



Vanderbilt Beach M.S.T.U

Advisory Committee

8300 Radio Road
Naples, FL 34104

FEBRUARY 2, 2023

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Forman called the meeting to order at 2:02 P.M. A quorum of four was present. The Pledge of Allegiance was recited.

II. ATTENDANCE

Advisory Committee: Bruce Forman – Chairman
William Sjostrom – Vice Chair
Mark Weber (ZOOM)
Gabriella R. Miyamoto
William Arell Harris

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

Others: Aaron Gross – Ground Zero Landscaping
Mike McGee – McGee & Associates
Wendy Warren - Transcriptionist

III. APPROVAL OF AGENDA

Vice Chair Sjostrom moved to approve the Agenda of the Vanderbilt Beach M.S.T.U. Advisory Committee subject to adding Item III.A. – Motion to allow Mr. Weber to participate as a member via ZOOM. Second by Ms. Miyamoto. Carried unanimously 4 - 0.

A. Motion to allow Mr. Weber to participate as a member via ZOOM.

The motion was made during the Vanderbilt Drive Landscape Report when Mr. Weber joined the meeting.

IV. APPROVAL OF MINUTES

Mr. Harris moved to approve the minutes of the December 1, 2022, Vanderbilt Beach M.S.T.U. meeting as presented. Second by Ms. Miyamoto. Carried unanimously 4 – 0.

V. NOMINATION AND ELECTION OF OFFICERS

Nomination for Chair

Mr. Harris nominated Bruce Forman for the position of Chair of the Vanderbilt Beach M.S.T.U. Advisory Committee for one year, or until a successor is appointed. Second by Ms. Miyamoto. Nominations were closed and no others were tendered. Carried unanimously 4 – 0.

Mr. Forman retained the Chair.

Nomination for Vice-Chair

Mr. Harris nominated William Sjostrom for the position of Vice Chair of the Vanderbilt Beach M.S.T.U. Advisory Committee for one year, or until a successor is appointed. Second by Ms. Miyamoto. Nominations were closed and no others were tendered. Carried unanimously 4 – 0.

Mr. Sjostrom assumed Vice Chair.

VI. LANDSCAPE MAINTENANCE REPORT – Aaron Gross, Ground Zero Landscaping

Mr. Gross reported:

- Routine maintenance was performed.
- The wall area was cleaned up and is ready for new plants.
- Irrigation breaks, caused by vehicular parking on the grass, were repaired.
- Sections of the lateral irrigation system were rebuilt.
- Fertilizer will be applied in March.

Mr. Sells noted:

- The Clusia hedge in Conner Park is deteriorating, particularly at the west end.
- One-half of the Perennial Peanut and the Bougainvilleas died from saltwater exposure.
- Eureka Palms eventually need to be removed.
- Three (3) purple Trumpet trees in the park are stressed and may need replacement.
- Landscaping will be evaluated during the rainy season for refurbishment.

VII. VANDERBILT DRIVE REFUBISHMENT – Mike McGee

The 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 Moraya Bay and Charlie Arthur benches.

A. Vanderbilt Drive Landscape, feedback from public meeting on 1/19/2023.

A public meeting for residents was held to provide input on the landscape renovation proposed by McGee & Associates. Positive feedback highlighted the consistency in the design scheme. Generally, everyone was happy with the renovation plans.

The environmentally conscious design included Christmas Palm trees at the intersections, ground covers and a storm drain *Rain Garden* in the west Right of Way (ROW). Drawings included a Landscape Planting Plan, an Irrigation Plan, and a Plant Schedule for reference. Conformance to the twenty-four (24) inch sightline standard at intersections is ensured.

A drip line irrigation system will be designed and installed to ensure adequate water flow to the landscape.

Chair Forman motioned to allow Mr. Weber to participate in the meeting via ZOOM remote access due to an extraordinary circumstance. Second by Vice Chair Sjostrom. Carried unanimously 4 - 0.

Mr. Weber joined the meeting. A quorum of five was present at 2:23 P.M.

Vice Chair Sjostrom motioned to approve the Vanderbilt Drive Landscape renovation project in accordance with McGee & Associates drawings. Second by Chair Forman. Carried unanimously 5 – 0.

Next Steps

- McGee & Associates will prepare construction drawings.
- Mr. Sells will prepare a Scope of Work (SOW), post the project on Bid-Sync for quotes, and award a contract.
- Summer 2023 is the target date for installation.

B. Regatta Corner of VB Dr. and VB Beach Rd.

Final landscape and paver crosswalk design and construction drawings by McGee & Associates and Trebilcock Consulting Solutions (surveyor) for the intersection of the northwest corner of Vanderbilt Beach Road and Vanderbilt Drive were presented.

Vice Chair Sjostrom motioned to approve McGee & Associates landscape plan drawings for the renovation project at the NW corner of Vanderbilt Beach Road and Vanderbilt Drive at The Regatta Vanderbilt Beach. Second by Ms. Miyamoto. Motion carried 4 – 1. Mr. Weber abstained.

