

MINUTES OF WORKSHOP CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Celebration Community Development District was held Tuesday, March 29, 2011, at 6:30 p.m. at the Celebration Community Center, 851 Celebration Avenue, Celebration, Florida.

Present from the Board were:

Tom Sunnarborg	Chairman
Lee Moore (<i>by phone</i>)	Vice Chairman
Bruce Carlson	Secretary
Floyd McCollum	Treasurer
Cliff Akey	Assistant Secretary

Also present were:

Gary Moyer	Manager: Moyer Management Group
Mark Vincutonis	Engineer: Hanson Walter & Associates
Brenda Burgess	Moyer Management Group
Brian Smith	Severn Trent Services

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Sunnarborg called the workshop to order at 6:30 p.m.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Moyer called the roll.

THIRD ORDER OF BUSINESS

Administrative Matters and Announcements

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Discussion of Potential Future Maintenance Facility

Mr. Smith reviewed the informational package as provided to the Board and is included in the official records of this meeting.

Mr. Sunnarborg stated the last substantial conversation we had on this topic was before Mr. McCollum was elected to the Board, so perhaps it would be helpful to state where we left this item. The former Board agreed to a land swap with The Celebration Company (TCC) so that we could get our maintenance contractor parking on our property instead of the small parcel next to the Issa building because that just did not look good. We wanted to complete that as soon as possible, but eventually the land was swapped.

The Board voted unanimously to improve the site that we now own to accommodate parking and some back-of-house needs to get the property functional and create a place to park and a place to secure equipment, using the trailers that we already have, and putting up a fence if necessary but not proceeding to the next step, which would be the preliminary stages of a permanent facility. We are still in the temporary facility phase. We all agreed to stop at that point so that we can discuss a long-term plan, what is going on with the Celebration Residential Owners Association (CROA), what is going on with the library, and what could be a potentially complicated method of building the infrastructure, the road and the utilities to get to our property. We left a lot unresolved but the important point is to stop before we took any steps toward a permanent facility. Even at that point, Mr. Moore was hesitant to go to the next step, so we said that we would talk about it at some other time, which is tonight's meeting.

Mr. Akey stated we have done some basic activities. One of the items was to cleanup some of the debris that was useless junk and to remove it. Has that been complete? Is there any junk sitting around?

Mr. Smith stated the only work our lot required was to get it cleared and graded. I was just going to mow it and do a light rough grading. I met with Mr. Jim Parker since I found some gopher tortoise nests and I wanted to make sure everything was under control from that aspect. In talking with Mr. Parker, he said we really need to go to the County and get the permitting before we do anything.

Mr. Akey asked even before we removed old equipment and broken junk?

Mr. Smith stated yes, we did that before it was all removed. All we basically needed to do was clean it up and remove the weeds. Before I did that, however, I did get a permit from the County and Mr. Vincutonis and I met with them before we started the work.

Mr. Vincutonis stated we met with the entire development review staff, Mr. David Tomek's group and the heads of all the departments.

Mr. Sunnarborg stated this meeting is a workshop, so we cannot vote on anything, but we should try to set an objective at this meeting that will lead to an action item for the next Board meeting. We should at least establish a point of view so that we can bring it to a vote as to whether or not we are going to proceed somehow. We do not have a consensus since we have not voted on proceeding to do anything.

Mr. Smith stated the Board authorized me to get this property to a rough grade, however we get there, including going through the County approval process so long as

the cost was feasible. I provided some dollar estimates at that last meeting, and that is the direction in which I have been proceeding.

Mr. Sunnarborg stated what we have not approved is to take a sketch to the beginnings of a design to get to the next level or any cost estimating to get any permits beyond what you have done. I would like to get to the point where we make a decision.

Mr. Moyer stated one other comment that we have wrestled with, where I do not think you have found a resolution, is the degree to which we try to do joint facilities with CROA. The Board has discussed this at several meetings, and it is a difficult thing to deal with. CROA made it very clear to the Board that they really do not have any money presently to do anything. Mr. Paul Collins and I discussed whether or not we could finance the infrastructure for them, and I included some schedules in your informational package, just like we would do a bond issue. They indicated they might be able to pay a little now and then increase their payment when the economy gets better. The Board has not made the decision at that level that you are going to do anything with CROA.

Mr. Sunnarborg stated at one point, we discussed a joint facility with CROA where they would actually have program space inside the structure. That is part of what Mr. Moyer mentioned. One of the concerns that Mr. Moore has expressed over the past months is doing some kind of restroom facility on our side of the property line that would serve the CROA park area. That is another piece of CROA's involvement. Then there is the issue of how the road gets built.

Mr. Akey stated you have the CROA parcel as well as the County parcel. The intersection is not complete. What is the County going to do with the intersection? I have not heard. I think there is only one option. Celebration Boulevard already exists. They are not going to change where that boulevard ends at Campus Street. That intersection is warranted for a traffic signal.

Mr. Sunnarborg stated the County will have to deal with that as part of the library design.

Mr. Akey stated I have not seen any of those plans. They said they are going to design the intersection, but they have only one option with the intersection. The hospital has a left turn on Celebration Place, and the County is not going to put in another turn there.

Mr. Carlson asked when is the library going to be built?

Mr. Akey stated that is still a big unknown.

Mr. Carlson stated when the library is built, that intersection will be done.

Mr. Akey stated that is correct.

Mr. Carlson stated there will be a roadway that goes to a certain point, and there will be utilities that will be stubbed out to which we can connect. What is the next piece that we have to build and pay for beyond that? We will probably not start our project before the library has started on their permanent facility. I think it is a little unnecessary to discuss what will happen at the intersection because that will happen with the library. The road and utilities will stub out to a point, and from that point forward, there will be a cost for us to take it from that point to our property, to install the utilities and then construct our building. Where I am, is that cost justified? CROA may not ever do anything there except keep it for a park. I would love to do something jointly with CROA and have parks and amenities on that parcel, but I do not think it will be worth our while to wait for 10 years for CROA to decide to do something with it.

Mr. Sunnarborg stated I would like to paraphrase what Mr. Carlson said about the intersection. I think we should come second in the sequence. I would not go ahead of the library.

Mr. Carlson stated I agree; that is what I was trying to say.

Mr. Sunnarborg stated if the library gets delayed, then we get delayed.

Mr. Akey stated that is correct.

Mr. Sunnarborg stated I do not want the CDD to take responsibility for that intersection.

Mr. McCollum stated they must have some type of timeline for the library.

