Dunes of Naples has been prepared to be included with the easement filing.
- The proposed bench design and plaque will be submitted to members.
- A paver pad will be installed when the sidewalk repair is finished.
- The Board of County Commissioners (BCC) approval is required to grant an easement for the proposed bench.

Mr. Weber motioned to recommend the Board of County Commissioners (BCC) grant an easement for installation of the Charlie Arthur bench in front of The Dunes of Naples. Second by Mr. Harris. Carried unanimously 3 – 0.

D. Proposed new contract for Landscape Maintenance with Ground Zero \$55,350.50.

- The Procurement Services Division released an *Invitation to Bid (ITB)* for Landscape Maintenance of the Vanderbilt Beach M.S.T.U. Roadways.

- In accordance with County policy, the contract is awarded to the lowest qualified bidder, Ground Zero Landscaping.
- The three-year contract with two (2) one-year renewal options, is subject to approval by the Board of County Commissioners (BCC).
- Effective contract date is February 26, 2023.

Mr. Harris recommended the Board of County Commissioners award the Landscape Maintenance Vanderbilt Beach M.S.T.U. contract in the amount of \$55,350.50 to Ground Zero Landscaping. Second by Mr. Weber. Carried unanimously 3 – 0.

VIII. OLD BUSINESS

A. Potential Future Projects

1. Refurbish Bridge of Channel on Bluebill

The Committee suggested cleaning the waterway bridge and researching the feasibility of installing veneer stone on the structure.

Mr. Sells reported the Road Maintenance Division noted cleaning and/or painting of the structure will be considered if necessary. Painting the bridge requires a Right of Way (ROW) permit and would be undertaken if the structure was previously painted.

Mr. Sells will suggest that the Road Maintenance Division power wash the bridge.

2. Sidewalks East and West Side of Gulf Shore Drive

The Road Maintenance Division is considering sidewalk installation on the east side of Gulf Shore Drive for 2025. Design and fund allocation are required; sidewalks must conform to County code and be ADA compliant. A bike path should be incorporated into the project design. Drainage would have to be redesigned to accommodate the installation. Project timeline depends on coordination with Road Maintenance and many issues which were discussed at a meeting July 16, 2021.

Mr. Sells will discuss the project with the County's Capital Project Planning Division and update the Committee at a future meeting.

3. Install 8" reuse water line from US41 to Conner Park.

Vanderbilt Drive's current annual water bill is approximately \$35,000 and Conner Park's approximately \$30,000 per year. Investigation should occur to determine if underwriting the cost of the water line installation from US 41 to Conner Park is financially beneficial. One potential quote placed the cost at \$550,000 for the conversion which would supply water to Conner Park and Vanderbilt Drive. Reuse Water management has not agreed to allow this as of May 5, 2022.

4. SE corner (right of way) of Gulf Shore Drive and Bluebill.

Clean up area between Gulf Shore Drive and Vanderbilt waterway. Prune trees, general cleanup. **Complete 8/1/2022.**

5. Greenway Multi-Use Path North of Bluebill on Vanderbilt Drive

A ten (10) foot bike and pedestrian path north of the Dunes of Naples entrance cannot be navigated at high tide or during extreme rain events. The Committee directed Staff to investigate elevating the grade of the pathway one (1) foot and installing an asphalt surface and curb.

Mr. Sells will determine the necessity of a Right of Way (ROW) permit and solicit cost quotes.

6. Pedestrian Lighting

Lighting options for pedestrian safety and visual enhancement will be researched.

IX. NEW BUSINESS

None

X. PUBLIC COMMENTS

None

XI. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 3:03 P.M.

VANDERBILT BEACH MSTU ADVISORY COMMITTEE



Bruce Forman, Chairman

The minutes approved by the Board/Committee on _____, 2022 “as submitted” or “as amended” .

NEXT MEETING DATE:
OCTOBER 6, 2022 – 2:00 PM
Claussen Family Center at St. John’s Church
625 111th Avenue
SSNAPLES, FL 34108