

MINUTES

Joint meeting of the Community Redevelopment Agency Advisory Committee and the Immokalee Lighting and Beautification MSTU Advisory Committee Board, January 17, 2018.

CareerSource Southwest Florida
750 South 5th Street, Immokalee, FL 34142
239-867-0028

A. Call to Order.

The meeting was called to order by Dr. Frank Nappo, CRA Chair at 8:38 A.M.

B. Pledge of Allegiance and Prayer

Dr. Frank Nappo led the Pledge of Allegiance and opened the meeting with a moment of silence.

C. Roll Call and Announcement of a Quorum.

CRA Advisory Committee Members Present:

Dr. Frank Nappo, Ski Olesky, Linda Oberhaus (via phone), and Andrea Halman; Estil Null; Yvar Pierre; Mike Facundo and Anne Goodnight

CRA Advisory Committee Members Absent/Excused:

All present.

MSTU Advisory Committee Members Present:

Cherryle Thomas, Norma Garcia and Andrea Halman.

MSTU Advisory Committee Members Absent/Excused:

William "Bill" Deyo

Others Present:

Kristi Barlett; Ginoux Casseus; Julian Morgan; Danny Gonzalez; Cristina Perez; Jean Pierre Louis; Bernardo Barnhart; Annie Alvarez; Michele Mosca; Lincoln Price; Vicki Gauze; Carne Williams; Vince Keays; Silvia Puente; Armando Yzaguirre; Jessica Crane; Reva Soud; Anne Goodnight; Dan Novakovich; Michael Taylor; Anita Jenkins.

Staff: Debrah Forester, Christie Betancourt, Minerva Medina-Acevedo & James Sainvilus

D. Introductions.

CRA Chairman Dr. Frank Nappo introduced himself and welcomed all to the meeting and MSTU Chair Cherryle Thomas introduced herself also welcomed all to the meeting. All other board members introduced themselves to the members of the public. All public present also introduced themselves.

E. Approval of Agenda.

Christie Betancourt presented agenda to the board for approval. Agenda was approved with one change to Agenda item H.2. ii. - Advisory Board Vacancy; Enclosure 3 to be removed from the agenda.

Action: *Mr. Ski Olesky made a motion for the CRA to approve the Agenda with one change to remove Advisory Board Vacancies; Enclosure #3; H.2. ii. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 6-0.*

Action: *Ms. Cherryle Thomas made a motion for the MSTU committee to approve the Agenda with one change to remove Advisory Board Vacancies; Enclosure #3; H.2. ii. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 3-0.*

F. Approval of Minutes

1. CRA Advisory Board Meeting for November 15, 2017. (Enclosure 1)

Action: *Mr. Estil Null made a motion for the CRA to approve the minutes for November 15, 2017 as presented. The motion was seconded by Ms. Andrea Halman and it was approved by unanimous vote 7-0.*

2. Joint MSTU & CRA Committee Meeting for December 20, 2017 (Enclosure 2)

Action: *Ms. Cherryle Thomas made a motion for the MSTU committee to approve the minutes for the December 20, 2017 Joint MSTU & CRA meeting as presented. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 3-0.*

Action: *Mr. Estil Null made a motion for the CRA to approve the minutes for the December 20, 2017 Joint MSTU & CRA November 15, 2017 as presented. The motion was seconded by Ms. Andrea Halman and it was approved by unanimous vote 7-0.*

G. Announcements.

1. Communications Folder
Staff reviewed the communications folder with the board and members of the public.
2. The folder has the public notice for this meeting, CRA/MSTU 2018 Calendar
3. 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.

