

**MINUTES**

Meeting of the Joint Community Redevelopment Agency Advisory Committee, and the Immokalee Lighting and Beautification MSTU Advisory Committee on February 17, 2016.

Immokalee Pioneer Museum at Roberts Ranch

1215 Roberts Avenue, Immokalee, FL

(239) 658-2466

A. Call to Order.

The meeting was called to order by Frank Nappo, CRA Chair and Cherryle Thomas MSTU Chair at 8:48 AM.

B. Roll Call and Announcement of a Quorum.

Advisory Committee/EZDA Members Present:

Estil Null, Ski Olesky, Jim Wall, Martha Willimas, Cindy Lozano, Joseph Mucha, Andrea Halman, and Frank Nappo.

Advisory Committee Members Absent/Excused:

Mike Facundo, and Julio Estremera.

MSTU Advisory Committee Members Present:

Cherryle Thomas, Lucy Ortiz, Bill Deyo, and Andrea Halman.

MSTU Advisory Committee Members Absent/Excused:

Norma Garcia.

Others Present: Dr. Beau Bradon, Michelle Mosca, Armando Yzaguirre, Bernardo Barnhart, Daniel Gonzalez, Pam Brown, Corporal Patti Calderon, David Altomare, Lexi Aupperlee, Mariela Romero, Hilda Garcia, and Carrie Williams.

Staff: Christie Betancourt and James Sainvilus.

C. Introductions. Chairman Frank Nappo introduced himself and welcomed all to the meeting. All other board members present and members of the public introduced themselves.

D. Announcements.

1. Meetings and Public Comment speaker slips

CRA staff reiterated the public 3 minute speaker slip policy. The board will give more time if they feel it necessary.

2. CRA Annual Workshop April 5, 2016 at 1:00 pm @BCC Chambers

Dr. Frank Nappo reminded all about the CRA Annual Workshop and how important it is for boards and Immokalee public to attend.

3. Immokalee Pioneer Museum – Hilda Garcia

Hilda Garcia introduced herself and gave a brief history on the Immokalee Pioneer Museum at Robert's Ranch. Ms. Garcia also discussed future projects at the museum. She provided all in attendance a brochure with the history and hours of the museum.

Board would like for the museum to be advertised and promoted more. They would like to have local organizations and schools do scheduled tours at the museum. They would also like for staff to look into the possibility of applying for TDC (Tourist Development Council) funds to promote the Immokalee Pioneer Museum at Robert's Ranch.

4. The Immokalee Fire District

Chief Paul Anderson gave an update on the gaming compact revenue. He said that he went to Tallahassee a couple weeks ago and requested that the Immokalee Fire Control District get 24 percent of the gaming compact money and the Immokalee MSTU taxing district get 20 percent of the gaming compact money. He also briefly spoke about the straw ballot vote on the March Ballot.

E. Adoption of Agenda.

Staff presented agenda to the board for approval. Agenda was approved with no changes.

**Action:** *Mr. Ski Oleksy made a motion for the CRA to adopt the Agenda. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 8-0.*

**Action:** *Ms. Andrea Halman made a motion for the MSTU to adopt the Agenda. Mr. Bill Deyo seconded the motion and it passed by unanimous vote. 4-0.*

F. Communications.

1. Public Meeting Notice
2. Community Events
3. Immokalee Bulletin Articles
4. Naples Daily News Articles

CRA staff reviewed the communications folder with the boards. Staff passed around the folder for all public to review.

G. Approval of Minutes.

1. Approval of Minutes for the Joint November 18, 2015 CRA/EZDA & MSTU Advisory Committee Meeting. (Enclosure 1)

**Action:** *Ms. Andrea Halman made a motion to approve the minutes for the Joint November 18, 2015 CRA/EZDA & MSTU Advisory Committee Meeting. The motion was seconded by Mr. Ski Oleksy and the minutes were approved by unanimous vote. 8-0.*

2. Approval of Minutes for the Joint December 16, 2015 CRA/EZDA & MSTU Advisory Committee Meeting. (Enclosure 2)

**Action:** *Ms. Andrea Halman made a motion to approve the minutes for the Joint December 16, 2015 CRA/EZDA & MSTU Advisory Committee Meeting. The motion was seconded by Mr. Ski Oleksy and the minutes were approved by unanimous vote. 8-0.*

