

**PELICAN BAY SERVICES DIVISION BOARD AND THE PELICAN BAY
FOUNDATION BOARD JOINT WORKSHOP
NOVEMBER 12, 2018**

The Pelican Bay Services Division Board and the Pelican Bay Foundation Board held a Joint Workshop on Monday, November 12, 2018, at 9:00 a.m. at the Community Center at Pelican Bay, located at 8960 Hammock Oak Drive, Naples, Florida 34108.

In attendance were:

Pelican Bay Services Division Board

Scott Streckenbein, Chairman
Tom Cravens, Vice-Chairman (*absent*)
Joe Chicurel
Jacob Damouni (*absent*)
Ken Dawson

Nick Fabregas
Pete Griffith
Bohdan Hirniak (*absent*)
Susan O'Brien
Mike Shepherd
Rick Swider

Pelican Bay Services Division Staff

Neil Dorrell, Administrator
Marion Bolick, Operations Manager

Mary McCaughtry, Operations Analyst (*absent*)
Lisa Jacob, Assoc. Project Manager (*absent*)
Barbara Shea, Recording Secretary (*absent*)

Also Present

Charles Bodo, Pelican Bay Foundation
John Chandler, Pelican Bay Foundation
Dave Cook, Pelican Bay Foundation (*by phone*)
Tim Corcoran, Pelican Bay Foundation

John Gandolfo, Pelican Bay Foundation
Jim Hoppensteadt, Pelican Bay Foundation
Kim Rosenberg, Pelican Bay Foundation
Trent Waterhouse, Pelican Bay Foundation

APPROVED AGENDA (AS PRESENTED)

1. Call to order and Pledge of Allegiance (*2 minutes*)
2. Introduction of Boards (*3 minutes*)
3. Gulf Park Drive - Presented by PBSB (*15 minutes*)
4. Infrastructure (drains, pathways, roadways, street lights, berm and ponds) – Presented by PBSB (*25 minutes*)
5. Dependent/Independent District plans – Presented by PBSB (*25 minutes*)
6. Red Tide/Beach Maintenance – Presented by PBSB (*20 minutes*)
7. Lessons learned from Irma – Presented by PBF/PBSB (*25 minutes*)
8. Hurricane cleanup responsibilities – Presented by PBSB (*20 minutes*)
9. Communications before and after natural disasters – Presented by PBF (*20 minutes*)
10. Other comments/Q&A (*25 minutes*)
11. Adjournment

ROLL CALL

Dr. Chicurel, Mr. Dawson, Mr. Fabregas, Mr. Griffith, Ms. O'Brien, Mr. Shepherd, Mr. Streckenbein and Mr. Swider were present

INTRODUCTION OF BOARDS

Pelican Bay Foundation Board members, Pelican Bay Services Division Board members, PBSB Administrator Neil Dorrill, and key PBF staff including President Jim Hoppensteadt introduced themselves.

GULF PARK DRIVE

Mr. Dorrill provided the following Gulf Park Drive updates:

- Gulf Park Drive is scheduled to be repaved by the County sometime after Easter.
- Construction of a median-cut on the east end of Gulf Park Dr. near US 41 has been completed.
- To improve safety at the Gulf Park Dr. & US 41 intersection, exiting traffic from Gulf Park Dr. onto US 41 will be restricted to a “right turn only.” Striping will be added to the left lane of Gulf Park Dr. at the US 41 intersection. Additional “right turn only” signage will be added.

Mr. Hoppensteadt suggested a possible second phase to include a US 41 median modification. He noted that the next issue of the PB Post as well as a future PB e-blast will include information on the new “right turn only” restriction at this intersection.

INFRASTRUCTURE

Mr. Dorrill commented on our 40-year old failing infrastructure including pathways, roadway drainage and conveyance pipes, and lake banks. He discussed the need to replace our PBSB operations/maintenance facility which is 40 years old. He commented that our plans for replacing PB pathways and assuming maintenance responsibility for them is contingent upon obtaining County appropriations for both capital costs and annual maintenance. He reported that the PBSB has had preliminary discussions with the County to obtain debt financing to address these large long-term issues.

Mr. Shepherd commented that he is optimistic that by the first quarter of next year, a comprehensive plan to address four or five primary infrastructure failures will be complete. Preliminary estimates are for financing \$17 - \$25 million.

Mr. Shepherd commented that although the PBSB has a streetlight reserve “collection” program in place, there is no such reserve mechanism to finance other infrastructure needs.

Mr. Dorrill reported that the County is creating a new 7-member advisory board to bring forward recommendations on sales tax revenue issues. Mr. Shepherd emphasized the need for Pelican Bay to be represented on this new advisory board.

Mr. Waterhouse suggested that the PBSB look into long term financing provided by state pension funds completed through private placement memorandums. These funds have a fixed interest rate, a 30-year term, and include no underwriting fees.

Mr. Rosenberg asked why the pathways on Seagate Drive and Vanderbilt Beach Rd. are not included in the engineering study being done for pathways.

