

MINUTES OF MEETING

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Wednesday, March 16, 2011, at 6:30 p.m. at Heritage Hall, 951 Spring Park Street, Celebration, Florida.

Present and constituting a quorum were:

Tom Sunnarborg	Chairman
Lee Moore	Vice Chairman
Bruce Carlson	Secretary
Floyd McCollum	Treasurer
Cliff Akey	Assistant Secretary

Also present were:

Gary Moyer	Manager: Moyer Management Group
Colt Little	Attorney: Latham, Shuker, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson Walter & Associates
Brenda Burgess (<i>by phone</i>)	Moyer Management Group
Jim Parker	The Celebration Company
Brian Smith	Severn Trent Services
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Sunnarborg called the meeting to order at 6:35 p.m.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Moyer called the roll and stated a quorum was present for the meeting.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Mr. Sunnarborg led the *Pledge of Allegiance*.

FOURTH ORDER OF BUSINESS

Administrative Matters and Announcements

Mr. Sunnarborg stated for those who are new to our community or watching our meeting for the first time, please note that the Celebration CDD (“CCDD”) is a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes. That means that we are a real, elected public government, just a special-purpose government, limited by what the Statute expressly allows us to do, as opposed to general-purpose

governments such as Cities and Counties that do as they choose except for what is prohibited by law. We are not the Enterprise CDD, which is the water utility company and is responsible for the infrastructure at Celebration Place, Water Tower Place, and west of I-4. We are also not the residential (CROA) or commercial (CNOA) property owners association. Our primary responsibilities include the financing and construction of the community's streets and alleys, roadway lighting, stormwater management systems, walking trails, sidewalks, boardwalks, and some of the passive parks, as well as the maintenance of those same facilities, including the street trees, stormwater quality, and aquatic weed control. We are also responsible for the enhancement of some Osceola County services, such as mosquito control. Please also note that you can retrieve much more information about the CCDD, who we are, what we do, which physical areas we are responsible for versus other entities, how to get in contact with us, and public records on our website, www.CelebrationCDD.org.

Mr. Sunnarborg stated I have a few announcements. Please be careful not to over fertilize or overwater your landscape. Know that there is already plenty of phosphate and nitrogen in the reuse irrigation water. Please do not wash your landscape clippings down the storm drains or allow your contractors to do so, as that additional organic matter is a primary contributor to our water quality management challenges. Please remember that it is not acceptable to put up signs in our CDD right-of-way. Our staff is authorized to remove signs placed in the right-of-way, which is generally the area between the sidewalk and the curb. Please remember that the speed limit in Celebration is 25 mph unless posted otherwise, and our stop signs really do mean stop.

FIFTH ORDER OF BUSINESS

Approval of the Meeting Agenda

Mr. Sunnarborg reviewed the agenda and requested any changes.

Mr. Moore stated I would like to add two items as discussion items: the workshop for the maintenance facility and creating a government representative position.

On MOTION by Mr. McCollum, seconded by Mr. Carlson, with all in favor, approval was given to the meeting agenda as amended.

SIXTH ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS **Consent Agenda**
A. Minutes of the February 15, 2011, Regular Meeting
B. Invoices and Check Register

Mr. Sunnarborg reviewed the Consent Agenda, and requested any corrections, additions, or deletions to the minutes.

Mr. McCollum stated I have one very minor grammar correction on page 5, in the paragraph where Mr. Smith is speaking, it should read, “which I provided.”

On MOTION by Mr. Moore, seconded by Mr. Carlson, with all in favor, approval was given to the Consent Agenda, minutes as amended.

EIGHTH ORDER OF BUSINESS **Action Items for Board Approval**
A. Proposals for South Village Alley Repairs

Mr. Vincutonis reviewed the summary of bids received for alley repairs in South Village, which are included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Vincutonis stated some of the prices from the bidders increased from the last time we solicited proposals, which is shown in the summary. The prices are very competitive and very close. Staff recommends accepting the proposal from Middlesex who is the second lowest proposer. I have worked with them in other CDDs. They are very proactive and easy to work with. They were quick to address issues and they performed the work very quickly. Ranger Construction provided the lowest price, but I have no experience with that firm.

