

**PELICAN BAY SERVICES DIVISION BOARD REGULAR SESSION
FEBRUARY 6, 2019**

The Pelican Bay Services Division Board met on Wednesday, February 6, 2019, at 1:00 p.m. at the Community Center at Pelican Bay, 8960 Hammock Oak Drive, Naples, Florida 34108.

In attendance were:

Pelican Bay Services Division Board

Scott Streckenbein, Chairman
Tom Cravens, Vice-Chairman
Joe Chicurel
Jacob Damouni
Ken Dawson

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

Pelican Bay Services Division Staff

Neil Dorrill, Administrator
Marion Bolick, Operations Manager

Mary McCaughtry, Operations Analyst
Lisa Jacob, Associate Project Manager
Barbara Shea, Recording Secretary

Also Present

Sean Callahan, County Manager's Office
Mike Chaffee, Pelican Bay Foundation

Tim Corcoran, Pelican Bay Foundation
Jim Hoppensteadt, Pelican Bay Foundation
Trent Waterhouse, Pelican Bay Foundation

APPROVED AGENDA (AS PRESENTED)

1. Pledge of Allegiance
2. Roll Call
3. Agenda approval
4. Approval of 01/07/19 Regular Session meeting minutes
5. Audience Comments
6. Administrator's report
 - a. Update on streetlight project and sign bid award
 - b. US 41 berm clean-up and restoration bid schedule
 - c. NTP for planning new field operations facility & admin. building
 - d. Clam Pass aerials
 - e. January financial report
 - i. FY18 fund balances
7. Committee reports
 - a. Clam Bay
 - b. Landscape & Safety
 - i. *PB sidewalk replacement project update and approval to proceed with construction plans and specifications
 - c. Water Management
 - d. Budget

**Pelican Bay Services Division Board Regular Session
February 6, 2019**

- 8. Chairman's report
 - a. *Support of PBPOA red tide/algal bloom petition
- 9. Old business
- 10. New business
- 11. Adjournment

ROLL CALL

Mr. Fabregas and Mr. Hirniak were absent and a quorum was established

AGENDA APPROVAL

Mr. Cravens motioned, Mr. Dawson seconded to approve the agenda as presented. The motion carried unanimously.

APPROVAL OF 01/07/19 REGULAR SESSION MEETING MINUTES

Mr. Cravens motioned, Mr. Dawson seconded to approve the 01/07/19 regular session meeting minutes as presented. The motion carried unanimously.

CHAIRMAN'S COMMENTS

Mr. Streckenbein commented on the PBSB Candidates Forum held in conjunction with the PBF Candidates Forum on Feb. 5. He introduced the six PBSB candidates who are running for a seat on the PBSB Board, two existing PBSB board members and four audience members. He also commented that a video of the forum will be posted on the PBF website.

AUDIENCE COMMENTS

Ms. Sandy Doyle commented on her concerns/reasons why the PBSB Board should not replace our PB pathways with concrete sidewalks.

Ms. Linda Roth commented on her opposition to the current ABB sidewalk replacement plan which includes the replacement of 18 trees and severe pruning of 95 additional trees. She suggested that the PBSB Board consider 5 feet wide replacement sidewalks, which would have less impact on PB trees.

Mr. Geoff Noble commented on the current sidewalk replacement plan being considered by the PBSB Board (\$6-7 million), and questioned whether repair and maintenance plans have been looked at as an alternative. Mr. Dorrill commented that the County spent approximately \$100,000 in pathway repairs in 2018. Mr. Streckenbein commented that our existing PB pathway system is dangerous and unsafe.

Mr. Trent Waterhouse commented on the additional concepts of the Watergate Way master plan that were shared at the last board meeting and with the community. He commented that the PBF looks forward to collaboration with the PBSB, based on approval and review rights of that plan, as the plan moves forward, and encourages communications with the neighboring communities of Chateaumere, Hyde Park, Georgetown and Ridgewood.

Ms. Pat Bush suggested that more information on the proposed PBSB sidewalk replacement project should be provided to the community and included in a future PB Post article.

ADMINISTRATOR'S REPORT

UPDATE ON STREETLIGHT PROJECT AND SIGN BID AWARD

Mr. Dorrill commented that our streetlight pole repairs project has been completed, except for the installation of the pathway bollard lights which will be completed within 30 days. The contract for the repair and replacement sign project has been awarded, and a notice to proceed has been issued.

Ms. O'Brien requested an update on the "no outlet" sign for Crayton Road (approved by the PBSB Board in April 2018). Ms. Jacob commented that she is in the process of preparing a change order for the sign contract to include this sign, and in the meantime, will look into installing a temporary sign.