Mr. Smith stated we raised that at our meeting with the County. They asked us about access, and I said that our access will depend on the library. At that point, we asked if there were any drawings or anything that we can look at so that we know where the library will be and how they are going to configure that intersection, as well as to whom we talk about getting some design done in advance to provide us with access to our property. They have to provide us with access. They gave us a name at that meeting, and we will contact them to see where they are in the process. We can stay right behind them and follow them, which would be good for us so that we can get everything we need in advance.

Mr. Carlson stated I agree 100%. The County will also want to know what is the traffic pattern there, and to understand the traffic pattern, they will want to know

something from CROA about their property. If they put in a park, the County will want to know what the traffic will look like. If the CDD is building a maintenance facility, the County will want to know what the traffic will look like if we have a landscape company that is going to use that facility and the CDD staff is going to use it. What is the traffic pattern that will go back as far as our road goes? The County will want to know that before they actually put together a plan. CROA, the CDD, the library and the golf course will need to provide something to the County to tell them what the traffic is going to be so that the County knows what to plan for the intersection is.

Mr. Moore stated the only people who will need to do that is whoever is asking for improvements. Right now, that is just the library.

Mr. Carlson stated but the CDD will be affected, and otherwise, we might have some costs later.

Mr. Sunnarborg stated the alternative is to take the zoning and apply the maximum density for each parcel and convert that to trips.

Mr. Carlson stated I agree with that.

Mr. McCollum stated my instinct is that we will not have a lot of trips.

Mr. Sunnarborg stated I saw Mr. Herschel Smith's email about the traffic circle he proposed be at this intersection. I had seen it before, but is there anything new with it?

Mr. McCollum stated no.

Mr. Akey stated that issue has been raised with the County traffic engineers before, and you can raise it again. Three or four years ago, the County said that area would not be a roundabout. There is not enough land there. That would have needed to have been done originally when the roads were built. We can certainly ask them again, but the County would be the ones to construct it. The question probably should be directed to Commissioner Michael Harford. Ask him directly and have him provide the name of who he wants on staff to provide that answer. We asked the question, but I do not mind asking it again. Perhaps a different engineer would be willing to spend the money for it, but I do not see the County spending any money for a roundabout.

Mr. McCollum stated I agree, and I do not think there is enough room without taking something out. Traffic circles take up a lot of room, especially with a divided boulevard, two lanes in each direction. The rights-of-way are not big enough.

Mr. Vincutonis stated the typical diameter on a roundabout is 100 feet.

Mr. Moore stated I have seen some pretty small roundabouts, even in Florida. I like the idea of us asking Commissioner Harford to have someone review it again. It is not a bad idea so then we can put this issue to rest once we find out the answer. I think it is better than a traffic signal. I was reading something about older people driving, and after age 70, the most accidents occur when making left turns. The State of Florida is looking to reduce the number of left-turn accidents with older drivers by creating more roundabouts. I think it is a good idea to check, but it probably has nothing to do with our discussion.

Mr. Akey stated it does have to do with this question.

Mr. Moore stated it has nothing to do with what will go on our property.

Mr. Akey stated that is correct, but it affects us so that we do not incur additional costs later on. My thought is to ask Commissioner Harford or send him a letter and ask him exactly what is going on with the library and what is the timetable. Once we know that piece, then we can make a better decision on where we go with our property. We should officially ask Commissioner Harford the question. He can forward it to any staff member he chooses, but Commissioner Harford is accountable to provide us with a status and he ought to tell this community and this Board when and what is going on with the library. Then we know their piece of this overall project. If we know their parcel will not be complete for five years, then we will ask if they are going to proceed with the intersection before then. If the CDD builds a maintenance facility, then I would like to see the intersection complete even if they do not complete the library for some time. Then when the vehicles come out of that area, they are not making a roundabout turn in the morning to go left and then jutting over. That is not a good way to exit that area.

Mr. Carlson stated that is a safety issue.

Mr. Sunnarborg stated it is a legitimate question that we can ask of Commissioner Harford, and he will forward it to the library staff. It goes to the point that Mr. Carlson made that I paraphrased; if the CDD proceeds first, then we will have to build that intersection entry through the library property at a cost that we should not have to bear. We should not do that. We need to let him know what our schedule is, but we need to know what their schedule is because it affects our schedule. If they are not going to proceed with the library for five years, then the maintenance facility will not appear on an agenda until after most of us are no longer on this Board.

Mr. Carlson stated I agree we need to find out what is going on with the library.

Mr. Sunnarborg stated during my unemployment, I got involved in the library project to see if I could help them. They were in very early conceptual design, but they had the site plan pretty well solved. It looks pretty much like the drawing we received in our agenda material with the parking lot in the back. LRK is doing the design. Mr. Richard Quinn is still on the library Board and very involved. At the time, they were inviting Mr. Drew Locher to join them. With the number of Celebration residents involved on the library Board, we ought to be able to get an update. For today, let us assume it is proceeding, although we do not know the schedule. I think we can assume there is nothing going on with the CROA parcel. Has the golf course completed their land swap?

Ms. Burgess stated I recall Mr. Parker reported at a meeting some time ago that the golf course had completed their land swap.

Mr. Carlson stated they are the last ones down the line, and they will want to proceed with their project.

Mr. Sunnarborg stated they are probably asking the same question that we are with regard to the library.

Mr. Carlson asked what is the requirement the golf course needs for their facility?

Mr. Moore stated they have access from their own golf course.

Mr. Moyer stated I heard that they probably were not going to do much of anything on that property.

Mr. Smith stated they are building the academy and they will extend the utility lines. They extended an eight-inch line and when they develop that piece of property, we asked that they bring that line down to our property so then we will have a loop on that system for fire protection.

Mr. Carlson asked is that the only utility they are bringing to their site?

Mr. Smith stated I believe so. Right now, the eight-inch line goes from Golfpark back to the academy, which is on the backside of their property, south of their new piece of property.

Mr. Sunnarborg asked does anyone know of any progress on the CROA parcel?

Mr. Moore stated I met with Ms. Pat Wasson as well as Mr. Parker to see what can actually fit on that property. We discussed soccer fields, but no one really knows what could fit there. We also do not know what the cost will be to do it.

Mr. Sunnarborg asked would Mr. Moore elaborate more on what you mentioned at our last meeting regarding master planning our property to accommodate them in the future?

