

MINUTES OF MEETING

CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Tuesday, April 20, 2010, at 6:30 p.m. at 851 Celebration Avenue, Celebration, and Florida.

Present and constituting a quorum were:

Cliff Akey	Chairman
Paul Collins	Vice Chairman
Tom Sunnarborg	Secretary
Lee Moore	Treasurer
Bruce Carlson	Assistant Secretary

Also present were:

Gary Moyer	Manager: Moyer Management Group
Jan Carpenter	Attorney: Latham, Shuker, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson Walter & Associates
Brenda Burgess	Moyer Management Group
Michael Harford	Osceola County Commissioner, District 1
Jim Parker	Walt Disney Imagineering
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. Akey called the meeting to order at 6:30 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. Akey led the *Pledge of Allegiance*.

FOURTH ORDER OF BUSINESS

Approval of the Meeting Agenda

Mr. Akey reviewed the agenda and requested any changes.

Mr. Sunnarborg stated I would like to add a discussion item for Commissioner Harford and Mary Beth Salisbury, who is here from the County extension office.

Mr. Akey stated we will add that before staff reports and after the action item.

FIFTH ORDER OF BUSINESS

Public Comment Period

Mr. David Alisbury stated I am a resident of Artisan Park, and I wish to speak to the CDD regarding the ability of you to assist us in the allocation of some space to locate a cell tower. I know you have discussed this, but there are over 1,000 residents in South Village and Artisan Park who are unable to attain proper cell phone signal. It is distressing in this day and age, especially in a town like Celebration. It is also a safety issue for those people who have an accident outside their home or on the boardwalk. They have no means of telling anyone. I have identified a potential at the far end of Celebration Avenue where I believe the roadway will connect to Celebration Boulevard, if it ever happens. That property is under your ownership. I would like to make a proposal that you consider that to see if that is a suitable site for a cell phone tower. My second item is regarding your website where it says that residents can request that mosquito spraying not be performed near their home. This implies that one resident may influence mosquito spraying with no reference to their neighbors. I would ask that in the areas where these restrictions are imposed that you list where those are on the website or the Front Porch so other residents have an opportunity to oppose the restriction if they wish. I am not sure one person should speak for something that 30 other people do not want. The website also talks about the new sprayer not making any noise and you ask residents to go inside when the sprayer is coming around, but then you cannot hear it inside so you have no warning. I want to suggest that you increase the sound of some sort so we know when the sprayer is coming.

Mr. Akey stated those are valid points. Mr. Moore, Mr. Parker and Mr. Richard Joossens have spent an enormous amount of time on the cell tower issue. They have worked extremely hard, and you are right that we do not have a solution or a site right now.

Mr. Moore stated that area is nothing new. We are looking at many areas. There are reasons why some of them have been turned down, but that area is not an area that is closed off and it could be a proper site. It depends on height and cell phone coverage in terms of what is going on elsewhere. It is not an independent site. If we choose to do something on that site, we may need one somewhere else. We recognize the need for it and Artisan Park especially has a big issue. That could potentially be a site but there are other factors involved—it may be less important if we can go somewhere else, or more important if we cannot. We will work these things out soon but we do not want just one

tower there. It is close to other buildings, how high can we go, will it only impact Artisan Park, and will it help the entire community if we go someplace else. We are looking at all those issues. The CDD owns some land that could potentially be used for a cell phone tower, TCC owns some suitable land, as well as other businesses. The County Commission will ultimately decide on the area that we choose. The Celebration Company (TCC) has to agree on it before it even gets to the Commission. If it is an area that CROA or the CDD owns, it would need to be deeded over. We are looking at all these things and nothing has been decided. I am working on this with others from CROA. I am as frustrated as you are that it has been taking so long. The phone service I use has been improved in the past two years through the help of TCC by adding an AT&T tower in downtown Celebration, but it did not help where you live. We are working on it and I wish it could be faster.

Mr. Alisbury stated if we used the area you own, we do not have to go to other people to request permission. You will still need to get approval from TCC and the County, but once you start looking at the school site, that involves other organizations.

Mr. Moore stated I am not even including the school. In the area you are suggesting, if the height cannot be as high as another area, that means we would have to look at another solution at the other end of town. But that might work more for Artisan Park. The higher you go, the greater impact you have. It may be a solution for your area but not enough for everyone. If we are going to put in a tower, we are looking for a solution. If we cannot get it with one tower, we may have to consider smaller towers in certain areas of the community. We have looked at every piece of land in the community and we are well aware of who owns what property. It is an ongoing discussion. Fewer people are getting land line phones and more people are getting cell phones.

Mr. Alisbury stated I am speaking more for the safety aspect. One neighbor had a heart attack and it was difficult calling out.

Mr. Moore stated I agree with you.

Mr. Carlson stated I also agree. We are ten years old. We are a model community and we are supposed to have the technological advantages of the best communities in the nation. Cell phone service still has not been resolved. We have all the arguments of aesthetics. At Lake Nona, they have a very ugly tower right in front, and I do not recommend that for Celebration, but we can certainly do something to solve the problem.

Mr. Akey stated regarding your mosquito issues, I will meet with Mr. Smith and look at the list of addresses. We will see if we will entertain posting them. I will discuss the noise issue with Mr. Smith, but I am not sure what we can do. We get complaints about the noise waking people up. It does have a flashing light on it.