3. Approval of Minutes for the Joint January 20, 2016 CRA & MSTU Advisory Committee Meeting. (Enclosure 3)

Carrie Williams would like for language in the January minutes section D.2. (page 6) be corrected to say:

*Public speaker Carrie Williams wanted to know why it ~~isn't is~~ named Opportunity Collier County not Opportunity Naples. Agricultural is struggling and we need other ways for people to earn a living in Immokalee. We need economic development in Immokalee desperately.*

**Action:** *Ms. Andrea Halman made a motion to approve the minutes for the Joint January 20, 2016 CRA & MSTU Advisory Committee Meeting with one correction on D.2.(page 6). The motion was seconded by Mr. Ski Oleksy and the minutes were approved by unanimous vote. 8-0.*

**Action:** *Ms. Lucy Ortiz made a motion to approve the minutes for the Joint January 20, 2016 CRA & MSTU Advisory Committee Meeting with one correction on D.2. (page6). The motion was seconded by Ms. Andrea Halman and the minutes were approved by unanimous vote. 4-0.*

H. BCC Agenda Items for February 2016

1. Promise Zone Application (Enclosure 4)

Staff provided board with Enclosure 4 which is a resolution for the Collier County Community Redevelopment Agency supporting the Rural Promise Zone Application for Southwest Florida.

**Action:** *Mr. Ski Oleksy made a motion to approve the Promise Zone application. The motion was seconded by Ms. Andrea Halman and the motion was approved by unanimous vote. 8-0.*

I. BCC Agenda Item for March 2016

1. 2015 Annual Report

Staff will finalize the annual report and present it to the board at the March meeting. Report will be on the consent agenda on March 22, 2016 BCC meeting. Staff asked board what they would like to see on the cover of the report. After discussion board would like for the Immokalee Pioneer Museum to be on the cover of the annual report.

2. Advisory Board appointments

Staff provided board with an update on the vacant advisory board appointments.

3. Rural Area Opportunity – FHREDI (Enclosure 5)

Staff provided board with Enclosure 5 which is an Executive Summary to approve a Resolution expressing support for the continuation of the designation of the Community of Immokalee as a Rural Area of Opportunity (RAO) within the Florida Heartland Regional Economic Development Initiative, Inc. (FHREDI) Region. Staff will provide final documents at the next meeting.

4. Collier County Community and Human Service Division FY 2016 - 2017.

Staff informed board that they will be applying for two grants. Staffs applied for the grants last year but weren't awarded them. The first grant is for Commercial Façade Grant for \$440,000 and the second grant is for \$770,000 for Sidewalk and Stormwater Drainage Project. Staff will be attending a Pre-Application meeting today with Collier County Community and Human Services to discuss all the grant requirements.

Danny Gonzalez wanted to know if there is any way that we can get local plaza owners to fix their plazas. He said that some plazas in this community need major improvements. What can we do to get the business owner to apply for this grant? Staff said they will have to coordinate with the business owners to get them to apply for the Commercial Façade Grant.

Chief Paul Anderson would like for staff to send grant guidelines by email as soon as they are available.

J. Red Flag Items

1. New Market Road (Enclosure 6)

Staff provided board with Enclosure 6 which are pictures of the condition of New Market Road and an email from county staff giving a timeline of repairs of New Market Road. The road is set to be repaved in 2017 after the sidewalk project is completed. It is set to start this summer.

**\*\*\*Due to time restraint we will be moving up Agenda item L.4.ii.**

L. CRA New Business.

4. Commercial Façade Grant Applicants

ii. Lozano's Restaurant

Staff provided board with Enclosure 10 which is a rendering of the improvement for Lozano's Restaurant. Staff announced that Danny Gonzalez and Sandy Gonzalez are here today to request a Commercial Façade Grant for Lozano's Restaurant.

Mr. Gonzalez discussed the plans for the improvements that the Lozano family would like to do on the restaurant. After a Q&A session board would like to award Lozano's Restaurant with a Façade Grant for \$20,000.