Mr. Moore stated the real intention of tract B, which is CROA's parcel, was for a park or some sort of ball field facility. That is what was discussed with the County, which changed the use of this property. Tract C, which is the CDD parcel, was designed to be a maintenance facility. Since that time, the option has always been there for CROA to do something, but they decided they want to work on other recreational aspects. The land is sitting there and they have an opportunity to use it, but there is no rush for them to actually go ahead. The plan was for some ball fields, probably soccer or football, anything except baseball because of space. The original thought was on the end closest to the maintenance facility would possibly be a concession stand and bathrooms on CDD property because the usable space for tract B is not that big. I am involved in these discussions only because I am involved in soccer, but I am interested in getting soccer, lacrosse, and football usage on that field as well as however the site can be used. In an effort to speed up the process, because the CDD is interested in moving forward, I scheduled some meetings to try to talk with Ms. Wasson about their plans. We came to the conclusion that more work needs to be done. Someone has to take a look to see what can really fit on that spot so that CROA can decide how to proceed. They even discussed a dog park and some other things. Is that going to be at the expense of ball fields? Could they coexist? Perhaps they could if we used parking at the library if the County would allow that. I think step one is to have someone draw out some fields for tract B and then see what can fit. The intention originally was to use an existing parking lot, such as the library, with a concession stand and bathrooms on the end near the maintenance facility. When we discussed this years ago, the maintenance facility could house those bathrooms and it would be something that could compliment the usage of the CROA property.

Mr. Sunnarborg asked why did you want us to wait on our discussion of the maintenance facility?

Mr. Moore stated probably because we are just a few weeks away from seeing what can fit on the CROA property. Then we can discuss who should actually own and operate it. I thought the CDD should own that property, not CROA, which I have mentioned before. One reason is, I would like to get some money from the County because there are no parks in the west Osceola County area. The County has not done anything in terms of

a fair share for County parks. They did pay for some of the lights for the baseball fields at the school, but that is because it is a County school and the fields are open to the public. I do not think that the County would put in anything on a CROA-owned field. I think that is the next step, which is why I wanted to delay what we are doing just a couple weeks to ask the CDD to try to work with CROA to get an answer. I think a lot of our planning hinges on tract B. I do not think CROA actually owns it, but that is the intention of TCC to give it to CROA.

Mr. Akey stated if the intent of that area is for ball fields, then ownership could be by CROA or the CDD as well as the County.

Mr. Moore stated that is correct. The County could give money to the CDD for the west Osceola parks and recreational facilities, and the County could certainly do the same if they owned the property. If it is a CROA facility, then no governmental entity will give money for those amenities because it is a private facility.

Mr. Carlson asked what kind of money would you be seeking? What could the County do that CROA would not do?

Mr. Moore stated I do not know because I do not know what CROA would do. For instance, if you look at the fields that are used the most, they are the baseball fields. The CDD contributed to that, there were private funds contributed, and the County contributed. If tract B is a CROA facility, then it will only be used by the owners association. If CROA does not have enough money to even grade it, would the County do that for CROA? The build-out will cost something, and I am not sure if CROA has the money for it. Even if we do design it, I am not sure CROA would ever have the money to follow through with it.

Mr. Carlson stated I think that is a decision for CROA in terms of the owners association in terms of whether they want it to be a private use for the Celebration residents only or if they want to open it for public access and then draw in some money from the County. I look at it as a step, but I do not see it as delaying our plans. One way or another, that parcel is separate from our parcel. That parcel can be transferred to the CDD or the County at any time later. We can pare down our buildings and our needs only to service the CDD with the option of adding another wing for the landscaping company or another wing for bathrooms and a concession stand for CROA whenever they decide they are going to do something. If the County wants to do something, they can put it on tract A. I do not see the CDD waiting and delaying a decision on what we are going to do

for those entities. We are separate and we have a need for a maintenance facility. If the needs stand on their own, then we should take a look at what we would put on tract C for our own use.

Mr. Moore stated I do not disagree with you. My intention was to try to delay our meeting just so we would have more information, but I do not disagree that we can decide what to do, if anything, that can complement what can be built on tract B.

Mr. McCollum stated if we decide to bring this to a vote and it is decided to move forward on that, we will need to do a master plan because we have nothing now anyway. In that master plan can be a future plan for various phases. With tract B being a park, there are not a lot of other things that you will provide beyond restrooms or concession or landscape. We will look at that during the programming for the master planning and figure that in.

Mr. Akey stated I agree. It does not make any difference what CROA does with their land. To me the big piece is what the County is going to do, what is their timetable, and what are their plans. If we are going to have a master plan, which is a great idea, they definitely have to contribute their piece of information for that plan including a schedule and a timetable. If they say they have no idea, then that is not good news for any of the residents, either, because the County has said they are going to build a library for quite some time.

Mr. Sunnarborg stated I think we can master plan our parcel. Mr. Smith included a hand-drawn sketch of the site plan, which is the beginning of a parcel's master plan. On the right side is the building that we need and we can build a parking lot, but we can leave the left side for a future CROA building. If they never do a deal with us, then we will never construct that building. We will leave that land for CROA when they get around to it and when they agree to pay us.

Mr. Carlson stated the golf course has to build their piece of the road beyond us. The library will have to build the road to access these parcels. If we have to build a piece of the road and install the utilities from the library across the CROA parcel to our maintenance facility, then we tell CROA that we will build that infrastructure but they owe the CDD those monies at some future date. It is not like we are going to do it for free. Everyone has their own portion of the utilities and the road. If we want to get ahead of CROA, then we can install it but they are accountable for their share of the costs at some point in the future.

Mr. Sunnarborg stated that is correct. On this site plan, if we leave that left side as future CROA or County facilities, then they can build the concession and restrooms to serve their park.

Mr. Carlson stated that is correct. We should not be accountable for that money; they should build it.

Mr. Moore stated the original plan was for the back end of the maintenance facility to have the bathrooms, and now we are talking about an entirely different building.

Mr. Sunnarborg stated yes.

Mr. Moore stated with the maintenance facility, we would be constructing bathrooms anyway; however, I do not have a problem with the direction of this discussion. It is something to keep in mind.

Mr. Sunnarborg stated I think we can proceed with planning and leave that future coordination with some program on our site to service the other site to future planning. I do not like the idea of mixing our maintenance facility with little kids in the same bathroom. I think that is a bad idea. The whole idea of who owns the park is a separate conversation, and it could take years to resolve.

Mr. Carlson stated that is for the community and residents to determine.

Mr. Sunnarborg stated I do not want to wait for that. I do not think we will do anything that will prohibit some possibilities in what to do with the park. I would like to proceed with the caveat that we will be second to the library and that the road makes sense and so forth. I do not want to wait anymore.