Mr. Carlson asked do we have any areas that are shut down because of people requesting they not spray at their homes?

Mr. Smith stated they turn it off in front of the address and maybe 10 feet on either side of the lot as well as in the alley, just so they are not spraying onto the porch or into the garage.

Ms. Alice Joossens stated I also work with the Orange County School Board and I have been an assistant principal for many years. One of my concerns is about the cell tower. When I am on duty, I have coaches and kids around, and I always have my cell phone to call 911. It worries me that we may not be able to do that at Celebration High School. Sometimes the principal cannot receive phone calls from the County office because of no cell tower service. If something happens at the County, this high school may not be reachable, and there are 2,500 kids at that school. All of us are concerned but it is serious. We are concerned about aesthetics and we are so fortunate to have Disney working with us. Disney has beautiful cell towers on their property. Is there a cell tower at Celebration Hotel?

Mr. Moore stated there are two towers hidden inside the hotel: AT&T and Verizon. TCC did a good job of hiding the second one, AT&T, very recently. If you live close to downtown or East Village, it improved in the last 18 months. T-Mobile is at the Bank of America building. Those steps have helped over the years. We went from zero to adding three providers downtown. When Disney was going to build a 16-story building on Celebration Boulevard, that was a consideration but it did not pan out because of the real estate environment. This is a process we have dealt with for a long time. We are looking at some areas we think will be good. There is a sub station on Celebration Boulevard that is a good possibility and other locations that might be good. I thought the high school would be an easy decision, but there has been a lot more discussion than I was privy to.

Ms. Joossens stated it is a good discussion, and I think it is part of our educational process that we need to go through.

Mr. Moore stated there is a huge need for cell phone coverage at that end of town. The principal cannot use her cell phone nor can anyone in Artisan Park. The closest tower

for that area is in Reunion. There may be some things we can do. I am frustrated but over the last month or so, we have done a lot of work and we are working to get a new propagation study. I think things will happen a little faster. Mr. Parker has spent a lot more time on this issue than he probably wanted to. It is not that we have not tried but there are a lot of reasons. I have not found one nice looking cell tower. Disguising them as a tree or flag pole still looks out of place and you know what it is, but that may be a solution. We have a meeting scheduled with the school superintendent of the high school.

Mr. Akey asked that location is still a possibility and you will know more after your meeting?

Mr. Moore stated yes.

Ms. Joossens stated I appreciate what all of you are doing. I personally would be very upset if I could not get any reception and I had a sick child and could not dial 911. It has not happened yet, but it may.

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Minutes of the March 11, 2010, Joint Workshop with CROA, the March 16, 2010, Regular Meeting, and the March 16, 2010 Workshop

B. Invoices and Check Register

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

On MOTION by Mr. Carlson, seconded by Mr. Sunnarborg, with all in favor, the Consent Agenda was approved.

SEVENTH ORDER OF BUSINESS

Action Items for Board Approval

A. Consideration of Use Permit Application from the Boy Scouts

Mr. Moyer reviewed the use permit application from Boy Scout Troop 125 to use the downtown lake as part of their ceremony. Generally, we do not consider the lake to be recreational and normally we do not permit recreational activities. I think there are occasions when there might be exceptions to that, and this might be one of those. We will make sure whoever is the person going across the lake understands that if there is a problem or an accident, he knows that we are indemnified as part of this permit process. By going through the permit process, it is much more controlled than people just showing up and putting boats in that lake.

Mr. Akey asked how many are in the canoe rowing across the lake?

Mr. Moore stated it looks like there are three people in the canoe.

Mr. Sunnarborg stated I have been the most vocal during my term about denying permits for the use of the lake when it has involved motor boats or a water ski show. I think this is a perfectly acceptable use. It sounds like one person up to three people, for 10 minutes, and it is for the Boy Scouts. They have asked for permission, and they have supplied the right forms.

Mr. Sunnarborg made a MOTION to approve the use permit application submitted by Boy Scout Troop 125 for use of the downtown lake.
Mr. Moore seconded the motion.

Mr. Akey asked are there any EMTs on site while they are rowing across?

Mr. Moyer stated we can include anything you like in the permit conditions.

Mr. Carlson stated they are supposed to have life jackets on board for everyone.

Mr. Moyer stated we can include that in the permit as a condition, and I agree with Mr. Carlson's suggestion. They may not have to wear the life jackets, but they ought to have them in the boat.

Upon VOICE VOTE, with all in favor, unanimous approval was given to the above motion.

EIGHTH ORDER OF BUSINESS

Osceola County and Extension Office

Commissioner Harford stated I understand from County staff that we completed some striping in Celebration and you did receive both speed radar signs.

Mr. Akey stated that is correct. The striping into Artisan Park is complete, and both traffic devices are in place. Thank you very much.

Mr. Moore stated the yellow curb by the catholic church also looks much safer.

Commissioner Harford stated please let us know if there is anything else we can do. We had some speed radar signs that had a malfunction, so let transportation know if you have any issues with them.

Mr. Akey stated Joe Bitar called me, and he and I will calibrate them to make sure they are consistently working.