**Action:** *Mr. Ski Oleksy made a motion to award Lozano's Restaurant for \$20,000. Mr. Frank Nappo and the motion was approved by unanimous vote. 8-0*

**\*\*\*Staff went back to regular Agenda Item J.2. Lake Trafford.**

2. Lake Trafford

Staff announced that Margaret Bishop is the Project Manager for the project.

i. Lake Trafford Seawall (Enclosure 7)

Staff provided board with Enclosure 7 which is a Project Management Plan for Ann Olesky Park Erosion Control. Staff reviewed the project background information, project budget and project schedule.

ii. Ann Olesky Park Pier Improvements (Enclosure 8)

Staff provided board with Enclosure 8 which is a Project Management Plan for Ann Olesky Park pier repair. Staff reviewed the project background information, project budget and project schedule.

3. Priority List for County Manager Leo Ochs.

Staff said that at the January 20<sup>th</sup> meeting County Manager Leo Ochs requested that both boards provide him with a Priority List for Immokalee.

Staff will combine the priority list from the Operational Plan Workshop from the CRA and the MSTU.

After discussion board would like for staff to have a workshop in March to come up with a combined Top Priority list. Staff would like for list to be compiled by the April BCC/CRA Workshop.

K. MSTU New Business

No new business items.

L. CRA New Business

1. James “Jimmy Garvin” The Movie (Enclosure 9)

Staff provided board with Enclosure 9 which is an email from Craig Kirby regarding the Jimmy Garvin movie. Staff asked Immokalee Chamber of Commerce president, Danny Gonzalez to speak about this project. Mr. Gonzalez said that on January 30, 2016 a couple of community members met with Craig Kirby to discuss the life and life achievements of Immokalee native Jimmy Garvin. He also said that Mr. Garvin has a book out called Legacy of a Common Man: The Walk Was Uphill and they want to make it into a movie. They want to call the movie “IMMOKALEE”. He will be here in April for the Harvest Festival parade. He is one of the marshals for the parade.

2. Advisory Board Members

i. Orientation

Staff said that they would like to review the new CRA bylaws with the advisory board in April. Staff will provide all board members an orientation of the current active board.

ii. Advisory Board vacancies

Staff provided board with an update on the advisory board vacancies. We have 10 appointed members right now. We have six applicants. We voted to appoint four members who were Maria O’Neill, Bernardo Barnhart, Paul Anderson, and Mariela Romero. Please give me clear direction as to what you would like to do.

After discussion board would like for the chair to send a letter to the board of county commissioners requesting to appoint the four applicants the board has already agreed to appoint.

**Action:** *Mr. Frank Nappo would like to appoint the four applicants to the CRA Advisory Board. The motion was seconded by Mr. Ski Olesky and the motion was approved by unanimous vote. 8-0.*

3. CRA staff vacancy

No update was given.

i. Sub-Committee

4. Commercial Façade Grant Applicants

i. Mr. 99 Cents Supermarket

Staff will reach out to Mr. 99 Center to see if they will be applying for a Commercial Façade Grant.

M. MSTU Old Business

1. Contractors Report

i. Maintenance Reports – A& M (Enclosure 11)

Staff provided board with Enclosure 11 which is the maintenance report for the month of January and half of February. Armando Yzaguirre provided board with a maintenance update. He also reported that the new banners are up. He said that some of the banner poles stands need to be repaired or replaced. Staff will work with Armando to come up with a solution.

MSTU Board would like for staff to include pole maintenance to the new maintenance contract.

Armando wanted to know about the landscape maintenance along the edge of the grounds. Ms. Hilda Garcia spoke a little bit more about the area regarding the land size which is 13.1 acres and about the clearing of the overgrown landscaping. She said that they would like to install benches, umbrellas and picnic tables at the ranch. Staff asked Hilda If they had every considered installing a bike path at the ranch. After much discussion the boards would like for the MSTU Project Manager to look into a partnership with the MSTU, the CRA, and the Immokalee Pioneer Museum to improve and promote the area. Board would also like to see a nice welcome sign along 15<sup>th</sup> Street. The current sign is in the entrance of the ranch. Board would also like for Ms. Garcia to invite Ron Jamro to our next Joint CRA/MSTU meeting. Mr. Danny Gonzalez would like to see if your supervisor would consider allowing the Harvest Festival to be held at the ranch. Ms. Garcia will also invite Mr. Jamro to the Immokalee Chamber of Commerce meeting.