Mr. Smith stated I have not worked with Ranger Construction, either. I have done quite a bit of work with Middlesex. With the original infrastructure, they were a subcontractor to some of the larger contractors. They always seemed to do a good job and they follow up well. They have good management of the job they are doing.

Mr. Sunnarborg asked what was the purpose of the rebid?

Mr. Vincutonis stated the original prices were expiring this week, and there were some adjustments in prices due to trucking costs and the price of asphalt.

Mr. Sunnarborg asked are they all lump-sum, fixed-price bids?

Mr. Vincutonis stated no, they are based on tonnage, which is how we requested them. We requested prices for an inch depth based on what we learned in North Village. Jr. Davis did not request additional charges when they were required to lay additional

material, since some of the turn around areas were three to four inches deep in some areas.

Mr. Sunnarborg asked have Mr. Smith and Mr. Vincutonis both reviewed all the exceptions and conditions and qualifications in the bids? I reviewed them, and I found quite a few exceptions in Ranger's bid that I was uncomfortable with. Is that partly the reason why you are recommending Middlesex?

Mr. Smith stated yes, in part, plus I have not seen any work they have done and I am not familiar with them. I do not know anyone who is familiar with them. We are very familiar with the other four companies. APAC has done work for us in the past, and they were very difficult to work with.

Mr. Carlson asked was the initial amount for Middlesex an adjusted amount or before the adjustment?

Mr. Vincutonis stated it was their price before the adjustments. Middlesex provided their price a few days later than Ranger and Orlando Paving Company, where they had seen some of the price increases. They changed their price and they did have an overage on the tonnage on the first price.

Mr. Smith stated Mr. Vincutonis and I agree recommending Middlesex to the Board, based on their price and the quality of work they have provided in the past. All the other contractors could have billed us for any additional asphalt, although very few of them have. Jr. Davis probably had the most because we had issues with ponding that we could not get rid of.

On MOTION by Mr. Carlson, seconded by Mr. McCollum, with all in favor, approval was given to accept the proposal from Middlesex to perform South Village alley repairs, as discussed, in the amount of \$156,264.55.
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Mr. Vincutonis stated we will be finalizing a contract with Middlesex with the attorney's review.

Mr. Smith stated Middlesex indicated they could begin work very quickly. Staff will complete our work during the next month on the sidewalk cuts, driveway cuts, and making sure all the drainage structures are straight as well as all other concrete repairs. Middlesex should be able to start at the beginning or middle of April.

Mr. Akey asked what is the estimated completion date?

Mr. Vincutonis stated probably 30 days to do the actual work. Depending on when they get started, everything should be complete by May 30, 2011.

B. Proposals for Painting Street Light Fixtures on Celebration Boulevard

Mr. Smith reviewed the proposals received for painting street light fixtures on Celebration Boulevard, which are included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Smith stated I am very comfortable with the price provided by Cardinali's Painting & Wallcovering. They have an office on Disney property where they work out of. Mr. Jeb Stuart also met with them, and he is comfortable recommending this company, as well. At this price of \$70 per fixture, we believe it will be a good value for the community. We will be overseeing their work. My staff is currently painting all the fixtures downtown, which is very similar where you are painting on a lift. My staff can do about three fixtures per day, so we understand the process and we can provide oversight of their work. We have reviewed all the locations of street light poles, and this is the location that is in the most need of painting.

Mr. Carlson asked will they be using the same coatings?

Mr. Smith stated yes. Some of the description provided by Daniel Painting Service caused me some concern regarding their process. It was the way he worded things that I was not comfortable with. Mr. Stuart and I met with the staff of Cardinali and explained it is a three-step process to get them to look good. We have found that the powder coating gets dusty in a very short period of time, so the product we are currently using is working well. It is the same variety of paint. They may use a different manufacturer. We are using Pittsburgh Paints, and we asked them to use that same supplier.

Mr. Akey asked was the scope of services the same for all three bids: power wash, prime, and paint?

Mr. Smith stated yes. We want them to clean the fixtures. The proposals from Mike's Painting showed pressure washing. Cardinali's proposal is for cleaning, which you have to do on the lift. You cannot pressure wash them. They have to be cleaned with a solution prior to painting.

Mr. Akey asked they will do that the entire length of the pole?