Commissioner Harford stated the last time I was here, we discussed issues with residents' yards. I mentioned that Ms. Salisbury with the extension office would be happy

to provide information and discuss the services that they provide. I arranged for her to be at tonight's meeting to discuss those services.

Ms. Salisbury stated I would like to explain the extension service. We are a three-way partnership among (1) the United States Department of Agriculture, (2) the Land Grant University, which is the University of Florida, and (3) Osceola County government, who is a strong partner locally. Our entire mission is education; that is all we do. We would like to bring some of our services to Celebration in a larger capacity than we have in the past. I distributed some information for you to review. The color brochure is what we use to advertise all our programs. We work in a variety of areas. 4H is a youth development program for children ages 5 through 18. Through that process, we try to instill three major things in children: citizenship, leadership skills including public speaking, and life skills. In the area of agriculture, we look at that as commercial agriculture in Osceola County. We still have over 65% of our County in agriculture. We have the largest cattle operation in the entire nation at Deseret Ranch. The area of family and consumer sciences used to be called home economics. My staff members are also faculty members with the University of Florida. My areas of expertise are health, nutrition and well being. There are some staff members who work in the schools for nutrition through a Federal grant. There are people who work in the area of housing and finance, parenting, and personality temperaments. Some of my horticulture staff has been out here working with you. We have two faculty members who work full time in this area. Many people look at horticulture being different from agriculture, but it is much the same as working in agriculture. When we sprout a house, we sprout yards. We still have to make sure people are using responsible amounts of water and that they are also being responsible with regard to herbicides and pesticides. In the area of natural resources, we work with Green Building, and we are currently overseeing a \$2.81 million grant on hydrilla and hygrophila. We are doing some research and education in trying to find some new tools to help us curtail those two invasive species. We have done a lot of research in Osceola County regarding mole crickets and stormwater issues. We also work with the schools in providing education. My goal was to share information about our program, and the brochure also provides some information about our volunteers. Ms. Joossens said she will work with us as a master gardener when she retires. We mail a brochure once per quarter and my faculty members each write an article. We try to go throughout the community and take education to the people. We try to cover a variety of areas of what we think

people need to know about. I also provided information about some of the classes. These materials are available to any of your residents. We distribute them in the libraries and any large public place that would like to have copies of these materials. They are free of charge. Our services are paid for by your tax dollars. All we do is education. We want people to have the right information that is research based and unbiased. I would like to bring more classes out here. One challenge is finding meeting room space, and I know we can come out here if we are invited. Early in the development of Celebration, I was asked to come out to people's homes to speak on hurricane preparedness since there were no meeting room facilities available at that time. I am willing to come out at anytime for programming on any issues that will benefit your residents. We are here to serve you and we are eager to help.

Mr. Sunnarborg stated we will provide this material to the home owners association who owns this building and allocates the space. I am sure they will be very cooperative and would love to have you put on some of these programs. Regarding meeting space in the future, we are optimistic we will have the library soon, within a year or so.

Commissioner Harford stated the County Commission approved the agreement Monday night between Osceola County and the Celebration CDD. Now we are talking with architects to get a site plan. I hope to announce soon that we will have a groundbreaking at the end of this year. We have a budget request that was sent to Congressman Grayson's office to augment some additions to the library. Because Ms. Salisbury talked about emergency preparedness, I mentioned to the County Manager about emergency preparedness. I can bring out the emergency management director next month to tell you what services are provided by the emergency management group as we approach hurricane season.

Ms. Salisbury stated this brochure is only a fraction of the classes we offer because we do change them periodically. If your residents come up with a program they would like to have, my staff is open to develop programs as long as we can do them research based and non biased. We are getting ready to have an event in May, perhaps the 27th, which is a hydrilla and hygrophila field day and it is free. The EPA grant we are working with was to develop biological fungicide controls and to look at other ways of controlling these invasive species. We have had a number of products moved forward and have been approved because of the research done in Osceola County. We will have trips out onto the lake on an airboat to see what has been done, what works and what has not. This is

geared for adults because it is pretty technical and I will email a personal invitation to each of you.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Manager

i. 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 to date, we have collected 86% of our non-ad valorem assessments, which is where we were at this time last year.

ii. Qualifying Information for the General Election

Mr. Moyer stated there are two seats on this Board that will come up for election in November along with the General Election process. For those who are interested, you can pick up the information on the website related to the qualification requirements. If you are going to do that by petition, there is a form on which you can get 25 of your neighbors to support your candidacy and sign petitions, which you deliver to the Supervisor of Elections no later than May 17 at noon. They will charge you \$0.10 per petition to verify the signatures, so you can qualify by paying \$2.50. If you do not qualify in that fashion, there is an open qualification period from June 14 at noon to June 18 at noon, in which case you would qualify by paying \$25 to have your name on the ballot. After you review the information and if you have an interest, you should contact the Supervisor of Elections and get all the details from her.

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. Carlson asked when will the weir in Lake Evalyn be finished?

Mr. Smith stated we will be pouring the concrete tomorrow. The sidewalk is closed around the back of the lake. We have quite a bit poured and we had to expand the amount of area that we were going to concrete because we wanted a good product. I expect work will be complete and the sidewalk open by the end of the week, and cleanup will be done by the middle of next week. The plantings in Artisan Park will be started this week and completed by the end of next week.

Mr. Collins stated you mentioned that Davey was going to come back to resod dead turf areas on Celebration Avenue.