H. CRA & MSTU New Business.

1. Nominations for CRA Chair and Vice-Chair.

Action: *Mr. Ski Olesky made a motion to nominate Dr. Frank Nappo as CRA Chair. Mr. Mike Facundo seconded the motion and it passed by unanimous vote. 5-1.*

Action: *Mr. Ski Olesky made a motion for the CRA to nominate Mr. Estil Null as Vice Chair. Mr. Mike Facundo seconded the motion and it passed by unanimous vote. 5-1.*

2. Advisory Board Vacancies
 - i. Robert Raines's resignation was announced to the Boards and public.
 - ii. Mariela Romero (Enclosure 3)
Although this enclosure was removed from the agenda, the Board is considering this candidate for the CRA Board instead of the MSTU.
 - iii. Julian Morgan (Enclosure 4)
Mr. Morgan presented himself to the both Boards and the public, he was voted on for the CRA Board.

Action: *Mr. Ski Olesky made a motion to approve Julian Morgan to be an Advisory Board member for the Immokalee Local Advisory Board. Mr. Estil Null seconded the motion and it passed by unanimous vote. 7-0.*

- iv. Bernardo Barnhart (Enclosure 5)
Mr. Barnhart presented himself to the both Boards and the public, he was voted on for the MSTU Board. He will officially submit an application to the county for the MSTU Advisory Committee. The application on file was for the CRA board.

Action: *Ms. Cherryle Thomas made a motion to approve Bernardo Barnhart to be an Advisory Board member for the MSTU Advisory Committee. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 3-0.*

3. Shelter for Abused Women - Letter of Support (DELTA) Impact grant. (Enclosure 6)
Both the MSTU and the CRA Boards approved and submitted a supporting letter for the DELTA Impact grant to the Shelter for Abused Women.

Action: *Ms. Cherryle Thomas made a motion to approve the Letter of Support (DELTA) Impact grant for the Shelter for Abused Women. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 3-0.*

Action: Ms. Andrea Halman made a motion to approve the Letter of Support (DELTA) Impact grant for the Shelter for Abused Women. Mr. Estil Null seconded the motion and it passed by unanimous vote. 7-0.

4. Stormwater Corrective Action Projects by Growth Management Department (Enclosure 7)
Christie reminded the Boards that last month Ms. Andrea Halman made a motion for the MSTU committee to split the cost of the four projects presented by Growth Management Department. Total cost estimate for the projects is estimated at \$95,000. Growth Management Department will cover half of the cost and the CRA & MSTU will split the remainder cost.

Michele Mosca went over the four projects and explained that the projects will not exceed the total estimated cost of \$95,000.

North 3rd Street - Drainage - Proposed Project:

Location: N. 3rd Street, between 2nd Avenue and Roberts Avenue West

- Roadside swales
- Installation of inlets on 3rd Street
- Construction of a storm drain pipe system to alleviate ponding and allow conveyance southward to the storm drain system on West Main Street
- Estimated Cost \$41,000 - Design, permitting and construction review

Lake Trafford Memorial Gardens - Proposed Project:

Location: Little League Road, north of Lake Trafford Road

- Elevate the ground surface in southwest corner
- Construct a new perimeter swale
- Construct an adequate outfall for the swale
- Estimated Cost \$8,000 - \$12,000 – Construction by Road Maintenance Division

Immokalee United Methodist Church - Proposed Project:

Location: 303 North 9th Street

- Modify the inlet box and construct a new ditch to restore the drainage connection from church's west side parking area to the existing storm drain on the north side of Roberts Ave.
- Estimated Cost \$3,000 - \$3,500 – Construction by Road Maintenance Division

Eden Gardens Offsite Bypass - Proposed Project:

Location: The area south of Westclox St., east of Boxwood Dr., west of Carson Rd., and generally, north and northeast of Eden Gardens.

- Construct a new ditch along the northern boundary of Eden Gardens
- Install a 24" pipe under Boxwood Dr. to tie in to the existing ditch along the northwest boundary of Eden Gardens to convey flows further west.
- Estimated Cost \$38,000. – Design, permitting and construction review.

Total Estimate - \$95,000 (Estimate does not include construction costs for the Eden Gardens and North 3rd St. drainage projects; and, excludes costs for resetting multiple gravesite monuments at the Memorial Gardens).

The CRA board also agreed to move forward with the four projects and will split the cost with the MSTU.

