

Rock Road MSTU

8300 Radio Road,
Naples, FL 34104



Rock Road MSTU Public Meeting IFAS 14700 Immokalee Road Naples, FL 34120

MINUTES
October 15, 2025

I. CALL TO ORDER

Chair Sanchez called the meeting to order at 3:01 P.M. Roll call was taken, and a quorum of three was present.

II. ATTENDANCE

Advisory Committee

Chair – Alberto Sanchez Jimenez
Vice Chair – Gregory Davenport
Jana Boger
Brian Galligan – (Excused)
Jean Hofstetter – (Excused)

Staff

Ellen Scheffey, Interim Director, PTNE
Judith Sizensky, Project Manager
Keyla Castro, Operations Support Analyst (ZOOM)

Contractors

Rosio Garcia, Operations Analyst

Public

Wendy Warren, Premier Staffing
Andy Bancroft
Jessica Bancroft
Carol Esquijian
Leslie Terry
Lohra Cardou – Resident (ZOOM)
Garret Cardou – Resident (ZOOM)
Linea Chase - Resident (ZOOM)

III. APPROVAL OF THE AGENDA

Vice Chair Davenport moved to approve the meeting Agenda for the Rock Road MSTU Advisory Committee. Second by Ms. Boger. Carried unanimously 3 - 0.

IV. APPROVAL OF THE MINUTES

Vice Chair Davenport moved to approve the minutes of the April 9, 2025, Rock Road Advisory Committee meeting as presented. Second by Ms. Boger. Carried unanimously 3 – 0.

V. PROJECT MANAGER REPORT – Judy Sizensky

A. Discussion of Maintenance

Ms. Sizensky reported:

- Prior roadway repairs on two sections of road, Keri Island Road (Section from Rock Road to Catawba St.) and Rock Road (Section from Mingo Drive to Keri Island Road), were insufficient.
- Request for Quotes (RFQ) to grade, compact, prep and place limerock on sections of Keri Island Road were solicited from Coastal Construction, Quality Enterprises USA (QE), and Preferred Materials, Inc. (PMI). PMI was the sole responder.
- Preferred Materials, Inc. (PMI), Collier County's contractor for *Asphalt Maintenance and Related Services*, submitted Estimate # CC21860-043, dated October 14, 2025, in the amount of \$71,437.00 to fine grade, compact, prep and place limerock on multiple areas of Keri Island Road.
- PMI recommended exploration of surface beneath potholes to determine cause of initial road repair failure.
- Fiscal Year 2026 funds to finance PMI's proposal are insufficient. Alternative solutions will be considered.
- A request will be submitted to the Road Maintenance Division to undertake the road repair/maintenance project at the expense of the MSTU.

Committee discussion:

- Areas of roadways were prioritized for maintenance.
- Feasibility of paving should be considered.
- Landscape contractors' vehicles produce excessive wear and tear on the roads.
- An evaluation of maintenance endurance will be reviewed at the next meeting.

Ms. Sizensky noted:

- Paving of roadways requires an amendment to Collier County Ordinance No. 2024-03, filed with the Clerk of The Board of County Commissioners and the Florida Secretary of State.
- Property easements will be researched to determine Right of Way (ROW) limits.
- Grant money awarded to the County is not available for maintenance of private roads.
- Ms. Boger will be invited to participate in meetings with contractors.

Ms. Boger motioned to approve the purchase and delivery of material to fill large pot holes with two and a half to three inch rock, topped with limerock, on Keri Island Road from Catawba Street east across Rock Road into the east side of Keri Island Road, for an amount not to exceed \$20,000.00. Second by Vice Chair Davenport. Carried unanimously 3 – 0.

B. Budget Report

Ms. Sizensky reported:

Rock Road MSTU FY25 Fund Budget 1632 dated October 15, 2025 – prepared October 6, 2025.