Mr. Smith stated I had a drive through with Mr. Garth Rinard this week, and he will provide a schedule for that work and how long it will take. We identified the areas that need to be done, everything along U.S. 192 at Celebration Avenue, on Celebration Place, and all the way down Celebration Avenue to the bridge at the North Village entrance.

Mr. Collins stated last year it got in pretty bad shape and that is where everyone comes in to Celebration. I have received some comments that it has deteriorated and does not look as nice. I would like for you to stay on top of that work.

Mr. Smith stated I agree, it needs to be replaced this year and they need to do a good job. They did a lot of replacement last year, and then we had a little drought. They did the replacements at the same time of year last year, and we had some irrigation issues which did not help. I told them that if there is any concern about watering, make sure they have a water truck on site as soon as they have the slightest concern. It will be St. Augustine floritam, but we may use bitterblue under the oaks at the front, which does better in the shade.

Mr. Sunnarborg stated the radar signs are terrific. Are they on the schedule to be painted?

Mr. Smith stated the one from Celebration Boulevard in front of the Progress Energy substation is in the shop, has been painted and will be reset tomorrow. We will pull up the next one on Celebration Boulevard and paint it. We are pulling them up to spray them because it is a much better job, and then we reset them. Within the next two or three weeks, they will be complete.

Mr. Sunnarborg stated the P parking signs as suggested by Mr. Collins were a great idea. The directional arrow head is very small, so perhaps your painter can make that head more obvious. I think that will make a big difference.

Mr. Smith asked how do you feel about the tow-away zone on the same sign pole?

Mr. Collins stated I do not like it. I think it sends a mixed message.

Mr. Akey stated I agree.

Mr. Sunnarborg stated it is confusing.

Mr. Collins stated to me it flashes the message not to park here. My preference is to separate them.

Mr. Smith stated I can move it to the back of the lot, which would still be in the lot. I do not know if they are enforceable if they are not at the front of the lot. We do want to have the ability to tow.

Ms. Carpenter stated I will check the wording of the Statute because there is specific language. Placing them in the back might be misleading.

Mr. Akey stated on the colors of the P parking signs, we received a letter from Patrick at CROA, so we need to talk to him about the signs conforming to Celebration standards and bringing the blue P parking sign up to their standards. He sent me a letter that I will forward to all of you.

Mr. Smith stated those are regulatory signs, similar to the H hospital blue signs.

Mr. Moore stated it does not seem necessary that they be approving a regulatory sign.

Mr. Akey stated we will meet with him to discuss it.

Mr. Moore asked why do we want tow away vehicles? Why do we want the sign?

Mr. Akey stated in case of a broken down vehicle.

Mr. Moore stated it does not say unauthorized parking on the street, but yet if there is a broken down vehicle, we just tow it. I do not see why we need a sign to be able to tow a vehicle that is broken. Usually it is for private property owners, if someone is parked incorrectly. We are not private property owners doing that. This is different. It is a parking lot that is open 24/7. People should be able to park there anytime.

Mr. Smith stated if we do not need it, I am happy to remove the signs.

Ms. Carpenter stated I do not think you need it, but I will confirm and let you know.

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. Change Service Request

Mr. Smith reviewed a change service request authorization for Girard to maintain additional parking lots as well as the lake on Celebration Boulevard, which is the new pond Pritzker built behind the woods on the left going toward the high school. It is the same scope as in the current contract but for additional areas. These will be ongoing items and will become part of the contract. They have not been part of any previous contract.

On MOTION by Mr. Moore, seconded by Mr. Carlson, with all in favor, approval was given to the change service authorization to Girard for maintenance of additional areas in the amount of \$11,500, as discussed.

iv. Home Expo

Mr. Smith stated we did attend the home expo on Saturday. It was very enlightening. We received a lot of good comments and some excellent questions and concerns. Roger Mitchell also attended, and he operates the water utility for Enterprise. We were able to discuss the water pressure issues. It was a good day for us and we enjoyed it.

C. Attorney

Ms. Carpenter stated we received the contract from TCC for the civic corridor parcel late last week, and we are reviewing it. It is a rough draft, so I think it will have some modifications that will need to be made, but they expect that. I hope to have a contract for your review at the next meeting. The interlocal agreement for North Village roadways with the County was signed and approved, and I anticipate work will begin soon.

D. Engineer – Roadway Progress Report

Mr. Vincutonis reviewed the roadway progress report, which is included in the agenda package and is available in the District Office for public review during normal business hours.

Mr. Vincutonis stated I will be attending the preconstruction meeting with the County tomorrow with the County and the contractor. I do not have a start date for construction, but it will be fairly soon.

Mr. Smith stated later this week, I will meet with the contractor to discuss if they need any lay down areas, access to the project, as well as notifying the home owners particularly along Acadia when the work process will begin and how it will go. I asked for three weeks' notice before they begin work.

Mr. Vincutonis stated striping in Artisan Park is complete and the parking marks are done. They left a little temporary paint that should come up easily.

Mr. Akey stated I have a meeting with David Collins to discuss painting some of the crosswalks. I will schedule a time for him to come out here and we will provide a list to them.

Mr. Smith stated we still need to meet with them regarding curb repairs and potholes.

