



Radio Road Beautification M.S.T.U.
Advisory Committee
3299 East Tamiami Trail Suite 103 Naples Florida 34112
March 12, 2018

- I. Call to Order**
Chairman Lewis called the meeting to order at 3:00 PM.
Four voting members were present, and a quorum was established.
- II. Attendance**
Advisory Committee: Dale Lewis, Chairman; Maria Schoenfelder, Vice-Chair; Helen Carella; Harry Wilson; (Vacancy)
County: Harry Sells, Project Manager
Others: Gary Gorden, Commercial Land Maintenance; Wendy Warren, JuriSolutions
- III. Approval of Agenda**
Mr. Lewis moved to approve the Radio Road M.S.T.U. Agenda as presented. Second by Ms. Schoenfelder. Carried unanimously 4 - 0.
- IV. Approval of Minutes – February 12, 2018**
Mr. Lewis moved to approve the minutes of the February 12, 2018 meeting as presented. Second by Ms. Schoenfelder. Carried unanimously 4 - 0.
- V. Election of Officers – Chairman and Vice-Chair**
Nomination for Chair
Ms. Schoenfelder nominated Dale Lewis for the position of Chair of the Radio Road Beautification M.S.T.U. Advisory Committee for one year or until a successor is appointed. Second by Mr. Wilson. Nominations were closed and no others were tendered. Mr. Lewis assumed the Chair.
- Nomination for Vice-Chair**
Mr. Lewis nominated Maria Schoenfelder for the position of Vice-Chair of the Radio Road Beautification M.S.T.U. Advisory Committee for one year, or until a successor is appointed. Second by Ms. Carella. Nominations were closed and no others were tendered. Ms. Schoenfelder assumed Vice-Chair.
- VI. Landscape Maintenance Report – Gary Gorden, Commercial Land Maintenance**
Mr. Gorden reported on the status of landscape maintenance noting:
- Installation of 7,000 square feet of sod damaged by storm debris accumulation and automobile traffic on the residential side of Devonshire Boulevard will be completed by week ending March 24, 2018.
 - Gold Mound has been pruned to remove dead foliage. Replacement plant material will be installed if existing plants do not regenerate.
 - Fertilizer has been applied to plant material.
 - Commercial Land Maintenance (CLM) chemical treatment to eradicate the weeds in the Perennial Peanut has been effective and installation of plants on Median 2 can be implemented.

- Irma damage clean-up is complete including removal of stumps.
- Holes resulting from tree removal will be filled and replacements considered in six months to a year.
- The new configuration to the pump station will be complete the week of March 17, 2018.

VII. Project Manager Report – Harry Sells

A. Welcome to Helen Carella, New Appointment

The Board of County Commissioners has reappointed Helen Carella to the Radio Road Beautification M.S.T.U. Advisory Committee for a four year term expiring on March 3, 2022.

B. Budget Reports March 12, 2018

Mr. Sells distributed the “*Radio Road MSTU Fund 158 Budgets for March 12, 2018* for information purposes highlighting as follows:

- \$109,122.73 of the FY18 property tax revenue budget of \$124,400.00 has been collected.
- 2018 Operating Expense budget is \$160,300 of which YTD commitments total \$105,445.39; expenditures total \$32,681.28.
- Uncommitted Operating Expense funds available are \$22,173.33.
- Based on contract approval by the Board of County Commissioners for Florida Land Maintenance, dba CLM, for landscape services for the Radio Road M.S.T.U., a third Purchase Order was issued. The balances for two prior purchase orders will be closed. Approximately 20K will be deducted from Operating Expense Commitments increasing total available Operating Expenses.
- The Rich King Greenway beautification project will be funded in the FY18 budget.
- Unused funds can be transferred between purchase orders to accommodate shortages if necessary.
- Estimated Cash balance including Commitments not spent totals \$904,301.62.
- General Funds for improvements are available to fund special projects or operating expense shortages if a budget amendment is approved by the Board of County Commissioners.

C. Tentative FY19 Budget

Mr. Sells distributed the Radio Road M.S.T.U. FY19 proposed budget highlighting:

- Financial assignment for Insurance General (Line 22) and Indirect Cost (Line 15) are provided by the Budget Department.
- Millage Rate: The M.S.T.U. is provided two options for the millage rate, currently assessed at 0.1000, as follows:
 - Lower the current millage rate to establish a Revenue Neutral Policy, maintaining the FY18 income level.
 - Maintain the current millage rate, increasing revenue approximately 10,000.00.

Mr. Lewis motioned to approve maintaining the millage rate at 0.1000. Second by Ms. Schoenfelder. Carried unanimously 4 – 0.

Mr. Sells will present the proposed FY19 budget at the April meeting.

D. Landscape Architect’s Report

Mr. Sells provided a copy of Windham Studio’s monthly Maintenance Report for Radio Road and Devonshire Boulevard dated March 11, 2018.

Committee review noted the following:

- Continuity of reports has been inconsistent and March's report provided minimal information.
- Options include:
 - Request Mr. Windham provides a more comprehensive report.
 - Discontinue monthly reporting service.
 - Provide a detailed report quarterly; eliminate monthly reports.

Ms. Schoenfelder motioned to direct Windham Studios Inc. to compile a detailed landscape report for Radio Road and Devonshire Boulevard on a quarterly basis. Second by Mr. Lewis. Carried unanimously 4 – 0.