Mr. Smith stated my staff will clean the poles since that is easy for us to do and we have the equipment to do that. We do not pressure wash them but we spray a light mixture of water and chlorine on them to remove the mold.

Mr. Moore stated this proposal is for 213 poles. How many do we have in town?

Mr. Smith stated 700.

Mr. Sunnarborg asked for clarification, is this the southern part of Celebration Boulevard, not into North Village?

Mr. Smith stated that is correct; it is Celebration Boulevard from Campus Street to the high school.

Mr. Moore asked how often do we think we need to perform this work? Every four years?

Mr. Smith stated those poles were installed about ten or eleven years ago, so we will probably need to do this every ten years. They will start to fade almost immediately but it is the degree of fading that they sustain over a period of time.

Mr. Sunnarborg stated I agree it is time to paint them.

<p>On MOTION by Mr. Carlson, seconded by Mr. Moore, with all in favor, approval was given to accept the proposal from Cardinali's Painting & Wallcovering to paint the fixtures on the street light poles on Celebration Boulevard, as discussed, in the amount of \$14,910.</p>
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C. Acceptance of Way-Finding Signs from The Celebration Company

Mr. Moyer stated the Board has discussed this issue a couple times in previous meetings over the last couple years, in which the ownership and control of the way-finding signs was discussed. Since The Celebration Company has neared completion of the project, I understood the consensus of the Board to be that the District was probably in the best position to take over that responsibility for those signs. Mr. Sunnarborg and I met with Mr. Matt Kelly recently and raised that issue. Mr. Parker has facilitated moving this item forward on his behalf, and we are very close to being able to accept a bill of sale that Mr. Little and his firm have been working on. All the pieces are coming together. The intent is that if the Board is in agreement, with the bill of sale in substantially the form that has been presented to you, to approve the transfer once it is offered to us by The Celebration Company.

Mr. Little stated we received some revisions to the bill of sale from The Celebration Company just prior to this meeting, and there are some changes I want to work out with them before it is finalized. The Board can accept it today subject to a final bill of sale and delegate authority to a Board member to execute it upon completion, or we can wait until

the next meeting to present it to the Board in its final form. We distributed an updated exhibit that Mr. Parker prepared.

Mr. Parker stated the exhibit is current with regard to the location of the signs. Some of the signs do not need the messages changed yet, but at some point in time, you may want to do that.

Mr. Sunnarborg stated when the announcement was made that Mr. Kelly was going to leave The Celebration Company, Mr. Moyer and I were brainstorming on some things. Other than us losing a good person and a good partner in the community, what are some things that might get lost with him leaving. This seemed like something easy to ask him to transfer to the CDD. This is not an urgent matter, other than to complete it while Mr. Kelly is still with the company and can sign it. We do not know who will have authority over these kinds of things going forward. There will be someone to replace him but we do not know who that is yet, and it could be someone in California who we do not know. My recommendation is to complete this sooner rather than later. The reason it even came to mind is that the one at Waterside Drive and Celebration Avenue has been hit and cracked, and it has been fixed but it is not quite plumb. It is the kind of thing that we probably care about more than others, so why not just take responsibility for these signs going forward. The Celebration Company retains the right to add signs in the right-of-way for their own purposes, so they are not giving us that right. They are just giving us through a bill of sale and a cost of \$10 all of the way-finding signs to our ownership and to our maintenance responsibility. Is there anything on the changes they submitted that is controversial or difficult?

Mr. Little stated there is some language where they are asking us to indemnify them for anything arising directly or indirectly for use of the signage, and I am not comfortable with that. From the District's standpoint, we are a governmental entity and do not indemnify other entities, and we are also taking the signs "as is" so I prefer not to indemnify them for anything that is wrong with them in the future.

Mr. Sunnarborg stated my sense is that this is pretty easy and straight forward and we should be able to complete this while Mr. Kelly is still at the company.

On MOTION by Mr. Moore, seconded by Mr. McCollum, with all in favor, approval was given to accept the bill of sale from The Celebration Company for the way-finding signs, in substantial form, subject to final review by the attorney and the Chairman, as discussed.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Manager – Financial Statements

Mr. Moyer reviewed the financial statements, which are included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Moyer stated on the non-ad valorem assessments, we levied \$2.741 million and have collected \$2.464 million, which represents approximately 92% of the assessments. We are well positioned to collect all of our assessments as we near the deadline at the end of March. Through February 28, 2011, our expenses are \$152,000 under budget, which might appear a little misleading. Generally we do not spend as much during the winter as we do in the summer. Those will fall in line at the end of the budget year and we do not expect any significant changes at the end of the year.