Mr. Vincutonis stated there are a few things outstanding on the punch list for the alleys in Lake Evalyn and West Village.

E. Chairman – Update on Joint CDD/CROA Issues

There being nothing to report, the next order of business followed.

F. The Celebration Company’s Representative

Mr. Parker stated thank you to Mr. Moore for the update on the cell tower issue. We are all actively working on that as frantically as we can to come up with a solution. We hope to focus on a couple areas and do what it takes to make that happen. We had some LED light fixtures retrofitted some time ago, and we have been through two rounds of that, which have not worked very well. We are learning that it is a very clear, white light, a sharp type of a light, which may not be the best type of light for the community. I think we want something with a warmer glow to it. What we have for the test case may not be the proper lumens. Even if they were, the lighting is probably not what you want. TCC will probably not be moving forward with that. What they did was a retrofit in case you wanted to retrofit your fixtures but we do not think it is the best lighting for this application.

Mr. Akey asked are your plans keep going with looking at other options for lighting?

Mr. Parker stated the design is not completely in place yet. We are looking at the latest types of lighting that are available. There are other avenues that can be approached, and we continue to look at those different options.

TENTH ORDER OF BUSINESS

Updates and Discussion Items

A. Discussion of Cost Sharing of Civic Corridor Improvements

Mr. Moyer stated I distributed some information regarding the proposed cost sharing for the parcels on the civic corridor between CROA and the CDD.

Mr. Collins stated Mr. Moyer and I met with Mr. Don McDonald, Ms. Pat Wasson and Ms. Lori Rockel. We discussed our interests and their interests. Our interest is to move as quickly as we can with completing the maintenance facility. Their concern is in terms of sharing the infrastructure costs. In the short term, they do not have the funds to pay their share of that. We discussed two issues: (1) what is the fair share of the cost for each of us and (2) could we structure something to deal with their short-term issues of lack of funds. We felt even though they have more land than we do, more frontage and roadway, if all they are doing is a park, some of the infrastructure they will not need but we definitely will. While they have more space, we have more need of utilities. To simplify it, we thought it would be fair to just split the costs evenly. I said I could not represent the CDD but I would bring it to you and Mr. McDonald would take it to

CROA, but he thought that would be a fair solution. We have estimated the total cost at about \$500,000, so each share would be approximately \$250,000. We have that money in our capital reserve account, but CROA does not. This building has a 10-year mortgage and their payments are over \$300,000 annually. They have five years left to pay. Ms. Wasson asked if the CDD could finance their cost for the infrastructure. Mr. Moyer provided three options in terms of that financing.

Mr. Moore asked are we financing their portion of the infrastructure?

Mr. Moyer stated that is correct, which would be the utilities, the road, curb and gutter.

Mr. Moore asked so we will have the maintenance facility and they will own the fields?

Mr. Collins stated I believe so but I do not think they have worked out that contract with TCC yet.

Mr. Moore stated I did not think they had money to even do that and improve it.

Mr. Collins stated it depends what they want to do with it. A park would not cost much money. The bulk of the cost is the infrastructure.

Mr. Sunnarborg stated I would like to know what the \$500,000 is for. I do not yet have a feel for what spaces are where and what infrastructure is involved. I know where the library is on the civic corridor, but beyond that, I do not get it because I have not seen a plan. Perhaps we did and I do not remember. Is it for the road that goes by the park to get to the maintenance facility?

Mr. Collins stated the engineer provided that estimate several months ago.

Mr. Smith stated we provided a drawing a couple months ago that also showed the pricing for the maintenance facility. First there is the library. After the library is a five-acre section of field and then a 2-acre parcel for the CDD maintenance facility. There will be a road that goes alongside the properties that ends in a cul-de-sac at the end of the CDD parcel. The road will run along the north side along the DOT fence.

Mr. Moore stated whoever has the next parcel has to take the infrastructure from the end of our parcel to the end of theirs.

Mr. Smith stated that is correct. The next parcel is for the golf course maintenance facility, and the church will be on the other side of that parcel.

Mr. Collins stated the engineer estimated our costs at \$133,000 if the utilities were at the edge of the CROA parcel. We asked the engineer to include information for the

CROA parcel as well, which is about \$340,000 based on a footage basis. That comprises the \$500,000 estimate.

Mr. Sunnarborg stated if CROA has a parking lot abutting the library parcel, then CROA's infrastructure cost would be much less, tens of thousands and not hundreds of thousands.

Mr. Collins stated they have to bring the infrastructure to the end of their parcel.

Mr. Moore stated CROA has no plans to improve this land for awhile. They could effectively do nothing with it that needs any kind of improvement other than what is there.

Mr. Collins stated we would be doing the improvements for the entire area and finance their share.

Mr. Sunnarborg stated it is hard to imagine without seeing where the buildings are and how the infrastructure serves that. The infrastructure to go by a park seems like it would be the responsibility of the next parcel who requires the infrastructure, not that of the park owner.

Mr. Collins stated the road will have to go all the way to the edge of our property.

Mr. Carlson asked where will residents park to use the CROA fields?

Mr. Moore stated we do not know.

Mr. Sunnarborg stated if their parking lot is abutting our property, then they have to build the entire road, but if it abuts the library, they do not have to build much road at all. What they have to do is give us an easement in order not to land lock our parcel.