Ms. Sizensky provided an overview of the budget highlighting:

- **Purchase Orders**
Fiscal Year 2026 Purchase Orders are pending.
- **Budget**
 1. Line 1, Ad Valorem Tax Millage – Millage assessed totals \$25,900, an increase of \$800 over 2024.
 2. Line, 8, Carry Forward - Unexpended Prior Year (2025) Funds total \$55,000.
 3. Total Revenue – \$79,600, including interest, carry forward amounts, and contributions, minus a 5% (\$1,300) reserve for estimated uncollected revenue.
 4. Operating Expense – Of the \$70,800 budgeted, \$1,150 is committed to existing Purchase Orders, leaving the remainder of \$69,650 available within budget for additional operating expenses as needed.
 5. Linea 20, 21, and 22, County Overhead - \$8,800 budgeted, \$0 has been transferred (PTNE Staff & Overhead, Property Appraiser, & Tax Collector).
 6. All Expenses– Of the \$79,600 budgeted, \$1,150 is committed in existing Purchase Orders, leaving the remainder of \$78,450 available for MSTU expenditures.
- **General**
 1. The Fiscal Year 2026 budget is effective October 1, 2025.
 2. Unspent fiscal year 2025 funds were carried forward to 2026.
 3. The MSTU tax rate for 2026 is 3.0000 per \$1000.00 of taxable value is for maintenance of private roads.
 4. The Ad Valorem property tax value increased 3.64% for fiscal year 2025 over 2024 generating additional revenue of \$800.
 5. The Office of Budget Management assumes 5% of the millage assessed will be delinquent and factors the assumption into the budget.
 6. Tax millage collected by the Rock Road MSTU may only be utilized by the MSTU and within the MSTU district boundary.
 7. Uncommitted funds available within budget are eligible for transfer to other categories upon approval by the Committee.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

None

VIII. PUBLIC COMMENTS

Emergency Vehicle Access

Road enhancements to enable emergency vehicle access should be considered.

Deer Run Lane Maintenance

- Deer Run Lane has potholes which should be filled.
- Materials will be ordered and delivered by the MSTU.
- Labor will be performed by the Road Maintenance Division and reimbursed by the MSTU.

Vice Chair Davenport moved to approve road maintenance repairs on the east side of Deer Run Lane for an amount not to exceed \$3,500.00. Second by Chair Sanchez. Carried unanimously 3 – 0.

Shady Lane Road Maintenance

- The road condition of Shady Lane east of Rock Road is sub-standard with grass separating tire track markings and should be repaired.
- Materials will be ordered and delivered by the MSTU.
- Labor will be performed by the Road Maintenance Division and reimbursed by the MSTU.

Vice Chair Davenport motioned to approve an amount not to exceed \$2,500.00 to repair Shady Lane east of Rock Road. Second by Chair Sanchez. Motion Carried 2 – 1. Ms. Boger voted “no.”

Traffic Signage

- Signs are in the Asset Management System, but the MSTU is the maintenance custodian.
- STOP and Street signs must be installed at the expense of the MSTU.
- Speed limit signs are the responsibility of the Traffic Operations Division on County maintained roads.
- The Committee requested that the County install four STOP signs on Rock Road.

Ms. Sizensky will contact the Traffic Operations Division to convey the request and update the Committee on the status at the next meeting.

Sidewalks Rock Road

Citing safety concerns, installation of sidewalks on the County maintained section of Rock Road was suggested.

Road Grading Frequency

Cost to grade private roads on a more consistent basis will be researched.

IX. MEMBER COMMENTS

Ms. Sizensky noted:

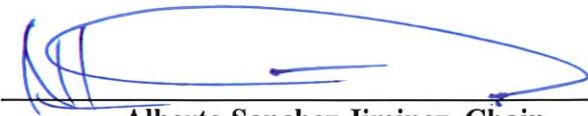
- The Road Maintenance Division mowed the County owned paved portion of Rock Road.
- Landscape maintenance on private roads is the responsibility of the individual property owner.

X. ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned by Chair at 4:22 P.M.

<https://www.colierptne.com/mtsu/rock-road-improvement-mstu/>

ROCK ROAD MSTU ADVISORY COMMITTEE



Alberto Sanchez Jiminez, Chair

The Minutes were approved by the Committee on 1-14, 2026 as presented X, or as amended ____.

NEXT MEETING:

JANUARY 14, 2026 - 3:00 P.M.
UF/IFAS COLLIER EXTENSION
14700 IMMOKALEE ROAD
NAPLES, FL 34120