B. Field Operations

i. Monthly Highlight Report

Mr. Smith reviewed the Field Highlight Report, which is included in the agenda package and available in the District Office for public review during normal business hours.

Mr. Smith stated we are progressing through downtown fairly rapidly. We are finished with most of our hardscape painting work. The fixtures are progressing well and then we will focus on concrete repairs in Celebration Village, including sidewalk and other concrete repairs and replacements. There are 100 taller poles where we need to use the lift to paint the fixtures. Right now we are completing three per day and I am hoping to increase that to four per day. They look good and they have a quality coating on them. We expect to finish the downtown area by next month. We continue to pressure wash and do other cleaning downtown so that it is complete for the car show in April.

ii. Communication and Complaint Log

Mr. Smith reviewed the communication and complaint log, which is included in the agenda package and available in the District Office for public review during normal business hours.

iii. RCID Water Quality Report

Mr. Smith stated I met with RCID regarding our stormwater quality issues. Mr. Eddie Snell provided some information that shows two locations where we are trending down. That water quality is cleaning up in response to some of the things we are doing. Mr. Snell will also provide the most updated information that I will forward to all of you. I have not reviewed it yet, and I will provide a more current update at the next meeting. This information shows that the last sampling they took was in December, so I am hoping we will have some more current information.

Mr. Sunnarborg asked for us interpreting this chart, when did you start with the new program in North Village?

Mr. Smith stated we started a year ago. We are in constant conversations with RCID on water quality, and we will continue. About a year ago we did the alum treatments and put in the pump and the flocked logs, and we have really been concentrating on those two locations. There is another location in Artisan Park that is test site 30 that is showing a little bit of a high reading. That is the most recent high reading and I will meet with Mr. Snell to find out his issues and what we can do, as well as get a couple more tests from that location to see if we are trending up or if it is something we need to concentrate on.

Mr. Sunnarborg stated this is good information and I would like to see these monitoring reports on a regular basis. I would like the Board to continue to be made aware of these issues, so that we can track the progress.

Mr. Smith stated I hope to meet with Mr. Snell monthly or at least bi-monthly. They have some new products that they are trying that he thinks may help us, as well.

Mr. McCollum asked was there a reason that not all of the ponds have a reading?

Mr. Smith stated these are the sampling points chosen by RCID. They looked at all the sampling points where there is heavy flow. Some of them do not flow quite as much, so they look at the ones that are flowing heavier.

Mr. Moyer stated the notes indicate that we are being measured on the new criteria based on the new EPA guidelines, which DEP and the State of Florida are objecting to because they are too restrictive. When you look at it, you can see there are some locations that we have to work on, but I am pretty pleased to see we have a lot of locations where we do not need to do a lot of work.

iv. Miscellaneous

Mr. Sunnarborg stated we discussed the tree replacements on Yew Court. How is that proceeding?

Mr. Smith stated I have not provided the letter to the home owners yet. I will try to get that done as quickly as possible.

Mr. Sunnarborg asked do you think the actual work will be completed this month?

Mr. Smith stated not this month. I am hoping to get the work done in April and complete by the end of April.

Mr. Moore stated I have been noticing the logoed manhole covers in town. We turned over the streets to the County, but who owns the manhole covers? Do we replace them? How does that work, do they last forever? When one needs to be replaced, will it have a logo or not have a logo?

Mr. Smith stated they will always have a logo. The Enterprise CDD owns all the sanitary manhole covers and the Celebration CDD owns all the stormwater manhole covers in Celebration CDD. We are looking into that and Mr. Vincutonis and I are looking into whether or not the CDD actually owns the storm system. We will work on this issue with the County to see if we have responsibility for things like that, or if they do. If they have the responsibility, then we need to address whether or not they will replace them with the proper manhole covers.

Mr. Sunnarborg stated you could interpret that the manhole cover is on top of a storm drain system that I think the CDD owns. It is less a part of the street than it is part of the storm drain system.