- ii. Landscape Architect – GWS  
No report was given.
- 2. MSTU Budget Report
  - i. Current Budget (Enclosure 12)  
Staff provided board with Enclosure 12 which is the current budget for MSTU Fund 162 and 111 for review.
  - ii. Expenditure Report (Enclosure 13)  
Staff provided board with Enclosure 13 which is an expense report for MSTU Fund 162 and 111 for review.
- 3. MSTU Project Manager
  - i. Monument (Enclosure 14)  
Staff provided board with Enclosure 14 which is the Project Manager report Staff reviewed the report with board.

**MONUMENTS:**

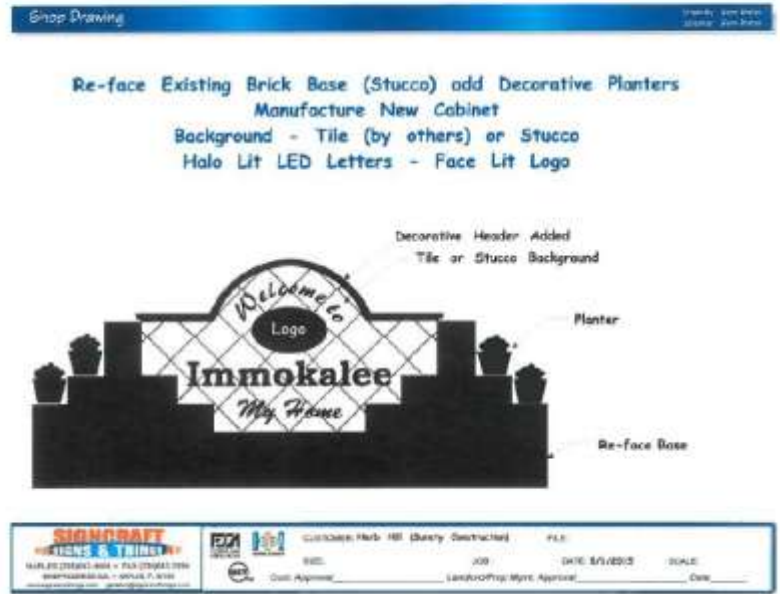
**Construction:** (No Design fees)  
 Surety Construction Company

**Scope of Work:**

- Re-face existing brick base (stucco)
- Add decorative planters
- background - Tile or stucco
- Halo Lit LED letters - Face Lit Logo

**Cost Estimate:**

- \$30,000 for both signs
- \$15,000 per sign



**Design:**

**Amec Foster Wheeler**

**Scope of Service:**

- Three (3) conceptual design options for staff and Board members to select and approve one (1) options to prepare construction documents for the three locations.
- Geo-Technical & Surveying
- Permitting & Bid Package preparation
- Construction Administration

**Cost Estimate:**

- \$22,572.50 for Design only
- Construction Cost Unknown

**Summary:**

We could pay \$22,572.50 for a Design then go out for construction bid, which will be more than the Re-Facing cost, this has quoted for \$15,000/monument.

We could go straight to construction with Surety Construction for Re-face Existing monuments for \$30,000.

Immokalee Monument Sign - Architectural Design Services	
Task	Classification
	Contract Rate
<b>Task 2: Geo-Technical and Surveying</b>	
Sub-contractor (Geo-Tech Field Exploration)	
Sub-contractor (Surveying crew and documentation)	
Geo-Technical Reporting and analysis	
	Total Hrs / Base
Subtotal Task 2	\$4,004.50
<b>Task 1a: Conceptual Design</b>	
Conceptual Design 3 Options / Client to select one for further development	
	Total Hrs
Subtotal Task 1a	\$3,045.00
<b>Task 1b: Construction Plans Preparation</b>	
Architectural Construction Documents	
Structural Design	
Lighting Design	
Project Coordination	
	Total Hrs
Subtotal Task 1b	\$9,515.00
<b>Total Cost for Base Services (Task 1a+1b+2)</b>	
	<b>\$16,564.50</b>
<b>Optional Services (N.I.C.)</b>	
<b>Task 3: Optional Services</b>	
Permitting	
Bid Package Preparation	
	Total Hrs
Subtotal Task 4	\$3,008.00
<b>Task 4: Construction Administration</b>	
	Billed hourly at \$96 per hour.
<b>Task 5: Reimbursables T&amp;M</b>	
Printing Supplies, copying and Delivery	
Subtotal Task 5	\$3,000.00
<b>TOTAL FEE (Base Svcs Total + Task 3+5)</b>	
	<b>\$22,572.50</b>

Mr. James Sainvilus said that the reason this item was brought back up from the last meeting is because board requested for this item to be tabled until his return from Military leave. He said that the monument item was requested by the board as part of the MSTU Operational Workshop priority list.