Mr. Sells will:

- Secure final Regatta Vanderbilt Beach Board Association approval of the design.
- Obtain County approvals and Right of Way (ROW) permits.
- Prepare a Scope of Work (SOW), post on Bid-Sync for quotes, and award a contract.

The Anchorage

Landscape refurbishment proposed by McGee & Associates and for property damaged by Phase IV construction is “on hold” pending restoration of property damaged by Hurricane Ian.

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). A paver crosswalk will be ADA compliant abutting curbs, installed to eliminate water puddling.

Enhancement 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.

Design plans will be prepared, and Homeowner Association approval secured, for The Anchorage, Marina Bay and The Dunes of Naples on completion of Phase IV construction.

C. Crosswalks (6) along VB Dr.

Trebilcock Consulting Solutions and McGee & Associates prepared engineering/construction drawings for six (6) ADA compliant paver crosswalks on Vanderbilt Drive, three (3) of which will be installed at The Anchorage, The Dunes of Naples, and Marina Bay on completion of Phase IV construction.

Anchorage management is considering moving and enlarging the gate entrance to their property. The crosswalk for the Anchorage will be installed to coordinate with the entrance.

Mr. Sells will:

- Obtain detailed drawings for bid solicitation, and secure quotes.
- Meet with the various condominium association representatives to secure support and approval for the installation.
- On official receipt of easements, crosswalk installation will be scheduled.

VIII. PROJECT MANAGER REPORT – Harry Sells

A. Bylaws Review

The Committee discussed the Bylaws for the Vanderbilt Beach Municipal Service Taxing Unit with Staff reporting the document is identical to the current Bylaws.

Vice-Chair Sjostrom motioned to approve the Vanderbilt Beach Municipal Service Taxing Unit (M.S.T.U.) Bylaws. Second by Ms. Miyamoto. Carried unanimously 5 - 0.

Bruce Forman, Chair; William Sjostrom, Vice Chair; William Harris and Gabriella R. Miyamoto signed the Bylaws for the Vanderbilt Beach M.S.T.U. Advisory Committee on the 2nd day of February 2023.

B. FY-23 Budget for February

Vanderbilt Beach M.S.T.U. Fund Budget 143 dated February 2, 2023

- Current Ad Valorem tax, Line 1, is \$1,702,200.00, an increase of 14.3% over FY-22.
- Transfers and Contributions, Line 13, in the amount of \$4,439,041.27, is a carry-over of unexpended FY-22 funds (minus a 5% reserve of \$86,700).
- Total Revenue, Line 14, is \$6,169,241.27, including investment interest, transfers, and contributions.
- Purchase Orders Active: (Contractors)
 - Century Link – Engineering Design & Supervision, Phase IV Utility Project.
 - Ground Zero Landscaping –
 - Incidentals are for landscape refurbishment and miscellaneous.
 - Ground Maintenance includes Conner Park and irrigation repairs.
 - 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 Regatta Landscaping and miscellaneous projects.
 - Premier Staffing – Transcription Services.
 - Stantec Consulting – CEI Professional Services, Phase IV Utility Project.
 - Site One Landscape Supply – Irrigation Parts & Pumps.
- Operating Expense, Line 36, is budgeted at \$5,305,541.27 with current Commitments of \$1,305,551.18, Expenditures of \$116,948.06, and a Budget Remainder (unspent operating funds) of \$3,883,042.03.
- Capital Outlay, Line 38, budgeted at \$650,000.00, is for the 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 111, Line 39, in the amount of \$91,000.00, 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 41, in the amount of \$13,500.00 is for computation of M.S.T.U. Ad Valorem data for the tax rolls.
- Transfer to the Tax Collector, Line 42, in the amount of \$34,200.00 is for collection of M.S.T.U. millage as part of the annual County tax bill, currently 0.5000 mills., L
- Reserves for Capital, Line 44, in the amount of \$75,000.00, is for anticipated Maintenance and Capital projects in future fiscal years as identified in the Asset Management Plan.
- Total Budget, Line 46, lists FY-23 M.S.T.U. budgeted funds at \$6,169,241.27; with tabulated Commitments of \$1,305,551.18, Expenditures of \$151,933.03, and a Budget Remainder (total unspent funds) of \$4,711,757.06. The budget amount of \$6,169,241.27 does not change during the fiscal year.

Mr. Sells noted:

- The FY-23 Adopted Taxable Value was updated on the February 2023 budget.
- FY-23 millage rate of 0.5000 will fund future projects, as well as the existing M.S.T.U. assets identified in the Capital Asset Management Plan, updated annually.
- MasTec and Stantec invoices for Phase IV construction have not been submitted recently.
- 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.
- November 2022 expenditures funded restoration projects necessitated by Hurricane Ian.
- McGee & Associates FY-23 Purchase Order will increase to fund design and engineering drawings for M.S.T.U. landscape projects. The FY-22 Purchase Order balance rolled over to FY-23.
- Hurricane Ian Recovery: Separate Purchase Orders were issued for hurricane damage repairs; this to enable Collier County to apply for reimbursement from FEMA.