Mr. Moore stated I have never heard us discuss this issue. When one needs to be replaced, do we have an extra one with a logo available?

Mr. Smith stated we will have one manufactured if we need one. They will last a very long time. I have not ever needed to have one manufactured; I have always had one that I could use.

Mr. Moore stated in all the years I have lived here, I have never seen one replaced, and one day that will need to happen. I wanted to know who owns them and what the procedure is.

C. Major Contractors

There being nothing to report, the next item followed.

D. Attorney

There being nothing to report, the next item followed.

E. Engineer

Mr. Vincutonis stated Mr. Smith and I met with the County to discuss clearing the site for the CDD's maintenance facility located on the civic corridor. They want to see the EIP construction application showing what we are clearing and what we will be setting there as well as access. They called it a minor EIP but it is still required to have a survey, some kind of site plan showing where the drainage will go, erosion control and so forth since those are the types of things they are concerned about. I will be prepared to discuss this further at the workshop. One thing we will need to do is a survey, so I talked with our firm's survey department and they will provide me with a formal proposal. I did receive an informal estimate of \$3,600 for that survey work and we can either get started on it right away or we can wait until after the workshop.

Mr. Sunnarborg stated to clarify what we authorized, we agreed that we would have this prepared for a temporary use so that the area is usable but not to the point where we start spending money on the improvement that we have not yet discussed. Is this the first step of the second part of that discussion?

Mr. Smith stated it is probably more of the last step to the first part that the Board has authorized. The Board authorized us to clear and grade it and stabilize it. In order for us to do that, we need to go through the County before we do any clearing. Because there will be some costs associated with this work, we want to bring those amounts to the Board so that you can direct us. Girard is on that property and they have put their dumpsters there as well as storage compartments for their equipment, and they are parking in that location.

Mr. Sunnarborg asked what can you not do on that site that you could do if we start spending this money?

Mr. Smith stated I cannot move my compound to that location. I have to have a cleared spot for my equipment and facilities. Even if I mowed down the whole area, it would still not work for our compound area.

Mr. Sunnarborg stated I appreciate you requesting authorization, but my recollection is that the Board has already approved that.

There being no objection from the Board, staff was authorized to proceed as described.

F. Chairman

Mr. Sunnarborg stated Mr. Moyer and I had a breakfast meeting with Mr. Kelly. He is not completely at liberty to answer all of our questions, and we did not interrogate him, either. Mr. Kelly is a friend of mine, so we had a personal and a business conversation. I did express some questions about the Enterprise CDD, CNOA and who will Chair the CJC. He said what he could and he will be relieved of all his official responsibilities soon. There will be a new Chairman for the Enterprise CDD. Mr. Kelly will give up his post on the CNOA Board, and someone new will Chair the CJC. I have some concerns that are not CDD business but just for the sake of the town. Mr. Kelly had a lot to do with the enforcement of CNOA signage guidelines and other design guidelines. Without him personally being there, I think there is a risk. We will work with the new person whoever that is. The institutions are still there but it will be a different person. If there is something else, like the way-finding signs, that we can work on while Mr. Kelly is still here, please bring them up.

Mr. Akey asked will you also have a meeting with the person who is replacing him?

Mr. Sunnarborg stated we do not know who that is yet. When is the next Enterprise CDD meeting?

Mr. Moyer stated March 29, 2011.

Mr. Sunnarborg stated as soon as that Board appoints a new Chairman, perhaps we can have a joint meeting or a get-to-know-you session.

Mr. Moore stated we should also discuss giving Mr. Kelly something noting our appreciation at the next meeting. I do not know if he will be able to come.

Mr. Akey stated I think we should send him an invitation.

Mr. Moyer stated we can provide a Resolution of appreciation for the next meeting.

G. The Celebration Company's Representative

Mr. Parker stated I provided Mr. McCollum with a copy of the bus stops that will be constructed in the Enterprise CDD for his perusal. We will be ready to present that to the Enterprise CDD Board at their next meeting. Regarding the cell towers, we have a meeting scheduled with Mr. Moore, Mr. Richard Joossens, AT&T and Verizon for Monday morning.