SOLAR AERATION SYSTEMS REPAIRS PROJECT

Mr. Dorrill reported that the solar aeration systems repair project is underway and completion is expected in 30-45 days.

US 41 BERM CLEAN-UP AND RESTORATION BID SCHEDULE

Mr. Dorrill reported that the US 41 berm restoration project pre-bid meeting will be held next week; bids are due 2/26/19.

INTERSECTION OF US 41 AND PB BLVD. SOUTH FDOT PROJECT

Mr. Dorrill commented on the FDOT project comprised of installing/replacing streetlights and crosswalks at the intersection of US 41 and PB Blvd. South. He has met with State Senator Passidomo a few times over the past six months and discussed the poor execution of this project and our request to have the new streetlight moved from its current location in front of the PB monument sign.

RIDGEWOOD PARK RESTORATION PROJECT

Mr. Dorrill commented that our landscape architect, Ms. Ellin Goetz, has been working on conceptual design plans for the restoration of the Ridgewood Park. Mr. Mike Chaffee (PBF Vice President) and Mr. Bolick commented that they have recently spoken to Ms. Goetz and expect to meet with her soon to discuss her plans. Mr. Griffith will be included in the meeting.

BAY COLONY "BEACH DUNE SWALE" RESTORATION

Mr. Dorrill reported on a recent meeting with the Brighton's board president and general manager as a result of the complaint they had filed with the South Florida Water Management District (SFWMD). He commented that it is his opinion that the PBSB has properly responded to the SFWMD and shown them the work that has been underway (in the Bay Colony beach dune swale) and work contemplated. We are now waiting for a final determination by the FDEP and SFWMD as to whether we need a modification to our permit to allow us to reconstruct the swale to its original configuration. The work contemplated is within a platted drainage easement. Mr. Dorrill estimated that we are (1) less than six months away from completion of construction drawings and (2) the project will not be under construction until FY20.

GEORGETOWN WATER MANAGEMENT PROJECTS

Mr. Dorrill reported that remediation work to remove a large shoal that has formed as a result of lake bank erosion in the Georgetown community is underway. In addition, we have a contractor who is cleaning, vacuuming, and inspecting cross culverts.

OAK LAKE SANCTUARY WEIR MODIFICATION

Mr. Dorrill reported that the Oak Lake Sanctuary weir modification project is expected to be completed next week.

GULF PARK DR. AND OAKMONT PKWY. MILLING AND RESURFACING

Mr. Dorrill reported that the County's contractor has begun mobilization to mill and resurface Gulf Park Drive and Oakmont Pkwy. Information on this road project will be included in the PBF's "Today in the Bay."

RIDGEWOOD PARK LAKE TO BOBWHITE LANE DRAINAGE PIPES

Ms. Jacob reported that our contractor has cleaned and videoed the drainage pipes from the Ridgewood Park lake to Bobwhite Lane; our engineer is reviewing and evaluating the video. Mr. Dorrill reported that some remedial maintenance was completed on these drainage pipes and that similar work will be completed by this contractor at the Grosvenor.

UPDATE ON COUNTY PREPARED LISTING OF WM EASEMENTS

Mr. Dorrill commented that he will reach out to the County Manager's Office and request an update on the listing of all PB public drainage easements, as requested by the PBSB.

JANUARY FINANCIAL REPORT

Mr. Dorrill commented that the appropriation for "purchased irrigation water" included in the PBSB adopted FY19 budget was erroneously not included in the County's budget system. The PBSB is working with the County Budget Office on a proposed budget amendment to allocate funds to this line item which will be brought back to the PBSB Board before it is finalized.

Mr. Swider requested an explanation of the line item "excess revenues" as reflected on the PBSB Fund 109 balance sheet. Mr. Dorrill and Ms. McCaughtry responded that they will obtain a full explanation from the Budget Office, and bring it back to the board. Mr. Swider suggested that the PBSB Board be provided with financial statements that conform to "general standards." Mr. Shepherd commented that he is working with Ms. McCaughtry to develop a better reporting format which would be easier to understand. Mr. Dorrill commented that his goal is to provide a proposed new format within 60 days. Ms. O'Brien asked Mr. Shepherd if he is considering the "budget-to-actual year-to-date" report produced by the County's SAP system. Mr. Shepherd responded that the County's reporting system does not fulfill PBSB's financial reporting requirements.

Mr. Cravens motioned, Mr. Griffith seconded to accept the January financial report. The motion carried unanimously.