Mr. Akey stated I agree. I would like to take our parcel and decide what to do with it, but at the same time, I want to see the intersection and the road done. The County could do the intersection and the road but decide not to build the library for 10 years. At least, vehicles entering and exiting that intersection are not coming out in the location they are today. We can develop our parcel and if we have additional costs because we are doing something for them, they need to reimburse us.

Mr. Moore stated I agree.

Mr. Smith stated if we can get County approval for a temporary access to our property, that will solve a lot of our issues. If they make us build a road to access our parcel, that is too high of an expense. If we have temporary access to our property, then we will always have access and will not have to spend a lot on a road.

Mr. Akey asked where is the temporary access coming from?

Mr. Smith stated it will come from the existing access.

Mr. Akey stated that access the way they come out of that area and make a left turn and then make a U-turn back in is dangerous. We know the library is going on tract A, and Commissioner Harford needs to tell us the timetable. If his timetable is five years in the future, then the County should do the permanent road now so we have proper access to our facility with a permanent intersection. Why even ask for temporary access?

Mr. Smith stated once we receive our temporary approval, then we will not be required to do much else. When they build the library, the County will be forced to provide us with access to our property. We will not have to pay for it and we do not want to pay for it. We already have access to our parcel. They have to provide access to our property but we do not necessarily have to pay for that access to the back of the library property.

Mr. Akey stated but you will still have all those maintenance trucks coming out, the same as they do today.

Mr. Smith stated we could always take that dropped curb and move it down in the middle of the intersection.

Mr. Akey stated that is an option, so that it lines up with the boulevard.

Mr. Smith stated we can have a flashing yellow light at the intersection.

Mr. Carlson asked is that something we would ask the County to do? They need to put in the curb cuts at Celebration Place/Campus Street for that entrance.

Mr. Akey stated we should ask them to do it.

Mr. Smith stated then we can request temporary access from that point to the back of our property.

Mr. Moore asked are you able to access it now?

Mr. Smith stated yes, but it is not a designated access road. If we get temporary access to our parcel, then we are not waiting on the County or anyone. We are using our facility and we are already there. Whatever they are doing, they have to provide access to our property.

Mr. Sunnarborg stated access is part of it, but it is also the permanent utility connection.

Mr. Smith stated the permanent utility connection comes from Enterprise CDD, and there will be users on that line. That might be an Enterprise CDD cost to provide service to all the users on those parcels.

Mr. Moyer stated that is not clear, but the way the Board has traditionally handled developments is if the Celebration CDD runs the lines to its parcel and if it runs past the CROA property, Celebration CDD would have an agreement with Enterprise CDD whereby when CROA is ready to connect to that line, CROA will pay its proportionate share of that line and it will be reimbursed to the Celebration CDD. Usually there is a timeline of 10 or 15 years, and that is normally how that is done.

Mr. Carlson stated we will also not allow them to build facilities on our property until they pay for their share of that line.

Mr. Smith asked can we put temporary service on our property? Rather than an eight-inch line, we could install a two-inch line with a grinder pump lift station out to the force main.

Mr. Moyer stated yes.

Mr. Carlson stated I agree with Mr. Smith. I think there is a cost efficient way for us to get into business on our property that will save money and provide the facilities Mr. Smith needs without having to plan for what might be coming and without having to wait for anyone else.

Mr. Sunnarborg stated I agree.

Mr. Moore stated then it does not matter who builds their facility first.

Mr. Smith stated as long as we have access to our site, which the County has to give to us.

Mr. Sunnarborg stated I would like to clarify who will contact the County and what the question is. I think it is more than just having Commissioner Harford coming to our meeting and giving us a political speech again. I think the comments need to be made to the library staff with Commissioner Harford's endorsement.

Mr. Akey stated I am happy to do that. I met with Commissioner Harford a couple weeks ago, but I did not ask him that question. I am willing to meet with him and tell him our objectives. I will let him tell me who on his staff will work with us, and he can direct his staff person to meet with me. Commissioner Harford does not need to attend the meeting, but we need to find out who the contact is at the County. We need a direct link with the County rather than several levels of communication.

Mr. Smith stated from our meeting at the County, they provided a name to Mr. Vincutonis for the library, so perhaps Mr. Vincutonis can contact that person and find out what the schedule is.

Mr. Sunnarborg stated there are some connections that are obvious. There is the library services manager, the facilities person, as well as the architect at LRK.

Mr. Carlson stated I am not in favor of the County taking tract B, but they might be interested if they knew that tract is designed to be athletic fields. Kids could come to the library to do their homework and then go play sports on the field next door. They might be interested in this overall project. Even if that tract is not a County facility, it will still be recreational facilities that will be CROA related or public related.

Mr. Moore stated if the CDD owns tract B, then we could allow certain groups to use it and charge a fee to use it, but we can ask CROA to manage it. No one has ever really said to give it to the County because that was not the intent of TCC. Their intent was to give it to the community, and CROA was their first choice.

Mr. Carlson stated I agree. I was merely making an observation, not saying that was the right thing to do.

Mr. Moore stated if you tell the County that area is designated for parks, which the County has funded in other parts of Osceola County, it is a use they might want to get involved in.

Mr. Sunnarborg stated when we bring this to a vote whether or not to proceed, it would be very helpful to have something firm from Commissioner Harford as to if the library is really going to happen. The last time I heard from him, they hired an architect, they had approved a budget, they were waiting on some grant money, and the date had been announced. Have we heard that has been slowed down?

Mr. Moyer stated I met with Mr. Parker about two hours ago, and we discussed this in brief. He shared with me his understanding of the timing and where they are. Now that there is a total change in legal staff and the approach, a concern has been raised that the County did not go through the proper selection process. The selection of the architect was not done pursuant to the Consultants' Competitive Negotiation Act. I sensed from his comment that the County may be back to the beginning.

Mr. Akey stated I had that same feeling. Mr. George Nickerson is their acting County Attorney.

Mr. Moore stated I suggest we put this in writing where we ask Commissioner Harford to get involved in this process and provide details of what that intersection will look like. We put it in writing and then we make him give us an answer. We know what the usage is for this property since TCC went to the County for a zoning change.

Mr. Sunnarborg stated the question has changed. For years, going back to former commissioner Paul Owner, the community wants a library. They would come out and give us encouragement that someday we are going to get a library. Now we are saying that we are an adjacent landowner. We have a proposal that is dependent on their schedule and we need to know what they are doing. Either tell us or tell you that you just do not know.

