



# Vanderbilt Beach M.S.T.U

## Advisory Committee

8300 Radio Road  
Naples, FL 34104

SEPTEMBER 7, 2023

### I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

**Chair Forman** called the meeting to order at 2:04 P.M. Roll call was taken, and a quorum of five was established. The Pledge of Allegiance was recited.

### II. ATTENDANCE

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

Staff: Judy Sizensky - Project Manager  
Rosio Garcia – Operations Coordinator

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

### III. APPROVAL OF AGENDA

*Vice Chair Sjostrom moved to approve the Agenda of the Vanderbilt Beach MSTU Advisory Committee. Second by Ms. Miyamoto. Carried unanimously 5 - 0.*

### IV. APPROVAL OF MINUTES

*Ms. Miyamoto moved to approve the minutes of the July 13, 2023, Vanderbilt Beach MSTU meeting as presented. Second by Vice Chair Sjostrom. Carried unanimously 5 - 0.*

### V. LANDSCAPE MAINTENANCE REPORT – Aaron Gross, Ground Zero Landscaping

**Mr. Gross** reported:

- Conner Park landscaping was refurbished with Bougainvillea, Ixora, to replace plants and shrubs damaged by Hurricane Ian.
- The area was mulched, and the plant material is being hand watered due to unseasonably dry weather conditions.
- The Parks and Recreation Department repaired the irrigation between the County parking area and the north side of Bluebill Avenue by the parking lot where the MSTU replaced the Cocoplum hedge with Clusia.

## **VI. VANDERBILT DRIVE REFURBISHMENT – Mike McGee, McGee & Associates**

### **A. Regatta Corner of Vanderbilt Beach Drive and Vanderbilt Beach Road**

- A Request for Quote (RFQ) was distributed to all contractors on the Collier County General Contractors Contract #19-7525 for the renovation project at the NW corner of Vanderbilt Beach Road and Vanderbilt Drive at The Regatta Vanderbilt Beach.
- The single bid submitted by Capital Construction was significantly higher than the *Opinion of Cost* provided by the projects Architect and Engineer.
- The project will now be coordinated through the Procurement Division and a Scope of Work (SOW) for the project posted on Bid-Sync for quotes from General Contractors.
- McGee & Associates combined the engineering and irrigation drawings onto one sheet and stamped the drawings.
- The contract will be awarded to the lowest qualified bidder.
- Consideration will be given to coordinating the work required for the landscape projects at Vanderbilt Drive and The Regatta Vanderbilt Beach with the crosswalk project.

### **B. Crosswalks (5) Along Vanderbilt Beach Drive**

- Trebilcock Consulting Solutions and McGee & Associates completed engineering and construction plans for five (5) ADA compliant paver crosswalks on Vanderbilt Drive.
- Three (3) of the crosswalks will be installed at The Anchorage, The Dunes of Naples, and Marina Bay on completion of Phase IV construction.
- A Request for Quote (RFQ) was distributed to the vendor(s) on Collier County General Contractors Contract #19-7525.

#### The Anchorage

Refurbishment of landscape for property damaged by Phase IV construction is complete.

#### Marina Bay Landscaping

Ms. Sizensky, Mr. Gross, Ground Zero Landscaping, and a representative from MasTec, will meet with Marina Bay Board Members to finalize landscape planting to replace material damaged during Phase IV construction. Ground Zero Landscaping will provide a cost quote for the project.

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

#### The Dunes of Naples

Design plans will be prepared, and Homeowner Association approval secured, for enhancement of landscaping along the narrow strip of roadway at The Dunes of Naples. Swales and gutters may be conducive to a simulated Japanese waterway.

#### Bench Installations

##### *The Dunes of Naples*

- Solid Pave installed a paver pad and Madison style bench, with plaque commemorating Charlie Arthur, at The Dunes of Naples.

##### *Moraya Bay*

- A commemorative bench pad at the Moraya Bay Beach Tower will be constructed at a higher elevation, surfaced with pavers and a Madison style bench installed.