After discussion board decided not to move forward with the reconstruction of the monuments in Immokalee. Staff will do more research and will put this on hold until the Main Street Improvements are completed.

**Action:** *Ms. Lucy Ortiz made a motion to hold off on the monument improvements until Main Street Improvements are completed. The motion was seconded by Ms. Andrea Halman and the motion passed by unanimous vote. 4-0.*

ii. Immokalee Banners

New banners have been installed.

iii. Sidewalk and Streetscape

A report was given by James Sainvilus MSTU Project Manager.

**SIDEWALK AND STREETScape:** (per MSTU 2015 Annual Plan)

- Design: (Amec Engineering Services)
  - Eustis Ave W. (streetscape). **\$62,379.25**
  - 9th St. N. (sidewalk) Itech to Lake Trafford. **\$65,015.00**
  - Jefferson Ave (sidewalk) Lake Trafford, to 15th St (US29) **Phase III**

iv. Immokalee Main Street Improvements

MSTU Project Manager provided board with an update on the Main Street Improvements project.

**IMMOKALEE MAIN ST. IMPROVEMENTS**

**Scope of Work:**

- Constructing new signals at 3<sup>rd</sup> St. and 7<sup>th</sup> St., and consolidating the midblock crossings and signage to reflect the new changes in our standards.
- Installing pedestrian channelization barrier in the median to try to keep people crossing at the intersections and midblock locations.
- ADA upgrades as well as new lighting throughout the corridor.
- The funding is programmed in **FY 18/19** in the amount of **\$2.5M**.

v. Lighting Report (Enclosure 15)

Staff provided board with Enclosure 15 which is a maintenance report provided by the county staff.

LIGHTING REPORT:					
Observation Date: January 4, 2016 (NOTE * Indicates Light Goes ON & OFF)					
Controller	Pole #	CID	Street Name	Material	Repaired
851 F	57 WS	283	Goodlette & Solana	250W Lamp/Luminaire	1/5/2016
US41 D2	49	1641	US 41 N. of P.R.	Lamp/Ignitor	1/5/2016
862 A	8	1807	Vanderbilt W. of 41	Lamp/Luminaire	1/5/2016
US41 C	108	1725	US 41 & 104th	Lamp	1/5/2016
US41 A1	21	1870	US 41 & Lee Line	Lamp	1/6/2016
US41 A1	44	1894	US 41 & Lee Line	Lamp	1/6/2016
US41 A1	42	1884	US 41 & Lee Line	Full Box Lid	1/7/2016
US41 A1	42*	1884	US 41 & Lee Line	Lamp	1/13/2016
886 B	65	3334	Golden Gate W. of Airport	Lamp	1/6/2016
886 B	38 op	3321	Golden Gate W. of Airport	Lamp	1/6/2016
886 B	42 op	3322	Golden Gate W. of Airport	Lamp	1/6/2016
886 B	48 op	3306	Golden Gate W. of Airport	Lamp/Ballast/Fuse/S.A.	1/6/2016
886 B	53	3311	Golden Gate W. of Airport	Lamp	1/13/2016
886 A	58	3357	Golden Gate & Bear Paw	Lamp	1/5/2016
851 H	139	451	Goodlette S. of V.B.R.	Lamp	1/5/2016
851 H	116	422	Goodlette S. of V.B.R.	Fuse	1/5/2016
SB1	310	2100	Santa Barbra & G. G. Pkwy	Lamp	1/6/2016
29 J	2	2619	New Market & 15th North	Ballast	1/4/2016
29 A	LC	LC	Route 29 & Route 82	Checked Breaker	1/4/2016
29 L	67 Lower	2591	Route 29 & Lake Trafford	Lamp	1/4/2016
29 L	74	43	Route 29 & Lake Trafford	Lamp/Ignitor	1/4/2016
29 M	41 L	2649	Route 29 & Roberts Av.	Lamp	1/4/2016
29 M	27	2654	Route 29 & Roberts Av.	Lamp/Ignitor	1/4/2016
29 M	1 Both	2669	Route 29 & Roberts Av.	2 Fuse/Ballast	1/4/2016

This report is for maintenance provided by county staff in January. Staff has requested that this report be provided to them on a monthly basis.