Action: Mr. Ski Olesky made a motion for the CRA committee to split the cost of the four projects presented by Growth Management Department. Total cost estimate for the projects is estimated at \$95,000. Growth Management Department will cover half of the cost and the CRA & MSTU will split the remainder cost, which is \$23,750 each. Ms. Estil Null seconded the motion and it passed by unanimous vote. 8-0.

5. Annual Report & Joint Annual Workshop – April 3, 2018 at 1:00 PM.
Debrah Forester asked both boards to mark their calendars to attend this meeting. The BCC acting as the CRA Board will be having a group discussion of 2017 accomplishments and 2018 action plan.
Christie asked for record to show that Anne Goodnight is now present.
6. Immokalee Area Master Plan Restudy (Enclosure 8)
Ms. Anita Jenkins started the presentation with the vision statement of the master plan and three core values of the plan.
 - Land Use-How is it arranged? Do we have enough to make this community works?
 - Economic Vitality- What the important businesses we want to focus on in Immokalee?
 - Transportation- What’s import in your Transportation network?
 - Environmental Sustainability

Board, Staff and members of the public reviewed and provided comments on the proposed Immokalee Area Master Plan.

Ms. Cherryle Thomas suggested the wording on the plan be changed from affordable workforce housing to “Housing that is Affordable.

Dr. Frank Nappo mentioned the words “safe” and “sanitary” to be removed and find other words that may assist in Immokalee’s Neighborhood appearance to be positive and healthy.

Dr. Frank Nappo stated everyone defined neighborhoods differently and we should have different neighborhoods in Immokalee. Debrah Forester suggests going forward and identify neighborhoods. We should bring a map and point out all different neighborhoods according to the geographic and public needs of each area.

Staff provided all present the final meeting dates for the upcoming IAMP public meetings.

Immokalee Public meeting dates are:

- **February 15, 2018** – Introduction to the Master Plan and public input
8:30 a.m. – 10:30 a.m. CareerSource SWFL, 750 S. 5th Street
5:30 p.m. – 7:30 p.m. Jubilation, Revelation Church, 1170 Harvest Drive
- **February 20, 2018** – Introduction to the Master Plan and public input
9:00 a.m. – 11:00 a.m. RCMA, 123 North 4th Street
5:30 p.m. – 7:30 p.m. Immokalee Community Park, 321 North 1st Street
- **March 28, 2018** – Review of recommendations
8:30 – 10:30 a.m. CareerSource SWFL, 750 S. 5th St.
- **March 29, 2018** – Review of recommendations
5:30 – 7:30 p.m. Immokalee Community Park, 321 North 1st Street

Mrs. Anne Goodnight is concerned about bringing the light industry in this area. Ann goes on to ask, do we want to continue to be the just the side community to Naples, Lehigh Acres and Fort Myers. The agriculture business is going to change so what are we going to do?

Dr. Frank Nappo shared that the reputation Immokalee has presently isn't a positive one. Dr. Nappo suggested the CRA invest in highlighting the positives and potentials of Immokalee through media coverage to regain neighborhood momentum and help investors see Immokalee's economic potential. Dr. Nappo and Mr. Price suggested we present Immokalee as a Hospitality and Tourism community, recreation and growth management.

Ms. Anita Jenkins suggested that Goal #1 from the master plan to be moved to #4 and advised the master plan to be reviewed by other departments for comments and recommendations in the next 30 days.

The Collier County Sheriff's Department Deputies mentioned the biggest crimes going on right now are car robberies due to cars being left open. Residents need to ensure they close their car doors.

Anita Jenkins also requested for the CRA to bring forward any suggestions if any zoning overlay to policies need to happen for needed changes to occur. Also, remove any negative wording from the master plan especially any "by right" wording that could also create any delays and or rejection. Present an Affordable Housing Plan and present Immokalee in a way investor will be attracted into the Housing Industry.