Mr. Moore stated one of the things that Mr. Sunnarborg mentioned was Mr. Kelly's departure. We have never formally thanked him as a CDD, but perhaps we can do that at some point.

Mr. Sunnarborg stated we did informally and individually at his farewell party, but we have not done that formally in the form of a Resolution.

Mr. Moore stated we should discuss that issue. It brings up some issues, such as the signage that Mr. Sunnarborg suggested and trying to get things done before he leaves. I have some questions and concerns about who is going to police some of the things that Mr. Parker currently does. I presume Mr. Parker will still be with the company. My concern is if Celebration will look different and is there anything to worry about, for instance, signs along Celebration Boulevard that are under the purview of The Celebration Company. As Mr. Sunnarborg mentioned, Mr. Kelly's replacement could be headquartered somewhere else, and I am concerned we do not know who that person is or know what is happening. He also served on the CJC. How do we move closer to that issue and have that discussion? Maybe we do not have all the answers now, but I think it is something we should discuss.

Mr. Parker stated The Celebration Company remains committed to Celebration. Mr. Kelly has been a huge part of this community from the beginning, and I think we all feel the same way as he does. There are other people in place who will be able to make decisions on items relative to Celebration.

Mr. Moore asked are you still the representative to the CDD?

Mr. Parker stated yes.

Mr. Moore asked do you know who you will report to?

Mr. Parker stated yes, Mr. Todd Rimmer.

H. Celebration Joint Committee (CJC) Representative

There being nothing to report, the next item followed.

I. Audit Committee

Mr. Moyer stated I expect to have the audit presented to the Board at the April meeting. There will be an audit committee meeting prior to that presentation.

Mr. Sunnarborg asked are the members of the committee the same as last year?

Mr. Moyer stated yes, with the addition of Mr. McCollum.

Mr. Sunnarborg asked Mr. Collins will still serve on that committee?

Mr. Moyer stated yes.

TENTH ORDER OF BUSINESS

Updates and Discussion Items

A. Government Representative

Mr. Moore stated over the past years, there have been conversations about representation at the County, State and those levels. In Celebration, there is the Celebration CDD, the Enterprise CDD, the CJC, CNOA, CROA, and a myriad of entities in town. We have always said that it would be great if there was a Celebration resident who served on the County Commission. Some people even looked to incorporation as the answer. I am not sure any of those things is the answer, but I wanted us to discuss this. I do not believe we really have government representation. Companies like Disney and other large companies have someone who is a manager of government along with layers of people in that department to deal with government relations. I would like to add this for further discussion to the April agenda. My thought is to create a position that works for the Celebration CDD who is a government and community relations liaison or manager. I believe this position will pay for itself in terms of what we receive in return from the entities that we are going to be supporting. I look at this person to attend every County Commission meeting so they understand that Celebration is represented at their meeting. This person will talk to the sheriff and the State representatives. There are divisions within Osceola County that are showing up for these meetings, and we are not even invited to them. There are things happening that we do not know about. There is the West Osceola County Beautivacation project and the issue of the signs on U.S. 192. This person's job should be to represent Celebration. This is not just a CDD issue. This is also a CROA issue. This should be a shared cost among all the entities involved. I believe this position will pay for itself in terms of government grants and other things this person would do. This person would look to the County for money for events and other things. We have no one who really understands the process. The County Commissioners speak to ten different people, but if we had one representative for our entities, I believe it would go a long way to placating the thoughts of having various representatives for various entities and areas. Maybe just the first step is getting someone to speak for Celebration. We have no one who does that. This may not be for our next budget cycle, but I think it would go a long way into making Celebration foremost. There is a County recreation meeting once a month, but there are no County recreation parks anywhere on this side of Osceola County. If we had someone attending their meetings, they would not forget us. I think now they tend to forget us. I think there are a lot of issues, without even getting into

roads. I would like the attorney to look into this in case there is any question about being able to do this.

Mr. Carlson asked is this an appointed position?

Mr. Moore stated no, I think it should be a paid position.

Mr. Carlson stated in other words, it is not an elected position. It is someone paid who is appointed to this position.