- The area will be surveyed to ensure Right of Way (ROW) compliance and provision for ADA access.
- Irrigation will be modified, and sod replaced.

*Le Dauphin*

- A Madison style bench will be re-installed in the vicinity of Le Dauphin Condominiums on the west side of Vanderbilt Drive. The existing bench pad will be evaluated for safety, replaced if necessary, and surface pavers installed.

**C. Vanderbilt Dr Landscape – Vanderbilt Beach Road to Bluebill Avenue Landscape West Side Vanderbilt Drive**

- The environmentally conscious design, from Palm Court to Bluebill Avenue, includes Christmas Palm trees at the intersections, ground covers and a storm water *Rain Garden* in the west Right of Way (ROW). Drawings include a Landscape Planting Plan, an Irrigation Plan, and a Plant Schedule for reference. Conformance to the twenty-four (24) inch high sightline standard at intersections will be ensured.
- A drip line irrigation system will be installed to ensure adequate water flow to the landscaping.
- McGee and Associates will submit an *Opinion of Cost* on completion of final construction drawings.
- The Collier County General Contractors Contract #19-7525 will be utilized.
- On completion of McGee & Associates plans, a Scope of Work (SOW) will be prepared, an Invitation to Bid will be sent to all contractors on the contract.
- The Road Maintenance Division will review and endorse the plans with consideration for impact on utilities on the roadway.

*McGee & Associates will present a final updated version of the Vanderbilt Drive Landscape renovation construction drawings previously presented at the February 2, 2023, meeting for Committee consideration at the October 5, 2023, meeting.*

**VII. PROJECT MANAGER REPORT – Judy Sizensky**

**A. FY-23 Budget for September**

*Vanderbilt Beach MSTU Fund Budget 1617 dated September 7, 2023*

**Purchase Orders**

1. Century Link – Engineering Design & Supervision, Phase IV Utility Project.
2. Ground Zero Landscaping –
  - Incidentals are for landscape refurbishment and miscellaneous.
  - Ground Maintenance includes Conner Park and irrigation repairs.
3. MasTec North America – Contract for burial of conduit and placing of equipment for Florida Power & Light, Comcast cable and Century Link for Phase IV.
4. McGee & Associates – Landscape Architecture – Refurbishment of Vanderbilt Drive and Regatta Landscaping and miscellaneous projects.
5. Premier Staffing – Transcription Services.
6. Q Grady Minor & Associates - West Vanderbilt Drive Sidewalks.
7. Stantec Consulting – CEI Professional Services, Phase IV Utility Project.
8. Site One Landscape Supply – Irrigation Parts & Pumps.

9. Solid Pave, LLC – Concrete Footers.
10. TreeTop Products – Benches.

### **Budget Summary**

- a. Current Ad Valorem tax, Line 1, is \$1,702,200.00, an increase of 14.3% over FY-22, of which \$1,555,315.42 has been collected and a balance of \$146,884.58 remains to collect.
- b. 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).
- c. Total Revenue, Line 14, Budgeted at \$6,169,241.27, including investment interest, transfers, and contributions, is \$4,519,460.52 after Expenditures of \$1,649,780.75.
- d. Operating Expense, Line 36, is budgeted at \$5,305,541.27 with current Commitments of \$1,280,615.88, Expenditures of \$294,782.84, and a Budget Remainder (unspent operating funds) of \$3,730,142.55 available within budget for additional operating expenses as neeneeded. Capital Outlay, Line 38, budgeted at \$650,000.00, is for the current fiscal year long term projects, consistent with the MSTU ordinance and upon a motion from the Advisory Committee.
- f. Transfer to Fund 111, Line 39, in the amount of \$91,000.00, for MSTU Staff salaries and accrued County overhead related to MSTU operations, has been transferred and a balance of \$0 remains for transfers.
- g. Of the \$13,500.00 budgeted for Transfer to the Property Appraiser, Line 41, \$12,998.29 has been expended leaving a balance remaining of \$501.71.
- h. Transfer to the Tax Collector, Line 42, in the amount of \$34,200.00 is for collection of MSTU millage as part of the annual County tax bill, currently 0.5000 mills. \$31,768.23 has been transferred; the remaining balance is \$2,431.77.
- i. Of the \$75,000.00 budgeted, for anticipated Maintenance and Capital projects in future fiscal years as identified in the Asset Management Plan, \$0 has been spent and a balance of \$75,000 remains.
- j. Total Budget, Line 46, lists FY-23 M.S.T.U. budgeted funds at \$6,169,241.27; with tabulated Commitments of \$1,280,615.88, Expenditures of \$430,549.36, and a Budget Remainder (total unspent funds) of \$4,458,076.03. The budget amount of \$6,169,241.27 does not change during the fiscal year.