Mr. Moyer stated that is already on the plat. CROA could have taken that position but they understand there are advantages to have the road across their entire property. We could have taken the position that we only pay for \$133,000 and CROA pays the other \$340,000. The way those issues were resolved is all parties agreed not to argue about that but to split the costs recognizing there are benefits to both parties. That got us to these proposals on the cost sharing.

Mr. Sunnarborg stated it is hard to have an opinion about the dollars until I see the site plan. I would like to see where the park is and the parking lot, just the basics.

Mr. Moyer stated there is no parking lot. Someone has to do the site plan for that, and CROA is not in a position to do that at this point. The other issue that they need to address is they need a maintenance area for their contractor since we do not have the same contractor. We will each have space for our respective contractors, but we will

probably talk with them about a joint facility for restrooms. We want to work cooperatively with them. As Mr. Collins indicated, at the end of the discussion, they were comfortable splitting the cost if we could work out an arrangement if they did not have to spend much money for the next five years. They will realize some significant savings by paying off the mortgage on this building, and they will have funds available. My approach that I discussed with Mr. Collins and Mr. McDonald and Ms. Wasson is to provide a couple options. The first one is an interest-only financing for five years, which is pretty diminimus annually for the first five years and then amortize the balance over 10 years. I think that is the one they will focus on as the best alternative. They also asked what the payments would be for level debt service if the entire amount is amortized over 15 years and 20 years, which are shown in the other schedules. These are typical bond calculations and it assumes a 4.5% interest rate, which I thought was reasonable as what a AAA bond would sell for in this market. That can be negotiated, but I thought it was a good place to start.

Mr. Carlson stated this allows CROA and the CDD to work most cooperatively together in making everything work financially.

Mr. Moore asked are they not interested in sharing this maintenance facility? Where are we with the use of the maintenance facility and who would use that facility? When we discussed it previously, we thought we could get some revenue by renting it to them.

Mr. Collins stated they have a different landscape maintenance vendor, so I do not think that makes sense to have two vendors working out of the same maintenance facility.

Mr. Moyer stated the CDD parcel is not sufficient for two contractors. It is a stretch for one contractor.

Mr. Moore stated so we are looking at \$250,000 for the CDD's cost for the infrastructure, but the building itself has a different estimate.

Mr. Smith stated we had an estimate for about \$1 million for fencing, grading, the maintenance building, setting up the compound, and the infrastructure. The building was about \$500,000.

Mr. Moyer stated we can provide that information to you again.

Mr. Collins stated this is for discussion and we can put something together for action next month.

Mr. Moore stated step one is the land swap and closing on the parcel.

Mr. Collins stated step one for this is to agree as a Board what to offer to CROA for financing the infrastructure to see if they approve it or have any changes.

Mr. Moore stated I look at \$500,000 to build a road to a maintenance facility that we have not seen yet. We should spec out what we are going to use the maintenance facility for and what uses it will have. We are talking about \$1 million on a maintenance facility, and I question the usage of the facility for that amount of money. I think we need to have that discussion first. We can proceed with the land swap, but maybe we do not build this road right away. Maybe we look at when we build this facility and decide then on the infrastructure that has to be built. I am not sure I am there yet.

Mr. Collins stated I thought we went through all that, which is why we are at this stage. We had already agreed that we need a maintenance facility.

Mr. Moore stated what has changed is we originally discussed having one facility for CROA and the CDD. We have not changed what we have done, but the economics has changed because of having two vendors. For me, it has changed the way I look at this facility because I think the way we service our residents has also changed. I think we need to look at this differently.

Mr. Collins stated in terms of the issues of renting the space, that was discussed with Girard. We recognize that because their bid was so low in saving us about \$900,000, the rent was only about \$20,000 and that was not really an issue. That is something we have already dealt with.

Mr. Moore asked where is Girard staging now?

Mr. Smith stated they keep some of their equipment in the Issa storage building, they trailer some of it, they have dumpsters in our compound, and they park in the open lot next to the Issa building.

Mr. Moore asked is TCC allowing Davey to rent their facility?

Mr. Smith stated yes, they still have a lease with TCC on the corridor.

Mr. Moore stated I just think we need to have a discussion, perhaps at a workshop. This is \$1 million and things have changed.

Mr. Collins stated it is not \$1 million. We will bring back the estimate and other information.

Mr. Smith stated that was the total for everything on those two parcels, infrastructure and the maintenance facility.

Mr. Sunnarborg stated this would be a good topic for a workshop.

Mr. Carlson stated I understand that it has changed in terms of the contractor, but not in terms of the use of the land and the need for a maintenance facility. We changed contractors but I am not sure we changed the need for the use of the facility. I am not sure that significantly altered where we are.

Mr. Moore stated it may not have, but I do not think we want to vote on the infrastructure estimate of \$500,000 next month until we discuss this more and we are all focused in the same direction. I think it changed a little, but I do not think it changed the outcome. This was a facility to build for both the CDD and CROA, and that is not the case anymore. I am not sure if it has changed everything. Do we need it so much to spend that money today or tomorrow? Is this so important that we want to build it next year? If we are not going to build it for five years, then maybe we do the infrastructure in four years. I do not know the answer but I think it is something we should discuss.

Mr. Carlson asked you are saying the timing may have changed the need for it?