FY18 FUND BALANCES

Ms. O'Brien commented on an approximate PBSB 09/30/18 fund balance (of all four PBSB accounts) of \$4.4 million as provided by the Clerk's Office (December 2018) versus the PBSB's carryforward amount of \$3 million. There is a \$1.4 million discrepancy. She suggested that we may have charged residents a little bit more than was necessary for the FY19 budget and suggested that we do a better job of anticipating our FY19 year-end balances and forecasting the year-end carry forward.

Mr. Dorrill stated his lack of agreement to these comments and cited the fact that three major capital projects (streetlight and sign repair projects and the US 41 berm restoration project) were

intended to be encumbered in FY 18, but instead were rolled forward to FY 19. Mr. Shepherd commented that any leftover funds at year-end will be self-correcting.

COMMITTEE REPORTS

CLAM BAY REPORT

Ms. O'Brien provided her February 2019 Clam Bay update in the agenda packet. She highlighted (1) the Clam Bay Committee is expecting the annual water quality report on Feb. 15, and is expecting good news for copper and not such good news for total phosphorus, and (2) the committee has asked our Humiston & Moore consultant to plug in all available data from all Clam Bay dredging events from 1999 to the present into a large table of dredging event variables. The committee intends to share this information and any recommendations derived from it with the PBSB Board and County personnel.

Ms. O'Brien commented that this year's water quality results show that we are no longer impaired for copper in Clam Bay. Mr. Cravens commented that when we were initially declared impaired for copper by the FDEP, we were given a five-year task to come up with a plan to correct this problem. The PBSB not only came up with a plan, but also eliminated the problem.

LANDSCAPE & SAFETY REPORT

Dr. Chicurel reported that the Landscape & Safety Committee met on Jan. 17, and the following items were discussed.

1. Mr. Tom Barber of Agnoli, Barber & Brundage provided the committee with an updated probable cost analysis to replace the existing sidewalks within the taxing district. The estimated cost including a 20% contingency is \$6,234,838.

2. Because the estimate included \$403,000 for Seagate Dr. (which already has a 5-foot concrete sidewalk), Mr. Barber was tasked to provide a separate safety and compliance analysis of the existing sidewalk. In addition, the committee asked for a cost savings analysis comparing complete replacement vs. repair of segments deemed unsafe. With the analysis in hand, the committee will ask the full board to determine which approach to the Seagate sidewalk to include and the cost estimate to approve.

3. Cpl. Tania Wroblewski, CCSO Community Policing liaison to Pelican Bay, commented that paid extra patrols at night during season were still unavailable due to increased allocation of resources to County schools. Mr. Dorrill requested information as to the extent to which auxiliary deputies might be available in the North Naples district.

4. The committee agreed to further discussion and study on whether to modify the median at the Gulf Park Dr. & US 41 exit.

5. Mr. Bolick informed the committee that there was one "line of sight" conflict on PB Blvd. The L&S Committee Chairman suggested that there were many more visual conflicts in PB affecting the safety of vehicles and pedestrians, or in violation of state traffic codes. This issue will be studied further.

6. Mr. Dorrill met with our State Senator, Kathleen Passidomo, to discuss the PB Blvd. South entrance modifications that the State has constructed and the non-operating lights along US 41. She indicated that the State has no plans to construct a sidewalk on the Pelican Bay side of US 41 and that she would look into relocating the new light poles erected in front of Pelican Bay's entrance monuments on PB Blvd. South.

In the agenda packet, Dr. Chicurel provided (1) ABB's updated "engineer's preliminary opinion of probable cost" to replace PB pathways with six feet wide concrete sidewalks which includes

Pelican Bay Services Division Board Regular Session
February 6, 2019

the replacement of the Seagate Dr. sidewalk (estimated cost of \$403,000) and (2) photos of the existing Seagate Dr. sidewalk. Dr. Chicurel reviewed the Seagate Dr. sidewalk photos and recommended including minor repair work of these sidewalks and no complete replacement (in the final project scope of work). He reported that the Landscape & Safety Committee has asked the board to decide whether to include Seagate sidewalk replacement in our PB sidewalk replacement project.

Dr. Chicurel motioned, Mr. Griffith seconded that the PBSB Board task Agnoli, Barber, & Brundage to proceed at this time to develop construction plans and specifications for the Pelican Bay sidewalk replacement project excluding Seagate Drive. After discussion by the board, Dr. Chicurel withdrew his motion, and Mr. Griffith withdrew his second.

Mr. Griffith commented on resident concerns on the proposed sidewalk replacement project which seem to be focused on two main issues: (1) the large estimated cost of over \$6 million and (2) the loss of trees. He suggested we provide residents with more information, seek more community involvement, and schedule a sidewalk project workshop. Ms. O'Brien and Mr. Cravens agreed.