Ms. Debra Forester also presented the bad road conditions in some of the neighborhoods which roads are privately owned. Owners are not keeping them up to acceptable standards. Brainstorming was asked to be conducted to find out what can we do about the issue. A suggestion was said to enter a new policy for the roads improvement where if the private owner can't bring up to acceptable standards once notice of needed repairs was given, where the County can then intervene and fine and or repair damaged roads up to an acceptable standard for the welfare of the Immokalee residents and accessibility for local municipal entities as it is the Fire Department, Police Department and Emergency Responders, Ambulances.

Ms. Anita Jenkins suggested to add things we can do to protect Immokalee's natural resources and to explore other uses of land for protection by re-zoning.

7. Stormwater Utility Study – Presentation (Enclosure 9)

Presentation was conducted by Stantec, please find presentation slide enclosed 9 for complete project details.

Proposing a stormwater rate fee:

A stormwater fee reflects the cost of providing a service in a fair and equitable manner

- Fees are proportionate to the use of and contributions to the stormwater system
- Reflect intensity of land development
- Ability to recognize onsite stormwater management
- Stormwater utility would apply to parcels in the unincorporated areas of the County
- Fee would be based on impervious area on property as identified in Property Appraisers database
- Fee would show up as a non-Ad Valorem fee on the property tax bill (just like solid waste fee)
- If approved, fee would be included in the 2019 tax bill

I. CRA & MSTU Old Business.

1. Strategic Planning Session Draft Work Plan for 2018 (Enclosure 10) *Tabled for next month meeting.*
2. Budget Report (Enclosure 11) *Tabled for next month meeting.*
3. CRA Manager Report (Enclosure 12) *Tabled for next month meeting.*
4. MSTU Project Manager Report (Enclosure 13) *Tabled for next month meeting.*
5. Contractors Report
 - i. Q Grady Landscape Report (Enclosure 14)
Dan reported on the maintenance improvements on Main St... The benches on Main Street are not in good condition. They will be replaced after the FDOT Main St. Improvement project in 2019. MSTU board is looking painting them and pressure washing them and the sidewalk more often. Project Manager will create an Action Plan for next month meeting with recommendations to help the board make decisions weather they should invest in Main St. now or wait after the improvements. The County as a group needs to educate businesses to keep their properties clean from consumer's trash. Suggestions were made to the CRA by Code Enforcement, Cristina Perez, to hire a street maintenance cleaner to maintain Main St. in a reputable and presentable style. Main St. and 1st St. are where all traffics are most likely traveled through to observe the appearance of Immokalee. It has been recommended street sweeping and pressure washing to be conducted weekly. Minerva supporting the idea to educate the public and the business owners to clean their properties and encourage their customers to do so also.
 - ii. A&M Property Maintenance (Enclosure 15)
Maintenance Report not discussed due to time.
6. Code Enforcement
Cristina Perez was asked to take picture and address all the broken or missing signs in Immokalee. Board is pleased with the weekend Inspector in Immokalee picking up all the illegal signs.
7. Office of Business & Economic Development (OBED)
Mr. Lincoln Price asked the board and the public to inform the community of the commercial kitchen and register for services. There is a short checklist to help the businesses getting all the proper certificates and documentations. There is some assistance for small businesses that want to use the service.
8. Other Agencies
Annie Alvarez, Parks and Recreations, announced the new Fitness Center's Grand Opening on January 24, 2018. The Pier at Lake Trafford is almost completed. Lighting will be at about 75% at night time due to environment considerations. Annie is also working with the American Red Cross to educate public about drowning prevention methods.
Danny Gonzalez spoke as the president of the Chamber, sharing his concerns about Main St. to be more presentable for new business owners to come in Immokalee; water projects need to cleaner up after themselves; and help the County develop the master plan.

J. Citizens Comments.

No more comments were made.

- M. Next Meeting Date. Next CRA Meeting February 21, 2018 @ 8:30 a.m. at CareerSource SWFL, 750 South 5th Street, Immokalee, FL. 34142.
Next MSTU Meeting February 28, 2017 @ 8:30 a.m. at CareerSource SWFL, 750 South 5th Street, Immokalee, FL 34142.
- N. Adjournment Meeting Adjourned @12:39 p.m.