Mr. Moore stated yes, maybe.

Mr. Sunnarborg stated between now and the time we can discuss this in a workshop, I have a question for Mr. Parker. I do not think a lot has changed but maybe the urgency for the infrastructure has changed.

Mr. Carlson stated that is what I am wondering: is it the scope or the urgency that has changed.

Mr. Sunnarborg stated for me, it is the urgency. Does Mr. Parker know what the schedule is for the fourth parcel for the golf course? If CROA will not improve their park anytime soon, and if we can get to our property on a dirt road, is the need for the infrastructure being driven by the fourth parcel?

Mr. Parker stated what prompted that design was a macro CDP, which has to go through the County in order for that land to be transferred. Then we had to plat the land. In both of those two efforts, the County required a road be put down through all parcels so that all parcels have access. You do not want to transfer land unless all parcels have access to a road, which is why you see that requirement. PBS&J's estimate was based on earlier estimates. We wanted to make sure the CDD had your engineer look at that estimate, which is when you asked Mark to provide an estimate. In my last conversation with the golf course, they have no immediate interest whatsoever in doing any development. There is nothing in the near term, medium term or long term.

Mr. Collins stated we have to wait until the library is complete. There is no urgency for us. If you want better estimates on the building and the infrastructure, that is fine. I thought we went through all this and we were moving to the next step. We discussed this four or five months ago, but if we need to bring it back together to discuss again, there is no urgency and it does not have to be done in the next month or two. I would like to get this agreement in place before November when my term expires.

Mr. Akey stated we will schedule a workshop to further discuss this issue.

ELEVENTH ORDER OF BUSINESS

Other Business

Mr. Sunnarborg stated during our joint meeting with CROA, one of the discussion items was the film permitting of two films that were recently in Celebration. There were problems, not just with the filming, but the process for approving film permits. We agreed to put together an ad hoc committee, not an official CDD committee. We had one representative from Enterprise CDD, Celebration CDD, Lexin, CROA, CNOA, the Orlando Film Commission and the County. That meeting was this afternoon and everyone participated with enthusiasm. Everyone agreed that Celebration can be a complicated place to do business, but with a little effort, we can make it easier for everyone concerned. Everyone agreed that filming movies and commercials in Celebration is a good thing. No one said it should not be done. As long as everyone knows the rules in advance, it is a good thing and we should encourage it. There is no central authority for this type of thing in Celebration. We are not a city so there is no place to go to obtain one permit. The key is knowing where the activities will be done, who owns the land, and being courteous to your neighbors. It sound simplistic, but that is the secret to doing business in Celebration. Explaining how this community is governed and who all the entities are to the County and the Film Commission was very helpful. This group got off to a good start. We discussed some alternative strategies based on suggestions that have been emailed to us. One strategy that is done in some jurisdiction is to have a big public meeting where these types of permits are approved by acclamation. We all agreed that we did not want to get to something like that. If we can get organized and have a representative from each organization who can approve something like this, we would not need a big meeting. The second strategy we discussed was to try to find a way to appoint a single person to represent all of Celebration who has the authority of all entities. We discussed that but agreed, at least for now, that is impractical and fraught

with other problems. Sheena Carlisle from the Film Commission mentioned this is her job, and she coordinates things like this for all the other municipalities and jurisdictions she does business in. She wanted that role. It seems like it would be appropriate for something else like coordination with the Sheriff, but it did not translate to this issue, so we rejected it. The third strategy is for all of these entities to create (1) a master check list of each organization, who the contact is, who the backup contact is, email addresses and cell phone numbers which would be the approval list, (2) a detailed map of who owns what property, and (3) a list of permit conditions that are attached to every permit that the Film Commission would approve for Celebration, and it would be ratified by all Celebration entities. If we can keep that information up to date and let the Film Commission be the coordination, I think we will have made good progress toward a better process.

Mr. Moore asked we will still have to approve each request or will she approve it for us if they meet certain conditions?

Mr. Sunnarborg stated she is the coordinator. If a feature movie or commercial wants to film in this area, they go to her first. Given the geography of where they want to be, they will go to the County with their checklist. You do not just go to Celebration to get a permit; you have to go to each entity to get their approval if you want to be on their property. The check list and the map will help her understand whose permission they need. It seems simple but I think it will work. If it does not work, then we can pursue the idea of appointing a single person.

Mr. Akey stated I think that should work. Each entity is on the list and accountable to keep it updated. If everyone needs to discuss a particular film request, you just dial into a conference call.

Mr. Sunnarborg stated hopefully it will not take more than a month to come up with the check list, the conditions and the map. Mr. Moyer, Ms. Rockel and I will be working on this and we will bring something to this Board when it is drafted.

Mr. Moore asked did the developer put up the NEV parking spaces? We have a couple NEV parking areas in town, but we do not have anyone who is looking at this as a whole. I wonder what the CDD should do to encourage alternative transportation. No one else is doing anything. We do not have a NEV sales organization in town any longer, so NEV use has probably decreased. How do we encourage more people to use NEVs? Is that something the CDD should look at? It might help our parking situation to do

alternative transportation. I do not know who put up the signs, and I feel bad when a car parks in those spaces. Should we remove the signs or leave them and not worry about it?