C. Budget FY24 Discussion

A preliminary discussion on the FY24 budget, effective October 1, 2024, occurred noting remaining cash funds are adequate for the Vanderbilt Drive and Regatta Landscape projects, and six (6) Crosswalk, estimated cost \$1,200,000.00 to \$1,300,000.00.

Millage Rate:

The Committee analyzed the Millage Rate with consideration for current and future expenses.

- Revenue Neutral: Lower the current millage rate to maintain the FY-23 income level.
- Millage Neutral: Maintain the current millage rate of 0.3000 mills, increasing revenue equal to the Ad Valorem property value increase assessed by the County appraiser.

Vice Chair Sjostrom motioned to adopt a Millage Neutral Policy for the FY-24 Vanderbilt Beach M.S.T.U. Budget, Fund 143, maintaining the Millage Rate at 0.5000 mills. Second by Mr. Harris. Carried unanimously 5 – 0.

The FY-24 budget will be presented to the Committee for recommendation to the Board of County Commissioners (BCC).

D. Phase IV Utility Burial Status

- MasTec North America, Inc. is the contractor for burial of conduit and placing of equipment for Florida Power & Light, Comcast cable and Century Link for the Phase IV Utility Project.
- All Florida Power & Light (FPL) power lines are underground and activated; overhead wires are deactivated.
- FPL is responsible for maintaining the power grid.
- Installation of Comcast COAX cable from the northern area of The Dunes to Bluebill Avenue is complete, commercial power is turned off at the poles and connected to The Dunes and across the street.
- The remaining sections of Comcast and Century Link Fiberoptic cable between the Cocohatchee Bridge and Bluebill Avenue must be moved underground once power is disconnected.
- MasTec has the contract to pull the overhead cable and the poles.

Cocohatchee Bridge Conduit Installation

- FPL recruited MasTec personnel for storm recovery for Hurricane Ian. Workers have now been released for control by FPL. Construction is ready to commence.
- A *Stop Work Order* was issued for MasTec and Stantec to prevent contracts from expiring due to the gap in construction.
- The design for installation of stainless-steel conduit for Century Link and Comcast on the bridge was modified to one (1) row of four (4) conduits.
- A modified Right of Way (ROW) permit to reflect the approved design alteration for the cable installation was obtained.
- MasTec will hang the conduit on the bridge. The equipment has been ordered.
- Once the conduit is installed, MasTec will pull the cable through the conduit and pole removal can be scheduled.
- The estimated period for project completion is three (3) months.

E. Charlie Arthur Bench Status

Mr. Sells updated the Committee on the bench status:

- An easement for the bench and paver crosswalks at The Dunes of Naples has been prepared.
- The Board of County Commissioners (BCC) approval is required to accept the easement for the proposed bench.
- A paver pad will be installed when the sidewalk repair is finished.
- The bench and plaque will be installed in coordination with the paver crosswalk installation, scheduled for summer 2023.

F. IAN Recovery

Mr. Sells:

- Cleanup and removal of debris from the Hurricane is complete.
- Expenditures for the restoration projects were reflected in the November 2022 budget.
- Landscaping will be assessed for replacement over the next few months.
- Connor Park: Fox Tail Fern will be considered in lieu of Pentas; Perennial Peanut will be reinstalled for ground cover.

IX. 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 stone veneer on the structure.

Mr. Sells reported the Road Maintenance Division notified him 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.

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 the 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. An investigation should occur to determine if underwriting the cost of a reuse 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.

Mr. Sells will contact the Director of Parks and Recreation to solicit an agreement to undertake the project.

4. 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 discuss the project with Trinity Scott, GMD Deputy Department Head, and determine the feasibility of the project.

5. Pedestrian Lighting

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

6. Signage and Safety on Joint Use Path

Rules concerning usage of the pathway are unclear. Multiple powered bikes, skateboards etc. are using the pathway at high speeds. Bicyclists are overly aggressive and inconsiderate of pedestrians. Signage is lacking everywhere.

Mr. Sells distributed documents:

- Sidewalks & Crosswalks – Florida Bicycle Law (flbikelaw.org) specifying Sidewalk Operation rules for bicyclists and pedestrians.
- Print examples of current signage and bicycle and pedestrian pathways.
- A letter from Drew Beringer, resident of Marina Bay Club, requesting additional signage and restoration of painted markings on the bike path to distinguish the bike lane.
- The consensus of the Committee was that this situation does not come under the mission of the Vanderbilt Beach Beautification M.S.T.U

X. NEW BUSINESS

None

XI. PUBLIC AND COMMITTEE COMMENTS

Mr. Sells will propose the M.S.T.U.'s offer to landscape and restore the hedge on the north side of Bluebill Avenue between the street and the parking lot to the Director of Parks and Recreation.

XII. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 3:25 P.M.

VANDERBILT BEACH M.S.T.U. ADVISORY COMMITTEE



Bruce Forman, Chair

The minutes approved by the Board/Committee on 3/2, 2023 "as submitted" [] or "as amended" [].

NEXT MEETING DATE:
MARCH 2, 2023 – 2:00 PM
Claussen Family Center at St. John's Church
625 111th Avenue
NAPLES, FL 34108