Mr. Akey stated my preference is that I call Commissioner Harford and meet with him. We can also send him a letter; there is nothing wrong with that. Let us put him on notice where we are. We have plans for a facility, but we need to know what the County is doing. He can reply to the letter, but I will start the discussion with him tomorrow.

Mr. Carlson stated from my perspective, the other thing that should be emphasized is we do have temporary use facilities on our property now. That access, as it is now, is unsafe. The County needs to do something about it pursuant to the master plan that they think they will have for the library to allow safe passage onto the boulevard for people who have temporary access to parcels beyond the library site. You never want to say that you were planning to change the intersection when someone has a severe accident or is killed at the intersection. I have seen it happen.

Mr. Akey stated I can see it coming.

Mr. Carlson stated I would stress that point, as well as all the rest. It is an unsafe situation, and we expect the county to do something about it, in line with what they are going to do for the library.

Mr. Sunnarborg stated that conversation may get turned around on us and they may say the solution is that we cannot use the facility anymore. We respond and say that we proceeded with our temporary plan when the County was moving forward and when Commissioner Harford came to our CDD meeting to tell us the library was going to be built. Let us assume the County will proceed in a fairly prompt manner. I would like Mr. Smith to describe the basic program and what will be in this building.

Mr. Smith stated the drawing with the two buildings had the idea of one landscape contractor for the CDD as well as CROA. That is why the larger building on the left side of the page had a concession stand and two exterior bathrooms. It also has two interior bathrooms for staff. That building was going to be for the landscape company. Since that is no longer an issue, we can go to a smaller building for the CDD, and it does not matter if we put it in that location or on the other side of the property. When we did this

drawing, the plan was for the CDD/CROA contractor to use the building on the left. Now it will be just the CDD contractor. We could have the one building on the left with the bathrooms and use it as the CDD maintenance building, which will house my staff, and then the contractor can provide himself with whatever facility he needs on the other side, which would require County approval. Right now, Girard is paying for their own storage facilities. We could have a temporary facility on our property that they could pay for themselves or vice versa. Having both buildings on that property will provide space for both the landscape contractor and my field staff.

Mr. Sunnarborg stated I am looking at this drawing and seeing that the building on the right is for the field staff, the back-of-house component that we have been discussing, and making it big enough for the landscape contractor. If we ever have a combined landscape contractor with CROA, then we can add onto that building. If CROA has a separate contractor, they can lease space from us or we can sell them a piece of our property. It can be combined or it can be separate, but we at least start with the building on the right so that the building on the left can be master planned for whatever future use might occur.

Mr. Smith stated I agree with that for the simple fact that once we do that building, then we are done. We have access and our building, and everyone else can do whatever they want. It is the same thing for the road and utilities; we have our access and our utilities. That leaves us in a much better negotiating position.

Mr. Carlson stated our current landscape contractor is not willing to pay us for leasing a building. They came in with a low bid and no facility requests. Long term, what is the landscape contractor going to be willing to pay for rent for a facility like that?

Mr. Smith stated they could probably use temporary containers, which is cheaper than what they are paying at the storage facility. They can put some storage containers there, they work out of their trucks, and they use that area for parking. As long as it does not cost me anything extra, I am fine with that.

Mr. Carlson stated I agree. If a contractor was willing to pay something like \$50,000 a year for the length of their five-year contract, then at the end of that time, the building is paid off. We should provide a justification for it, or else they will do just as Mr. Smith is suggesting.

Mr. Smith stated we can provide them some space and they can do whatever they can get the County to approve for that little bit of room on our property.

Mr. Sunnarborg asked you would construct the building for your staff?

Mr. Smith stated yes.

Mr. Akey stated that is for the Celebration CDD, not CROA or Enterprise CDD.

Mr. Smith stated I would like to get funding from Enterprise CDD as well because some of the utility work could come out of my facility.

Mr. Sunnarborg stated this will be a back-of-house office space for your staff.

Mr. Smith stated that is correct.

Mr. Sunnarborg asked what will be in there as far as programming? Let us start with the number of staff people. How many people will we get out of the downtown office?

Mr. Smith stated we have some walk-in traffic and it is nice to have some of the front-of-house staff still downtown, the people that residents see. It is much better to have them in that office than to try to have them in a construction facility, walking across a yard with mowers and other equipment. Any front-of-house staff should be downtown, which leaves my field staff. They mainly work out of where they are now anyway, which is the trailer on tract C. They are working out of temporary buildings and their trucks. For example, Mr. Russ Simmons operates all our irrigation system, so he needs a desk for his computer because he runs all the irrigation systems from his computer. I have two electricians and three other field staff. If we include Enterprise CDD, we could include the operations staff. There is one manager who currently has an office downtown, which would be better for him to remain in that location. He has three field staff members.

Mr. Carlson stated you will also need a conference room and bathrooms.

Mr. Smith stated I will need County approval for the bathrooms. We could provide a grinder pump lift station that goes to the force main.

Mr. Sunnarborg stated that is 11 people.

Mr. Smith stated I will need at least two offices and two bathrooms as well as a meeting or lunch room space.

Mr. Moyer stated you may also need a reception area since you may ultimately have someone in that location answering telephones.

Mr. Smith stated we will have the office staff downtown to answer phones.

Mr. Moyer asked will you have it setup so that they can transfer calls to your new location?

Mr. Smith stated yes.

Mr. Sunnarborg stated we can move the back-of-house personnel to the maintenance facility and keep the front-of-house personnel downtown since they need to be available for residents and walk-in traffic. On a related topic, in the long term if we can get enough of the back-of-house staff out of the downtown office to the maintenance facility, then the front-of-house staff might be able to fit in the Town Hall building at 690 Celebration Avenue when that space comes up for renewal.

Mr. McCollum asked how many people would need to go there?

Mr. Sunnarborg stated that is what we are trying to determine.

Mr. Akey stated versus long term putting everyone at the maintenance facility.

Mr. Sunnarborg stated I would not put the front-of-house staff in the maintenance facility.

Mr. Moore asked why not? When we say “front-of-house,” is it really the front-of-house activities?

Mr. Smith stated yes.

Mr. Sunnarborg stated there is not a lot, but it is front-of-house.

Mr. Smith stated we have quite a bit of walk-in traffic, which is a good thing for us. It gives us good visibility.

Mr. Akey stated you will have a location on tract C. There will be a library and a park.

Mr. Moore stated I would like to explore the idea of getting out of paying a lease downtown.

Mr. Akey asked are you saying it is fine for people to go to the library but not to have foot traffic to our facility?

Mr. Smith stated I had a similar situation when I was associated with Westchase. They had a maintenance barn that housed the office and reception area, but people would walk through the garages while men were welding and doing other work activities.