Mr. Moyer stated the two areas you have control over are the parking lots, at Stetson and off Sycamore. We can stripe and put signs up for NEV parking, if the Board wants to encourage that. In terms of parking on the public rights-of-way, that is a County issue.

Mr. Carlson stated the only way to encourage NEVs to park there is to put an electrical outlet there.

Mr. Moore stated that is a good point. On the roads, should the County be enforcing those parking spaces if a car parks in a NEV space?

Mr. Akey stated that is a good question. I will meet with Joe Bitar and ask for his feedback.

Mr. Moyer stated I do not know if the County has an ordinance or not for that.

Mr. Moore stated there is a sign, but what does it mean if a car parks there. It is one of those things that we have accepted and it has been this way for years, but no organization is driving this. Maybe we encourage more of it or we discourage some of it, or just leave it alone. Maybe we can discuss this at another meeting

Mr. Akey stated I will add it to the list for me to talk to with Mr. Bitar and see what he says. Many times, cars are parked in those spaces.

Mr. Moore stated we can also possibly talk with Lexin. There used to be a charger in the location where they sold NEVs. This is the perfect thing for the community to have but there is no driver for it.

Mr. Akey stated I will talk with Mr. Bitar to see what the steps are to get it enforceable.

Mr. Collins stated the audit committee met this morning, and we had a good meeting. The auditor will present the audit in May. The committee members are Richard Quinn, Scott Cadwell, and Chuck Wellendorf.

Mr. Carlson stated I would like to address the issue of the civic corridor briefly. I think we missed one part. It is my understanding that the master plan is there and subdivided in terms of who gets what parcel. There is an infrastructure requirement to build a roadway to each parcel. I think what the meetings accomplished was that the CDD and CROA agreed how to apportion what piece of that between the two organizations. I think the discussion here is when that needs to happen and what do we need to do with the maintenance facility. I think the groundwork was laid in how the

costs will be laid out between CROA and the CDD and what we have to do eventually in order to develop that property, whenever the library goes in and the other pieces come together. I think the groundwork has been laid for how it is apportioned between CROA and the CDD, and I think that was the intent of the working group.

Mr. Moyer stated we will discuss this further in a workshop, but the timeframe for us is shorter than you think. When we take title to our property on the civic corridor, we give up title to where Girard is staging now. We will move them from the Issa building onto our property somehow, and they need a place to park.

Mr. Sunnarborg asked does that land overlap with the lease between TCC and Davey?

Mr. Moyer stated where Davey is now does not overlap with our two acres.

Mr. Parker stated we offered a lease to Girard but they chose not to execute it.

Mr. Smith stated if they signed that lease, they would be on our future two acres. My current compound is on CROA's parcel, as well as Davey's compound.

Mr. Sunnarborg stated we discussed a few months ago, and Commissioner Harford mentioned it again, about asking Dave Casto from the County emergency management office to come to a meeting. That might be a good topic for a workshop.

Mr. Moyer stated Commissioner Harford said he will bring him next month to our meeting.

Mr. Sunnarborg asked do we want to have him attend our regular meeting?

Mr. Akey stated I prefer a workshop. I am not sure how many people we have in the CERT program, but I am sure there are at least eight or ten who have been trained by that department.

Mr. Sunnarborg stated we will figure that out but I would like to have him here sooner than later.

Mr. Carlson stated if we do it at a workshop, remember they are not televised. I prefer to do it in a workshop between the two organizations, but that piece should be televised so the community can hear what they have to say.

Mr. Sunnarborg stated perhaps we could have the workshop on the same day as our meeting and have him at the end of the workshop and the beginning of the meeting.

Mr. Moore asked what will he be discussing? There are a lot of areas he could discuss with us.

Mr. Sunnarborg stated hurricane preparedness. It is a follow up on the conversations we had from the community policing working group on how the community can better

prepare for hurricanes, tornadoes and tragic crimes. I think we should prepare a community response.

Mr. Moore stated he can attend a workshop and we can record that portion for the television. He has a lot of valuable information. We may not want him to speak for an hour in our meeting.

Mr. Akey stated I will come up with something with Mr. Moyer and Ms. Burgess and see if we can get him in front of the community to have some sort of public seminar where we film it, and it is dedicated to that issue. I will check to see who is involved in the EMT and the CERT program.

Mr. Moore stated if we can section off his agenda item, then CROA can advertise it and we will get better attendance from more people who are interested in that.

Mr. Akey stated we discussed staffing levels last month. Mr. Smith and I will discuss that Thursday and I will report back to you next month. We want to be sure we have the proper resources. Before we go into our next fiscal year, let us make sure we have what we need to accomplish our objectives.

Mr. Collins stated I thought we approved the addition of another staff member.

Mr. Akey stated we did, but we will also talk about all staffing levels, including office support and field staff, to make sure we have the resources to handle all of our issues. We may decide it is fine and we do not need additional staff. Have you processed the additional staff person we approved last month?

Mr. Smith stated I am interviewing for that position. We advertised it within the Severn Trent network to see if anyone within Severn Trent is interested. We are collecting applications and résumés now, and I will be interviewing next week.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Comments

There being none, the next order of business followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Carlson, seconded by Mr. Moore,
with all in favor, the meeting adjourned at 8:10 p.m.

Tom Sunnarborg, Secretary

Cliff Akey, Chairman