DEPENDENT/INDEPENDENT DISTRICT PLANS

Mr. Dorrill provided a brief history of independent districts in Florida and the creation of the PBSB as a dependent district of Collier County as the responsible entity for the public works side of Pelican Bay. There have been discussions over the years of the PBSB becoming an independent district. Mr. Dorrill commented that if that change were pursued, it would require

approval of the legislative delegation and may require a straw ballot of PB residents. The PBSB is not pursuing such a change.

Mr. Streckenbein commented that we must consider the value of the expected assistance from the County in financing our large infrastructure projects. He commented that there are advantages and protections from our being a division of Collier County.

Ms. O'Brien commented that when a PBSB subcommittee brought forward the idea of pursuing a change to an independent district a few years ago, the PBSB Board chose not to support pursuing this idea as the disadvantages far outweighed the advantages.

RED TIDE/BEACH MAINTENANCE

Mr. Dorrill reported that in anticipation of future red tide events, the PBSB has purchased a new mechanical Barber Surf Rake by piggybacking off of a state of Texas contract, with an expected delivery in January. County Parks & Recreation will allow us to park our beach rake at the Vanderbilt Beach parking garage in an enclosed fenced area and will also allow us to use their dumpster for debris disposal. He commented that PBSB staff will work with the PBF to work out scheduling/timing/coordination of our beach raking activities. Mr. Dorrill reported that the PBSB has also recently purchased a skid loader for future debris removal needs.

Ms. O'Brien suggested that we also coordinate our beach raking work with the County.

LESSONS LEARNED FROM IRMA (INCLUDING AGENDA ITEMS #7, 8, & 9)

Mr. Hoppensteadt summarized the coordinated activities of PBF and PBSB staff before and after Hurricane Irma. He commented on lessons learned in the following areas:

1. Communications capabilities need improvement.
 - (a) The PBF lost the ability to get communications out to residents by losing power to the e-mail server. The PBF has since moved the server to The Commons where there is now a full emergency generator.
 - (b) Communication was difficult with no cell phone service. The PBF has purchased 5 emergency satellite phones.
 - (c) The PBF has put in place an "800 call in number" for residents and associations.
 - (d) The PBF has put in place a "code red" link to other governmental agencies.
2. Post storm resident expectations need to be explored and discussed further.
3. Additional IT infrastructure upgrades need to be explored further.
4. PBF gas supplies need to be locked down during emergencies to prevent theft.
5. Further upgrades to the Community Center are being considered including the possible addition of an emergency generator, refrigeration equipment, and cooking facilities.

Mr. Dorrill commented on the advantages of the PBSB being part of the County Manager's Office, which enabled us to receive the best available pre-storm information as well as the best post-storm law enforcement intelligence. He commented that the PBSB was able to clear PB roads within a few days as staff showed up for work immediately following the hurricane. He commented on lessons learned and possible suggestions as follows:

1. Staff did not have adequate personal protective safety equipment.
2. We now have a vendor in place whereby we can rent satellite phones, with next day delivery.
3. Methods of communication with residents needs improvement.
4. Advance retainer agreements with heavy construction companies need to be formalized.
5. Our debris removal process and staging areas need to be formalized.
6. A possible temporary relief station should be explored.
7. Possible emergency rental of portable lighting at key PB intersections should be explored.

OTHER COMMENTS/Q&A

As a result of questions by board members and audience members the following discussions and comments ensued:

Mr. Dorrill commented that the County Public Utilities Dept. owns PB utilities infrastructure, while the PBSB owns PB streetlighting and some landscaping assets.

Ms. Johnson commented on a very cost-effective process which uses “dredge socks” to address lake bank erosion.

Ms. O’Brien commented on recent concerns expressed by several high-level County staff regarding the frequency of Clam Pass emergency dredging events. The PBSB Clam Bay Committee, with the help of Dr. Dabeas, plans to meet with County staff to provide key information and discuss their concerns. Mr. Waterhouse commented that in 2017 Mr. Gary McAlpin, County Coastal Zone Management, had expressed a desire to harden the Clam Pass Park side of Clam Pass to hopefully keep the pass open for longer durations.

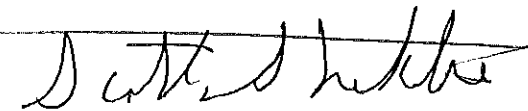
Ms. O’Brien commented on the upcoming PBSB election for 3 available positions – the deadline to apply is early January. She suggested notification of this election be included in the next PB Post as well as PBF e-blasts to “get the word out.”

Mr. Waterhouse commented that the Pelican Bay US 41 berm restoration plans are posted on the PBSB website’s home page; the solicitation package is currently “in process” by County Procurement staff. Ms. Ellin Goetz has been retained as the architect for the Ridgewood Park restoration project.

Mr. Gandolfo commented on the effectiveness of this joint PBSB/PBF meeting and suggested these meetings occur at least annually. Mr. Cook agreed and suggested semi-annual meetings. Mr. Hoppensteadt will provide a few possible dates (after checking meeting room availability) to both boards for the next joint meeting to be scheduled in March.

ADJOURNMENT

The meeting was adjourned at 11:31 a.m.



Scott Streckenbein, Chairman

Minutes approved [] as presented OR [☒] as amended ON [12-5-18] date