Mr. Akey stated I do not mean that kind of setup, but they could be segregated, the front-of-house from the back-of-house.

Mr. Smith stated you could do the building on the left and have a parking area in front of that building with a front-of-house entrance.

Mr. Sunnarborg stated when we discussed the land swap negotiations with TCC, we were trying to add activities that we could use on this property, and they said if we constructed a building, then it is subject to architectural review. My interpretation was

that translated into expensive. I think we said at the meeting that the extent of our architectural concern was that we would screen it from public view.

Mr. Akey stated we will be having all our large utility trucks going by the library, and this has always seemed to me to be a poor design. You do not create a library as the main facility with landscape equipment running past it to get to their property. It does not make sense and it is not architecturally pleasing to put this kind of use near a library. But it is what it is.

Mr. Sunnarborg stated I think you are right. There can be a transition as you go down the road to our property. The library has to be architected and Celebration compliant. No one knows what the park will look like. In my mind, it transitions from front-of-house to back-of-house in that area anyway.

Mr. Akey stated we can put the building at the end of our property and screen it.

Mr. Carlson stated Mr. Smith's field crews will be out of there before the library opens and they will not be back until after the library is closed.

Mr. Smith stated that is correct; there will not be any library traffic first thing in the morning when the crews are moving. Girard does not have that much equipment, so the amount of traffic that my compound will generate will not be that great. During the day it will be quite a bit more than in the evenings, and we are not there on the weekends.

Mr. Sunnarborg asked how often do you ever encounter a maintenance facility vehicle going back and forth to the golf maintenance building on Celebration Boulevard? Almost never.

Mr. Smith stated having the office downtown, particularly the utility staff, it is convenient for residents. They will often walk or ride their bicycles downtown and stop by the office to pay their bill or let us know their tree needs pruning. A lot of people come by and visit for those reasons and to pick up information. It is very nice to be downtown for that reason.

Mr. Sunnarborg stated I was thinking that if we could get 11 people out of the current office into the maintenance facility, then Mr. Moyer's current office, which is pretty big, could get smaller. There is also a lot of rent associated with that, and those people could move into a different office. It would still be downtown, but if it was small enough, maybe it could go into the former Town Hall building, and we could actually have a government office in what was perceived to be a government building. That seems to be a good idea.

Ms. Burgess stated Mr. Tom Lewis always spoke about wanting to do that.

Mr. Smith stated it is setup well so that you can have the Board meetings in the big meeting room. There is a front window reception area. It is a good building that is setup for that type of use downtown. We can have the utility customer service person as well as the CDD receptionist up front where the window is, since there is plenty of room for two desks.

Mr. Moore asked is the meeting room taken up by the Celebration Store?

Mr. Sunnarborg stated I think so. I have never talked about this in any meetings or outside of meetings with Mr. Moyer. I have never talked with CROA about this and we are not going to presume to move them out of their lease. I thought we ought to do some space planning.

Mr. Carlson stated at one time, they wanted out of that lease.

Mr. Sunnarborg stated that is correct. Town Hall is actually a very small building. There might be four offices upstairs. If we bring this to an action item and we vote to proceed, let us do some space planning for the front-of-house offices long term and the maintenance staff in order to plan the site.

Mr. McCollum stated there are other issues, also. I do not know what the zoning is for tract C, but we may not be allowed to have two primary buildings on that parcel.

Mr. Sunnarborg stated we may need to do a lot split or something.

Mr. McCollum stated we will need to look at that when the programming gets started.

Mr. Moore stated I would still like to look at what the cost is and what kind of rent we would save if we move the field staff to the maintenance facility, and then we can make a decision based on that. I know it will be inconvenient for people who ride their bicycles, but if we can save x amount of dollars, I would like to know the answer to that.

Mr. Moyer stated I am paying for that office space, so I can give you some round numbers. If the CDD had to pay for that office space, you would save about \$66,000 a year, which is what I am paying for two-thirds of that office space. I am paying \$100,000 annually for the downtown office space. If you take two-thirds of the people out of that office, then you would reduce that office space by two-thirds, which is about \$66,000. That is \$26 or \$28 per square foot that I am paying. If our use goes down to less than a type-A commercial building, the cost may go down to \$11 per square foot that the District would pay. You would save about \$40,000.

Mr. Akey stated that is a significant savings.

Mr. Sunnarborg stated Mr. Moore is making another point about what the savings would be if we moved the entire staff to the maintenance facility.

Mr. Moore stated I think there are two points. One is moving the entire staff and not renting any office space at all, and the second is a smaller office space downtown for the front-of-house and the maintenance facility for just the back-of-house. If we can save \$40,000 annually, is it worth spending \$40,000 annually?

Mr. Sunnarborg stated I think it is worth doing the math, but if there is a front-of-house function, the architecture would have to be like the Issa building. I do not think that was the intent for the maintenance facility. The intent is to do something with the back-of-house staff in an inexpensive manner.

Mr. Moore stated if we are talking about dropping something off, I think there are reasons to explore both points.

Mr. Sunnarborg asked are you suggesting that we still do a back-of-house facility but one where we allow customers?

Mr. Moore stated I do not know. I would like to explore how much money it will cost us to keep renting office space. If the maintenance facility is not open to the public off the road, then they will have to drive back there to pay their utility bills, which seems like we should not be encouraging. I am looking for all ideas, not only the former Town Hall building but perhaps there is a small space somewhere for utility drop offs. If we are going to construct a building, I am not sure we should continue to rent space.

Mr. Carlson stated I agree; however, if we are going to build it and have only temporary access roads, then we are asking people to ride back on a gravel road to get to the facility.

Mr. Moore stated you are correct. Perhaps we master plan this in phases. It does not mean that the full staff will move in year one, but we should think about it as we design the building. We really should be thinking about moving our entire staff there and not paying rent downtown. It seems like we would lose our opportunity if we did not build it in that manner.

Mr. Akey stated that is a valid point, and I agree with you about the options. Whatever they are, we need to consider all the options. Now is the time to look at the options, not after we started on the building.

Mr. Smith stated what Mr. Moore is saying makes sense because in the beginning, we will not move all the staff to the maintenance facility. If we do want to eventually move

everyone to that area, then we will do a building where the front is similar to the Issa building but the back is similar to the golf course maintenance building. Then customers can drive up to the front and come in the front office door, but the staff can have access in the back. That phase would be after the library is built and the park is complete because then the road will be a finished road with a sidewalk that goes the length of the roadway.