Mr. Moore stated yes. This person is the liaison with the County, the State, other Cities and possibly even the Chamber of Commerce. We have no one representing us. We had The Celebration Company doing that before. I think we have lost a lot over the past couple years in terms of where we are. I travel a lot and all I hear from taxi drivers now is that there was a murder in town. That is what they tell me every time I travel somewhere. This person could provide public relations for the town.

Mr. Sunnarborg stated I think this is a very creative idea and it is worth discussing. We will add this to the agenda as a discussion item for April. Many of us have all had experience with the County to try to lead an initiative. The last one I did, I tried to build consensus, I received formal authority from this Board to speak on behalf of the Celebration CDD, but it is a very lonesome assignment. Mr. Akey has done this numerous times. We are outsiders. No matter how hard we try, we will have to try harder. A new creative approach is welcome. I think the hardest thing to work out will be the protocol of how one person speaks for everyone who is not elected. This person will need to come to us and ask for our authority to speak on our behalf every time there is something significant.

Mr. Moore stated I think a lot of it will be listening to what is going on at the meetings and gathering information. Right now the County calls Ms. Pat Wasson for 99% of their issues. She is the representative for Celebration in a lot of ways, and she is not elected. This is really about having a representative that we do not have. There is a vacuum.

Mr. Sunnarborg stated I agree with a lot of what you said. I respect Ms. Wasson, but there are times when she should not speak for the CDD. There are times when the wrong things have been said, such as the stormwater assessment mess that we avoided. That could have been financially catastrophic if we had not headed it off. It was going sideways fast because they were talking to the wrong people. There have been many

other times when the wrong person is talking. It may be innocent, but the County is talking to the wrong people, people who are not elected. That is a problem.

B. Maintenance Facility Workshop

Mr. Moore stated when I was the CROA President, that was the time when as a whole, the civic corridor was approved by the County. I represented CROA at the County level to discuss that. We told the County that what we envisioned for that property was going to be fields on CROA's property and on the CDD property would be a maintenance facility as well as shared bathrooms and a concession stand. My concern is there are a lot of discussions as to what is happening with that land right now. We have not discussed this with CROA because they have said they are waiting for a little while. Our meeting might be a little early because CROA is working with some entities to see what it will cost for various options on what to do with their land. Some of the things that need to be worked out are parking lots, which also has to do with the library. My thought is to table the workshop for another month to allow these discussions to take place. My concern is we are going to create a plan for that area before the entities that can get some use out of that property have a chance to do it. That includes using the library site for a parking lot, CROA having a dog park or soccer field, and then the CDD deciding to build a maintenance facility because they have not made a decision yet so we will not let them share bathrooms or do a concession stand. If we decide those things, that may actually prevent them from creating soccer fields because then they will need to use their own land for bathrooms instead of sharing ours. Do we need to have this meeting next week? Can it be postponed until we have more discussion with the other groups? I was involved in this earlier until I was elected to the CROA Board since there was a CDD representative who was already doing that.

Mr. Carlson stated I understand your point, but I think we should decide what we need for a maintenance facility. We should layout the plans for what we think we need as the CDD. Then before taking action on it, we should sync it with the plans of other entities, but I do not think we should delay in deciding what we need. We should decide what we need and let other entities sync with us, and perhaps we can change our plans before it is built.

Mr. Moore stated I agree with you in some ways. I do not think we will end up needing a bathroom and a concession stand, so we would not plan for that. I agree that we should have the meeting and plan what we need. If we take that area where we would put

a bathroom and a concession stand and have to rework it, that is fine, but are we really going to put that into our discussion?

Mr. Carlson stated I do not think we are going to spend money on design, so it is more of a conceptual study, which can be changed.

Mr. Moore stated that is fine. I thought we would make our decisions at that meeting and then direct the engineers to proceed and actually draw plans.

Mr. Akey stated I think we should have the workshop and state what we want to do. Then once we know what we want to do, we can discuss the timeframe. I want to have the workshop and get the preliminary steps on paper.

Mr. McCollum stated I would think there is plenty we can do right now. The use of that property is a park, so the most it would change is for a bathroom or a concession stand for that area. It is a pretty small minor use.

