

Vanderbilt Beach M.S.T.U.

Advisory Committee

8300 Radio Road
Naples, FL 34104

DECEMBER 1, 2022

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Forman called the meeting to order at 2:00 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 (Excused)
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 Mr. Harris. Carried unanimously 4 - 0.

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

The motion was made after the approval of the minutes when Mr. Weber joined the meeting.

IV. APPROVAL OF MINUTES

Mr. Harris moved to approve the minutes of the November 3, 2022, Vanderbilt Beach M.S.T.U. meeting as presented. Second by Ms. Miyamoto. Carried unanimously 4 - 0.

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 2:04 P.M.

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

Mr. Gross reported:

- Routine maintenance was performed.
- Hurricane Ian destroyed a significant percentage of landscaping.
- The declining Podocarpus hedge may not rejuvenate.
- Dead sections of the Clusia hedge on Vanderbilt Drive will be removed in stages.

VI. 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.

Drawings prepared by McGee & Associates were distributed.

Vanderbilt Drive Landscape Refurbishment

McGee & Associates created an environmentally conscious design for the southern portion of the roadway including Palm trees, 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 will be ensured.

Next Steps:

- Obtain comments and secure agreement from Committee members.
- Schedule a public meeting for residents to preview the plans and endorse the project.

Vanderbilt Beach Road and Vanderbilt Drive at The Regatta Project

The 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.

Mr. Sells will:

- Recommend an underground pipe and catch basin be installed in the swale to improve drainage.
- Send final drawings to the Committee for comments and approval.
- Secure final Board Association approval of drawings submitted three (3) weeks ago.
- 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.

Moraya Bay

Proposal to re-set the commemorative bench as specified in McGee & Associates drawing GSDB-01. A paver pad will be installed, sod replaced, and irrigation modifications implemented to improve drainage.

Mr. Sells will request a cost quote, obtain a Right of Way (ROW) permit, and schedule the work with similar projects for spring/summer 2023.

Paver Crosswalks

Trebilcock Consulting Solutions and McGee & Associates prepared engineering/construction drawings for six (6) 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, were distributed.

Mr. Sells will:

- Review the drawings with Mr. McGee, obtain detailed drawings for bid solicitation, and secure quotes.
- Meet with the various condominium association representatives to secure support and approval for the crosswalk installations.

VII. PROJECT MANAGER REPORT – Harry Sells

A. FY 23 Budget Report

Vanderbilt Beach M.S.T.U. Fund Budget 143 dated December 1, 2022

- The FY-23 Millage Rate remains constant at 0.5000 mills.
- 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 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 \$1,329,373.39, Expenditures of \$83,469.87, and a Budget Remainder (unspent operating funds) of \$3,892,698.01.
- 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 \$1,329,373.39, Expenditures of \$89,440.98, and a Budget Remainder (total unspent funds) of \$4,750,426.90. The budget amount of \$6,169,241.27 does not change during the fiscal year.

Mr. Sells noted:

- The FY-23 Adopted Taxable Value may be updated on the January 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.
- 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.
- The FY-24 Budget planning process will be initiated internally in February 2023.

Vanderbilt Beach M.S.T.U. FY-22 Audited Adjusted Balance Sheet dated September 30, 2022

The audited financial balance sheet for FY-22 was distributed.

B. 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; 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 cut off.
- MasTec has the contract to pull the overhead cable and the poles.
- March 2023 is the estimated date for project completion including pole removal.

Cocohatchee Bridge Conduit Installation

- FPL recruited MasTec personnel for storm recovery for Hurricane Ian. Workers have now been released for control by FPL.
- 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.
- A sub-contractor was retained to hang the conduit on the bridge. The equipment has been ordered.
- Once the conduit is installed, MasTec will pull the cable through the conduit.

C. 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 was issued.
- The Board of County Commissioners (BCC) approval is required to accept an 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.

D. IAN Recovery

Mr. Sells reported:

- Cleanup and removal of debris from the Hurricane is complete.
- Landscaping will be assessed for replacement over the next two (2) months.
- Connor Park: Fox Tail Fern will be considered in lieu of Pentas; Perennial Peanut will be reinstalled for ground cover.

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 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.

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. Vanderbilt Beach Road Sign

The Committee would like to consider the installation of a Vanderbilt Beach sign, similar to Wiggins Pass, at the south end of Vanderbilt Beach Road. Since placement is outside M.S.T.U. boundaries, the District County Commissioner will be consulted.

IX. NEW BUSINESS

A. Next Meeting – Public Discussion of Landscape Upgrade

A Public Meeting will be held Thursday, January 19, 2023, from 5:00 – 7:00 PM at the Pulte Family Life Center, 625 111th Avenue North, Naples, FL 34108. Vanderbilt Beach residents will have an opportunity to view and comment on the proposed landscape renovation of Vanderbilt Drive.

The Committee agreed to cancel the January 5, 2023, M.S.T.U. monthly meeting and convene on February 2, 2023.

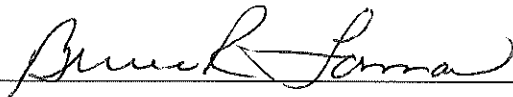
X. PUBLIC AND COMMITTEE COMMENTS

Mr. Sells will contact the County Sheriff's Office to remove a disabled vehicle east of Bluebill Avenue in the vicinity of the bridge.

XI. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 3:22 P.M.

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



Bruce Forman, Chair

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

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