Staff also wanted to inform the board that two new traffic lights are slated to be installed on 3<sup>rd</sup> Street and 7<sup>th</sup> Street. This was warranted because of the Pedestrian Safety Study that was done by AIM Engineering.



Pam Brown said that is too many lights in such a short distance you can't even accelerate and then you have to stop again. We need to get someone from the state to come to our meetings to discuss this further.

James will follow up with FDOT to let them know the concerns the board and public are having. We wanted lighted crosswalks not traffic lights.

N. CRA Old Business

1. Adopt –A – Road Program – update  
No update was given.
2. LDC Amendment – Enclosure 16)  
Staff provided board with Enclosure 16 which is the Executive Summary and backup documentation for BCC Agenda Item 12/8/2015 authorizing staff to process an amendment in the 2015 Land Development Code Cycle 2 to amend LDC Section 2.03.07 G.5. Immokalee Main Street Overlay Sub-District that will allow prohibitive uses to become eligible conditional uses within the Immokalee Main Street Overlay Sub-District (MSOSD) boundary to incentivize commercial development. Caroline Cilek and staff will present new documentation at the next board meeting and they are requesting this advisory board to review and approve.
3. Promise Zone Application – update  
Staff provided board with an update.
4. Historical Marker for Jane Brown Graveyard – update  
Staff asked Ms. Pam Brown to provide an update on the graveyard. Ms. Brown said that she is working with the county to apply for a historical designation.
5. CRA Budget Report
  - i. Current Budget (Enclosure 17)  
Staff provided board with Enclosure 17 which is the CRA/MSTU budget section that was adopted by the Board of County Commissioners for FY2015-2016.
6. CRA Project Manager Report
  - i. Immokalee Stormwater Projects  
Michele Mosca from the Stormwater planning staff said they are working directly with CRA staff to identify smaller projects in Immokalee. Our primary objective is to complete the Immokalee Stormwater Plan update that was originally paid by a consultant (AIM Engineering) hired by the CRA. This will take about 5 months. We have two engineers in house looking at it.  
We also talked about about purchasing pond sites that were identified in the Stormwater Master Plan. We have been in discussions with the Williams family and we received correspondence from the family yesterday for the site that's immediately west of arrowhead. We will continue the discussions on that property with the Williams family.  
We have about \$200,000 so we're looking to see if we can partner up with other organizations and looking for other grant opportunities. We know a huge concern to the community is Lake Trafford Road and we are working with transportation staff to try to identify some funding sources. Michele also announced that an inventory is being done for all the pipes within the Immokalee community.

7. Code Enforcement – update
    - i. Flea Market (Enclosure 18)

Staff provided board with Enclosure 18 which an update regarding the Flea Market owned by David Esquivel owner of La Soriana. Staff announced that Mr. Esquivel is going to have a Pre-Application meeting with the county on February 24<sup>th</sup>. We are hoping someone from code can attend.

Mr. Joseph Mucha provided board with an update on the Flea Market. He also provided board with an update on McCrory's.

The CRA chair will be drafting a letter to send to county staff regarding the flea markets in Immokalee.
  8. Immokalee Chamber of Commerce – update

Danny Gonzalez informed the board that the chamber has a new office located at Null's Notary office.
  9. SWFWDB – update

No update was given.
  10. Housing – update

No update was given.
  11. Law/Fire Enforcement – update

No update was given.
  12. IFAS Extension

No updates were given.
- O. Citizen Comments:  
No Comments.
- P. Next Meeting Date: CRA & the Immokalee Lighting and Beautification MSTU will meet on March 16, 2016 at 8:30 AM at the Immokalee Pepper Ranch Preserve
- Q. Adjournment: The meeting adjourned at 11:55 AM