Dr. Chicurel reiterated the reasons to move forward with the project: (1) the current proposal which includes a 6 foot width is more environmentally sensitive than the 8 foot width previously proposed in the C.I.P., (2) extensive pedestrian accidents, (3) concrete is the County standard for sidewalks, (4) the safety component outweighs the aesthetic component, (5) our existing pathways are not ADA compliant, and (6) the County annual cost-share arrangement will be memorialized. Dr. Chicurel reported that the County has provided the following approximate expenditures for PB pathway repairs: \$21,000 in 2016, \$29,000 in 2017, and \$81,000 in 2018.

Mr. Dorrill estimated that ABB would require six months to complete the sidewalk construction plans and specifications and estimated an approximate cost of \$225,00 for this task.

Ms. O'Brien suggested that we firm up the County's commitment to an annual appropriation to the PBSB for sidewalks. She asked if we could get photos of the tree conflicts. Ms. Jacob commented that ABB has prepared an online GIS map which locates all conflicts. Mr. Dorrill commented that we can get additional street level photos of the tree conflicts and noted that the replacement trees will be "mature" trees which may be of better quality than the existing aging trees which are identified for removal.

Mr. Shepherd commented that the PBSB has had discussions on sidewalk replacement for over two years; this issue has been publicly vetted. He commented that the ABB draft identifies nine canopy trees for removal which is a tiny percentage of the total trees. He is in favor of moving forward with this project now.

After board discussion, Dr. Chicurel agreed to withdraw his motion and bring it back to the board in March with a dollar estimate for ABB to develop the sidewalk replacement construction plans and specifications. Mr. Dorrill commented that staff will ask ABB for a proposal for this task. He also will provide the last set of constructions plans developed by ABB a number of years ago to the Landscape & Safety Committee for review and discussion at their 02/21/19 meeting.

Mr. Ted Raia spoke in favor of proceeding with the sidewalk replacement project. He noted that the funding for the project is still unknown. He urged the board to make a decision and take responsibility.

Ms. Diane Lustig commented on what the appropriate width of the sidewalk should be. She suggested marking those trees which ABB has identified for removal. Mr. Shepherd agreed that this is a good suggestion.

WATER MANAGEMENT COMMITTEE

Mr. Cravens had no additional comments to add to Mr. Dorrill's earlier discussion on PBSO Water Management projects.

BUDGET REPORT

No report

CHAIRMAN'S REPORT

SUPPORT OF PBPOA RED TIDE/ALGAL BLOOM PETITION

Mr. Cravens motioned, Mr. Dawson seconded that the PBSO go on record as supporting the Pelican Bay Property Owners Association petition to fund the fixes for red tide and harmful algae blooms, and approve the use of our website to promote that effort. The motion carried unanimously.

Mr. Streckenbein provided and discussed a recent article in the Naples Daily News entitled "Bill would revamp how coastal aid is allotted in Florida," which was added to the record.

OLD BUSINESS

Ms. O'Brien commented on the mulch pile at the PBSO maintenance site and expressed concern that high heat levels in mulch piles can cause fires (a potential safety hazard). Mr. Dorrill commented on the elaborate security system at the site, monitored 24 hours/day by the County (through camera access) and noted that there is a standpipe which has been identified as a source of water in the unlikely event of a fire.

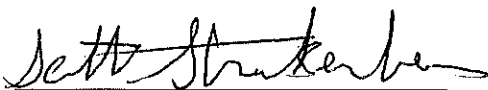
Mr. Swider commented that the entire County financing process takes approximately six months, and suggested that the PBSO contact the County to begin the process to obtain this financing. Mr. Shepherd commented that if we obtain financing for our four long-term projects (lake bank remediation, sidewalk replacement, maintenance shop replacement, and replacement and repairs of conveyance pipes) that the annual cost to each resident would be less than \$500/year.

Ms. O'Brien questioned the amount of funding to be discussed by the County's Finance Committee. Mr. Dorrill and Mr. Shepherd suggested \$25 million.

Mr. Shepherd motioned, Mr. Swider seconded to ask the County's Budget Director to impanel the County's Finance Committee to evaluate an invitation to bid on a commercial paper line of credit and ask them to evaluate and render an opinion on any alternatives such as a bond. The motion carried 8-1, with Ms. O'Brien dissenting.

ADJOURNMENT

The meeting was adjourned at 3:34 p.m.



Scott Streckenbein, Chairman

Minutes approved [] as presented OR [] as amended ON [3-6-19] date