Mr. Moyer stated I think you probably could do both initially. When you look at the cost of doing these types of buildings, it is not cost prohibitive to add another section that we can expand into if you decide to pull the whole operation into one location.

Mr. Moore stated Mr. Carlson and I were talking about a different construction project some weeks ago, and he made the comment that it will never be as inexpensive as it is now. I have never built anything where I felt I had too much space, whether it is a cruise ship or a resort. I always wish I had more space. I want to remind everyone that when CROA moved in to the community center, they promised the community that they were going to give up the lease for the former Town Hall. Some residents were asking why CROA was paying for both. I think as long as we make a decision and we are looking at the return on investment and other aspects that support our decision, then I think we will have done our due diligence. We will be fine if we cover everything and we will have a plan for the next couple years.

Mr. Sunnarborg asked what would Mr. Smith do next if you could as far as space planning, conceptual architecture, some civil permitting and cost estimating?

Mr. Smith stated if the Board approves one building, I would design it in such a way that it can be expanded in the future that would be sufficient as far as all our needs. Then we can move forward with an inexpensive access and inexpensive utilities. We need to get a rough grade first and get it fenced, and then get the access we will need. If the County says we need to build a permanent road, that is an obstacle.

Mr. Akey stated that is a deal killer.

Mr. Sunnarborg stated I agree. If we were going to put this on the agenda for a decision from the Board to proceed, what would we be proceeding with?

Mr. Moyer stated I think you are correct that space planning is necessary as well as site planning in terms of a building location, just preliminary activities.

Mr. Carlson stated we need to find out about the access road from the County and the library facility.

Mr. Smith stated I told the County that I only need the property for a maintenance facility. It is not a full-blown building. I have staff working out of these buildings and they need to keep their equipment in these buildings, so that is the direction I am proceeding and the direction the County thinks we are proceeding. Keeping that same train of thought with the County, we just want to get a safe access road to our property and see what we can get, comparing it to similar access the County has to some of their maintenance buildings. They do not have curbed roads going to their facilities, just a hard dirt road.

Mr. Sunnarborg stated I would like Mr. Smith to work up a scope and a price so that we can authorize some money to be spent going forward.

Mr. Smith stated we will need engineering services to get the site drawings done and getting the site permitted for a maintenance facility. The next step will be getting the design for the building, so perhaps we can get a conceptual design for the building.

Mr. McCollum stated we have to start with the master plan. The temporary facility is phase one of the master plan, then follow the other things we want to do beyond that. It is the same for the programming and space planning. That is really our first step. If we are looking at front-of-house versus back-of-house, we have to figure that out.

Mr. Carlson stated first look at getting the most cost-efficient access and utilities and see what we come up with.

Mr. Akey stated the cost figure we will come up with is just a facility to house the field staff.

Mr. Sunnarborg stated it will also include the road and the utilities to get there in order to be able to function.

Mr. McCollum stated there will be phase one and phase two.

Mr. Smith stated we will look at an expandable building.

Mr. Moyer stated if we get a contractor that is willing to pay something, it might make economic sense for us to construct another building and amortize it over five years. At the end of five years, we own the building.

Mr. Carlson stated then we lease it to the next contractor.

Mr. Moyer stated that is correct.

Mr. Sunnarborg stated the next time we bid landscaping, we have an alternate clearly delineated for the maintenance facility.

Ms. Burgess stated your meeting is three weeks from today, so that gives staff two weeks to include something in your agenda package. Does that give you enough time?

Mr. Moyer stated I think so, with what we are talking about initially.

Mr. Carlson stated in the interim, Mr. Akey will talk with the County about the library.

Mr. Akey asked what is the grand total number that Mr. Vincutonis provided?

Mr. Vincutonis stated I separated it by each tract for A, B, and C and by activity. The grand total for all three tracts was \$887,000. That includes a paved, finished access road and installation of all the drainage and utilities.

Mr. Smith stated if we proceed with a temporary access road, I will provide a different price for that item.

Mr. Akey stated I do not pay all the cost when others will benefit from it. I want to see the other entities share in this cost.

Mr. Sunnarborg stated we need a billing or an allocation scheme for all three parcels.

Mr. McCollum stated tract C is only \$207,000 of the total.

Mr. Sunnarborg stated we will need to think about and discuss how we might pay for CROA's part in advance until they are in a position to pay for it.

Mr. Akey asked how does Enterprise CDD figure since they are currently using the same contractor as CROA? At some point, they might use the same contractor as Celebration CDD.

Mr. Moyer stated I would propose that we enter into an interlocal agreement where they agree that we will also use the same contractor for an extended period of time so that we realize the benefits. A lot of these costs you are talking about in terms of what goes on in the field operations is a significant portion, and Enterprise CDD will pay for a good share of that \$207,000. I would need to at the dedication, but there are access easements and we may be able to do the utilities under our operating policies and charge connection fees. Then Enterprise CDD will front the money for those utilities. It is not much different than what we will do when Island Village is ready to be developed. The rate structure for Enterprise CDD was setup anticipating that we will do that kind of activity from connection fees. Enterprise CDD does have sufficient monies to extend utility lines for that purpose.

Mr. Akey stated I am sure everyone agrees that we have no problem paying our share, but we do not want our share to be 100%.

Mr. Sunnarborg stated I agree, and to expand on that, every now and then, you hear the political argument that we are all the same town with the same people. No, it is not and it is different. One is public money and the other is private money, and they are fundamentally different.

FIFTH ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS

Other Business and Supervisor Comments

Mr. Sunnarborg stated I would like to gauge the feeling from the rest of the Board members on something. Do you see the benefit of sooner or later collapsing the two Districts together into one?

Mr. McCollum stated absolutely.

Mr. Akey stated we discussed this in a workshop about a year ago, and I definitely agree. The fewer entities, the better. I can think of a lot of reasons to do it.

Mr. Sunnarborg stated I can also think of a lot of reasons. Disney would need to be part of that conversation. Even on small things like this, of having to do an interlocal agreement between two entities to fund a single building that we are going to share, but it will be helpful on bigger issues, like how do we deal with the sheriff.

Mr. Akey stated issues like how do we split the cost. We pay for Mr. Smith and Mr. Moyer, while Enterprise CDD pays some. I do not know what Enterprise CDD pays, and I do not know if we are paying our fair share or if we are paying less than what we should be paying.

Mr. Sunnarborg stated we have never had to worry about it because we have always had the same management company and the same manager from the beginning, and we trust him. What if it was not that way someday?

Mr. Carlson stated I agree with you.