Mr. Sells will:

- *Instruct Mr. Windham to prepare a detailed Landscape Maintenance Report for the March 27, 2018 Public Meeting at Golden Gate Community Center.*
- *Report invoiced cost for reports to the Committee at the April meeting.*

E. New Boundary Map and Proposed Ordinance Change

Mr. Sells distributed “*Exhibit A*,” a corrected version of the original M.S.T.U. Boundary and “*Exhibit B*” the proposed revisions to the M.S.T.U. boundaries.

The modified boundary proposal, “*Exhibit B*” would yield the following results:

- Incorporating four parcels of land on the southern half of Rich King Parkway by relocating the boundary line 110’ east into the M.S.T.U. but still maintain land as County owned.
- The modification would allow the M.S.T.U. to expend money in the area for the proposed Rich King Pathway project.

Ordinance Modification

Mr. Sells reported:

- The County Attorney directed Staff to modify the language in the Ordinance to clearly define the beautification and the proposed boundary modifications.
- In conformance with County law, a request to advertise the proposed Ordinance change for the required ten day period will be presented to the Board of County Commissioners on March 13, 2018.
- The Ordinance change will be submitted to the BCC for approval in April 2018.

F. Devonshire Medians 1 and 2

Mr. Sells reported the construction of dual eastbound left turn lanes from Devonshire Boulevard onto Santa Barbara Boulevard and Medians 1 and 2 on Devonshire Boulevard is finished.

The renovation of Median #2 landscaping will be undertaken by the M.S.T.U. **Mr. Sells** will inventory quantity of Perennial Peanut needed, secure a quote and direct installation.

G. Status of Irrigation

Mr. Sells reported design modifications and reconfiguration to the Hydro-Point irrigation system will be finalized week ending March 17, 2018 highlighting:

- The well and mixing chamber could not operate simultaneously.
- Redesign of the mixing chamber plumbing is scheduled this week.
- The design allows use of the well separately from the reuse tank.

- The reuse tank cannot be discarded as the pressure generated from the origination point is necessary for the pump to maintain the pressure.

Residential Side Controller

The controller for a panel on the residential side malfunctioned; HydroPoint provided a new panel (under warranty) and the system is functioning as intended.

H. Bus Stop Refurbishments

Mr. Sells reported CAT (Collier Area Transit) requested the M.S.T.U. consider modifications to fifteen bus stops to comply with ADA (American’s Disability Act) requirements and provide shelter for transit bus riders.

Mr. Lewis noted the project is a way for the Radio Road M.S.T.U. to support the community.

I. Rich King Pathway

Mr. Sells distributed the following documents: *Exhibit A – “Irrigation Plan;” Exhibit B – “Irrigation Details Plan;” Exhibit C – “Irrigation Tree/Palm Bubbler Reference Legend;” Exhibit D – “Planting Plan”* and a *Google Earth Photo* prepared by Windham Studios for the Rich King Greenway beautification project.

- Florida Power & Light owns Pathway land half way to Davis Boulevard and has an easement for utility vehicle access to maintain power lines.
- The easement agreement with Florida Power & Light defines plant height and the project requires Florida Power & Light and County approvals.
- The proposed landscape design camouflages the fence line and features low maintenance plants.
- Trees incorporated in the design comply with FPL’s twenty foot standard to avoid interference with high power lines.
- The 850 square foot area of sod adjacent to the asphalt bike path would be stabilized with a limestone base.
- The County has granted permission to utilize their irrigation system to supply water to the area.
- The irrigation plan incorporates five zones versus two zones initially proposed; the plans will be submitted to the County as requested.
- The MSTU’s annual fees for use of reclaimed water and to manage the software control of the five zones will be negotiated with Road Maintenance.
- Alternatively, the M.S.T.U. may consider installing their own irrigation controller and software for the five zones in lieu of accessing the County system.

Mr. Sells will:

- Suggest pavers as an aesthetically pleasing, durable, low maintenance alternative to the 850 square foot area of sod adjacent to the bike path.
- Submit the plans to FPL for approval and secure an agreement to proceed.
- An “*Invitation to Bid*” will be distributed to qualified contractors on receipt of FPL and Advisory Committee approvals.

VIII. Old Business

None

IX. New Business

Consider Daniel P. Dopko as member of Advisory Committee

Mr. Sells provided Mr. Dopko’s application for the vacant position on the Radio Road Beautification M.S.T.U. Advisory Committee for consideration.

Mr. Sells presented an overview of the M.S.T.U.’s duties and responsibilities’ noting it reflects the common interest of the community. It is a County run authority taxing all property owners within the defined boundaries. Monies must be expended for the equal benefit of all those within the M.S.T.U.

Mr. Dopko shared his credentials with the Committee and expressed his desire to participate as a member of the Advisory Committee.

Mr. Lewis motioned to recommend the Board of County Commissioners appoint Daniel P. Dopko to the Radio Road Beautification M.S.T.U. Advisory Committee for a four year term. Second by Ms. Carella. Carried unanimously 4 – 0.

X. Public Comment/Committee Member Comment

None

XI. Adjournment

There being no further business to come before the Committee, the meeting was adjourned by the Chair at 4:26 P.M.

PUBLIC MEETING MARCH 27, 6:00 PM
Golden Gate Community Center
4701 Golden Gate Pkwy, Naples, FL 34116

NEXT M.S.T.U. MEETING: APRIL 9, 2018
Berkshire Lakes Master Association Clubhouse
495 Belville Boulevard, Naples, FL 34105

RADIO ROAD MSTU ADVISORY COMMITTEE

Dale Lewis, Chairman

The Minutes were approved by the Committee on _____, 2018 as presented____, or as amended _____.