### **General**

- a. Available funds are sufficient to satisfy outstanding invoices for Phase IV Utility Burial Project, landscaping at the Regatta of Naples at Vanderbilt Beach Road and Vanderbilt Drive, the Vanderbilt Drive landscape renovation project, and the crosswalks.
- b. MasTec has an outstanding financial commitment of \$1,038,882.77 for Phase IV construction.
  - The third payment is in process.
  - **Ms. Sizensky** will prepare an *Executive Summary* for final payment approval from the Board of County Commissioners (BCC).
- c. A schedule reduction in irrigation frequency reduced the monthly water bill significantly.
- d. FY-23 millage rate of 0.5000 will fund future projects, as well as the existing MSTU assets identified in the Capital Asset Management Plan, updated annually.
- e. Funds not spent in FY-23 (fiscal year 2023) will be carried forward into FY-24.
- f. Funds collected by the Vanderbilt Beach MSTU cannot be utilized outside of the MSTU.

## **B. Phase IV Utility Burial Status**

- The Phase IV Utility Burial Project is completed.
- MasTec removed the overhead cable and the two (2) utility poles on either side of the bridge.
- Florida Power & Light (FPL) removed the utility poles on the north section of Vanderbilt Drive.

## **C. Greenway Multi-Use Bike Path – Vanderbilt Drive North of Blue Bill**

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.

RWA Engineering surveyed the area to determine the feasibility of installing an asphalt surface and curb. A proposal is being prepared for submission at the October meeting.

*Ms. Sizensky will request the Road Maintenance Division to assume responsibility for maintenance of the bike and pedestrian path.*

## **VIII. OLD BUSINESS**

### **A. Potential Future Projects**

#### **1. Refurbish Bridge of Channel on Bluebill**

The Committee suggested cleaning the waterway bridge and/or researching the application of a veneer stone.

*The Project Manager will meet with the Road Maintenance Division to discuss the project.*

#### **2. Install 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 Capital Planning.

*The Project Manager will meet with the Road Maintenance Division to discuss the project.*

#### **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 to determine if underwriting the cost of a reuse water line installation from US 41 to Conner Park is in process. One potential quote placed the cost at \$550,000 for the conversion which would supply water to Connor Park and Vanderbilt Drive.

**Ms. Sizensky** met with the Division Manager for Reuse Water Management to propose a reuse water line installation from US 41 to Conner Park to supply water to Connor Park and Vanderbilt Drive. He noted the County and Environmental Protection Agencies are very cautious about placement of reclaimed water lines and do not want to place them close to wastewater service. As a result, the project is not of interest currently.

*Ms. Sizensky will continue to research options.*

**4. Pedestrian Lighting Varying Places**

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

**IX. NEW BUSINESS**

None

**X. PUBLIC AND COMMITTEE 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 2:49 P.M.

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



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Bruce Forman, Chair

The minutes approved by the Board/Committee on 10/5, 2023 "as submitted"  or "as amended" .

NEXT MEETING DATE:  
OCTOBER 5, 2023 - 3:00 P.M.  
Claussen Family Center at St. John's Church  
625 111<sup>th</sup> Avenue  
Naples, FL 34108