Mr. Sunnarborg stated I agree we should have the workshop. There are two parts for the coordination with CROA. There is sharing the facility for them to build their own maintenance facility on our property or for us to build it and lease it to them. We cannot wait for them on that because they may never make that decision. We agreed to proceed or we did not agree, but we heard clearly from CROA that they cannot discuss that anytime soon. The other part is coordination with the park next to us, and that could be easy in a planning charrette to plan utilities and carving out a small outparcel. There are many options, and I would like to advance on this sooner than later.

Mr. Moore stated I agree and I think we should also meet with the other entities.

Mr. Akey stated we may set forth the plan now but its implementation may come much later.

Mr. Moore asked have we narrowed down a date for the workshop?

Ms. Burgess stated March 29 and 30 worked for the rest of the Board but I was not sure about Mr. Carlson, who thought he might be out of town. We can make the phone available for anyone who needs to call in. I already checked the availability of the community center and both of those days are available.

Mr. Carlson stated that date works for me at this point.

Mr. Akey stated I prefer all five Board members be able to attend the workshop.

Mr. Sunnarborg stated I agree.

After a brief discussion, the Board chose Tuesday, March 29, 2011, at 6:30 p.m. at the community center for the maintenance facility workshop.

ELEVENTH ORDER OF BUSINESS

Other Business and Supervisor Comments

Mr. McCollum asked does Mr. Dan Tomsick have an update on the security issue with the sheriff?

Mr. Dan Tomsick stated I am one of the members of the working group who has been dealing with this issue for about a year. We met a week ago with Sheriff Hansell. He proposed something that is a potential path forward on this, which is to put together a plan for a pilot doing some of the things we discussed doing in Celebration regarding the deployment of the deputies he currently has assigned to Celebration. The idea is when they come to Celebration, they will have a bona fide work plan from what they normally do when they patrol the rest of the County. There are more details to be worked out, the least of which is how much time they spend in Celebration. The fact that the sheriff suggest he is willing to consider a pilot program was a breakthrough on this issue. The working group needs to meet and put together what we specifically want and then meet with the sheriff on how to deploy his people. The key thing is the measurements we will use in making Celebration better. We have some important meetings ahead of us but there was a breakthrough in trying to move forward with something compared to past experiences.

Mr. Sunnarborg asked what do you think finally got through to the sheriff, your persistence?

Mr. Tomsick stated perhaps it was finally discussing this with us and understanding what we are trying to do. He had the sense that we wanted to layer onto something and he wanted us to pay for everything. He talked more with us and decided this was something he could do with existing manpower, so that led to the discussion to allow him to try a pilot program. I would still really like to find out how much time is really spent in Celebration because I think that is one of the details that is yet to be forthcoming.

Mr. Moore stated we discussed a zone deputy for zones 21 and 22, which is the Celebration zone. He thought they should be in the zone the whole time, but we did not tell him that our data shows otherwise that they are on U.S. 192 often. He said he would measure that, so we may come to the realization that his expectations are that the deputy for zones 21 and 22 can be outside the zone 60% of the time, which is not our

expectation. Hopefully we will get to where he will keep a deputy in town and that his expectations are the same as ours. He was amenable to a measured timeframe and the plan that we put together.

Mr. Tomsick stated I will be setting up the meeting with the working group. Once we rank the things that we want to do, we will meet with the West Osceola sheriff staff and review the plan. I am sure we will receive some feedback at a working group level since Sheriff Hansell was not willing to get into that level of detail with us. It is very exciting that he was willing to try something different.

Mr. Sunnarborg stated that is really good news.

Mr. Moore stated before the sheriff left the meeting, we asked him about Halloween. I think there were nine deputies that CROA paid for, but he did not realize that. We should not be absorbing that but it should come from the sheriff's budget. He was surprised at that, and he did not understand what happens in Celebration on Halloween. We educated him on that a little, and I think there will be some follow up. I heard him say that sounded like it was not something that the home owners should pay for. We may not have nine deputies here next year, but he does not think we should pay for additional deputies on Halloween. Having a face-to-face meeting with the sheriff made a big difference.

Mr. McCollum asked has anyone heard anything on the SmartCity fence?

Mr. Smith stated the fence is gone. It was on CROA's property and Mr. Rick Hughes handled it with SmartCity.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Carlson, seconded by Mr. McCollum, with all in favor, the meeting adjourned at 7:45 p.m.
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Bruce Carlson, Secretary

Tom Sunnarborg, Chairman