Mr. Sunnarborg stated I do not know how to effectuate this. Mr. Moyer and I had a very informal conversation with Mr. Kelly about this over breakfast one day. There are issues about the taxpayers in Enterprise are commercial and they have established their businesses, mortgages and rent structures based on an existing governmental entity. To change it might be traumatic. Disney, through Mr. Kelly, did not express opposition but they were not enthusiastic about taking the lead on it, either.

Mr. Akey stated at the workshop, Mr. Moyer made a good comment that it would be difficult.

Mr. Moore asked is it legal to do?

Mr. Moyer stated Section 190.046, Florida Statutes, provides for mergers, and it can be done.

Mr. Moore asked is there a means to actually facilitate a change like this?

Mr. Moyer stated there are no provisions for a hostile takeover so it will have to be with consent of both Districts.

Mr. Akey stated it might be difficult but then we look at the things we want to do. Perhaps four or five of them get done sooner versus later.

Mr. Moore asked does that mean the Enterprise CDD no longer exists and then Celebration CDD is a larger geographic area?

Mr. Sunnarborg stated it does not matter what you call it, but it is similar to the merger of two companies. The name on the letterhead does not really matter. In effect, there would be one CDD and it will include the geography of the total of both.

Mr. Akey asked could we also have the scenario where both of the Districts still exist and they have certain portions but the majority is under the realm of the Celebration CDD?

Mr. Moyer stated these two entities, by interlocal agreement, can contract to provide whatever services you all want to provide and divide them up. If Enterprise CDD is satisfied with Celebration CDD doing the street lights, water management and those types of things, that is easy to put together. Enterprise CDD would continue to exist as a CDD and they will continue to levy assessments on the benefited properties within their CDD, and for what Celebration CDD is doing, they will pay this CDD for those services. There are a lot of ways to do this.

Mr. Moore asked what is the benefit?

Mr. Moyer stated control, more than anything else.

Mr. Akey stated consistency in the delivery of services to the residents.

Mr. Sunnarborg stated service to our constituents, less confusion.

Mr. Moyer stated the real answer to the question is that there is one less level of people that the residents have to go to in order to get answers, although it is fairly seamless the way it is now. If the Celebration CDD Board receives complaints that are not within your CDD, you forward them to the Enterprise CDD.

Mr. Sunnarborg stated that is rather empty from a constituent's point of view. It is the truth, but it does not solve any problems.

Mr. Akey stated Mr. Moore raises a good point about what the benefits will be.

Mr. Moore stated I think it needs to be a discussion point. We could do as Mr. Moyer describes where we are contracted to perform the work, but then there will still be the Enterprise CDD.

Mr. Akey stated perhaps we should focus on the maintenance facility and then address this issue.

Mr. Sunnarborg stated I raised it because it is a related discussion. For me, it becomes a priority when there is a really important issue in the community and we are looking for a spokesperson. We continue to have this same challenge when a big issue comes to the community, who will negotiate for the benefit of everyone. That is why we cannot deal with the really big issues. We can deal with mosquito control and coordination on alleys. The things that we do I think we do pretty well. The big things, however, we are ineffective. We have to stay in our little box, and for what we do within our jurisdiction, everyone gets an A+. We cannot figure out what to do with security. We cannot figure out how to coordinate with the schools. We cannot really figure out our future because we are intentionally put in these boxes to control the development or to allow the developer control during their developer-control period. That time is over, but we are still stuck with the same system. It is similar to us being the Confederated States instead of the United States, and it just does not work.

Mr. Moore stated I see what you are trying to do, and we should discuss it. I am not sure if transferring the water utilities to the Celebration CDD does what you are talking about since Enterprise CDD will still exist, and Disney will not give up their developable land.

Mr. Sunnarborg stated I do not really care about the west side of I-4, and it would not be hard to say that we should not have anything to say about what a private company wants to do with their land in Island Village. To separate the area north of S.R. 417 from the core of Celebration does not seem to make sense. I do not care one way or the other about the water utilities.

Mr. Carlson stated consolidation about the way we govern is great. It is difficult for us and for the residents sometimes in the way we are organized. The only good thing is

that so far we have not set ourselves up to go bankrupt like so many other organizations have at this point in time, and that is a good thing.

Mr. Sunnarborg stated to say it a different way, how we are organized keeps us from making catastrophic failures, but it also keeps from any big success.

Mr. Akey stated I would like to see if we could move some of those items and consolidate them between the two Districts.

Mr. Sunnarborg stated I do not have a specific proposal and I do not know what the next step will be.

Mr. Carlson stated Mr. Smith and Mr. Moyer can probably see the areas where having these two Districts is inefficient and might be done differently. The residents see where it is inefficient in the way that we operate or the confusion that exists. Sometimes we cannot see because we are embroiled in our own issues, whereas people who deal with both are trying to figure out how to deal with them.

Mr. Sunnarborg stated what staff does, I am very pleased and have been for a long time and hope it always continues.

Ms. Burgess stated you had a very productive objectives workshop recently. You are halfway through your fiscal year. Would it be helpful to list those priorities and have a discussion on them at the next meeting, just so you can discuss how things are going and what staff can do to help you get to some of those next steps?

Mr. Sunnarborg stated yes.

Mr. Akey stated I would like Mr. Smith to schedule a conference call on the road repair and figure out what we are doing.

Mr. Sunnarborg asked did Mr. Colt Little finish the bill of sale for the way-finding signs?

Mr. Moyer stated I have not seen it. The whole issue there was indemnification.

Mr. Sunnarborg stated I would like to try to have that before our next meeting.

Mr. McCollum asked is there an update on the audit?

Ms. Burgess stated what I heard today is that the first draft may be available for staff to review Thursday. I told them to please let me know in plenty of time so that I can schedule a meeting for the audit committee. All indications are that the Board will be able to accept the audit at the April 19 meeting, and we will have a committee meeting sometime between now and April 19.

Mr. Moyer stated depending on what is on the April agenda, if it looks like it will be a long meeting, I would like the discretion to schedule a discussion of your goals and objectives for a later meeting.

Mr. Sunnarborg stated that is fine.

Mr. Akey asked will Mr. Sunnarborg make an announcement about people driving in the alleys at the next meeting?

Mr. Sunnarborg stated yes.

Mr. Akey stated also in that announcement, if someone provides us with a license plate number, the sheriff's department will make a courtesy call. They have done that for years.

SEVENTH ORDER OF BUSINESS

Adjournment

The workshop adjourned at 8:50 p.m.

Bruce Carlson, Secretary

Tom Sunnarborg, Chairman