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
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 PBSD Candidates Forum held in conjunction with the PBF Candidates Forum on Feb. 5. He introduced the six PBSD candidates who are running for a seat on the PBSD Board, two existing PBSD 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 PBSD 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 PBSD 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 PBSD 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 PBSD, based on approval and review rights of that plan, as the plan moves forward, and encourages communications with the neighboring communities of Chateauxmere, Hyde Park, Georgetown and Ridgewood.

Ms. Pat Bush suggested that more information on the proposed PBSD 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 PBSD 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 PBSD 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.”

RIDGWOOD PARK LAKE TO BOBWHITE LANE DRAINAGE PIPES
Ms. Jacob reported that our contractor has cleaned and videoed the drainage pipes from the Ridgwood 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 PBSD.

JANUARY FINANCIAL REPORT
Mr. Dorrill commented that the appropriation for “purchased irrigation water” included in the PBSD adopted FY19 budget was erroneously not included in the County’s budget system. The PBSD 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 PBSD Board before it is finalized.

Mr. Swider requested an explanation of the line item “excess revenues” as reflected on the PBSD 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 PBSD 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 PBSD’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 PBSD 09/30/18 fund balance (of all four PBSD accounts) of $4.4 million as provided by the Clerk’s Office (December 2018) versus the PBSD’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 PBSD 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 PBSD 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 inc...
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 PBSD 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 $225,000 for this task.

Ms. O'Brien suggested that we firm up the County’s commitment to an annual appropriation to the PBSD 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 PBSD 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 Lusig 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 PBSD 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 PBSD 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 PBSD 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 PBSD 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