

# MINUTES OF WORKSHOP CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Celebration Community Development District was held Wednesday, May 5, 2010, at 6:00 p.m. at the Celebration Community Center, 851 Celebration Avenue, Celebration, Florida.

Present from the Board 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
David Casto	Osceola County Emergency Management
Jim Parker	The Celebration Company
Brian Smith	Severn Trent Services
Residents and members of the public	

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

## **FIRST ORDER OF BUSINESS**

### **Call to Order**

Mr. Akey called the workshop to order at 6:00 p.m.

## **SECOND ORDER OF BUSINESS**

### **Roll Call**

Mr. Moyer called the roll.

## **THIRD ORDER OF BUSINESS**

### **Discussion Items**

#### **A. Osceola County Emergency Management**

Mr. Casto stated I am the director of emergency management in Osceola County. We are a public safety office; however, I am not a first response officer like the fire department. My role in emergency management is to look at anything that will have a community-wide impact, notably hurricanes and tornadoes. I have a staff that helps plan, recover, and mitigate those impacts and monitor those situations that threaten communities in Osceola County as well as in the State of Florida, and also the nation. Our role has expanded over the last several years, specifically in Osceola County. Emergency management at one time was under fire/rescue services. In 2004 during the hurricanes, fire/rescue service coordinate the whole scenario. Since then, we learned that

emergency management is not one of those things that is discipline specific. We do not gravitate toward fire or police or any of those agencies; we gravitate in a different way. In 2007, the Board of County Commissioners decided to move emergency management from under fire services and make it an entity unto itself under the County Manager's office. They provided \$22 million to construct an emergency operations center, which houses our office as well as the joint 911 dispatch center. That is operated by the Sheriff's office and is separate from our function. Emergency management has reorganized and we continue to reorganize our program. We are a little behind in some aspects compared to some of our neighbors because they have already reorganized. I have a fairly new staff who have experience with the World Trade Centers when they fell, with fire fighters, with students and others making up an eclectic staff. That is what you want when it comes to emergency management. You do not want specialists but you want people who can take on certain aspects. Primarily, we focus on planning, training and exercises. It is rare that an emergency actually occurs to the magnitude of a hurricane, tornado or terrorist event. It is rare for anyone to experience anything like that, much less a community. We spend a lot of time and effort preparing people. Mr. Akey participated in our National Incident Management System (NIMS) training, and we are constantly managing programs like this throughout the County in providing training. Next week we will do our State-wide hurricane exercise, which is an annual event. All 67 Counties participate in a large-scale hurricane exercise. This year, we have the oil spill in the Gulf, which has downplayed the State's role since they have taken a primary role in the response side of it. I think we are seeing Florida playing a major role for Mississippi, Alabama and Louisiana because Florida has a more robust program than these other States. We have our own office, our own emergency operations center, all 67 Counties have an emergency management program pursuant to State Statute, and you do not see that in a lot of States. We are unique in that way and we always think we can do better. You can rest assured that if anything should happen, we have the staffing and program that is different than what we saw in 2004 so we can address the issues at hand and move forward. One of the other major things that are occurring in the near future is an Ordinance that will go before the Board of County Commissioners codifying some of the programs that the State asked us to do. The County government is required to have a continuity of operations plan. If something happens downtown and the Commissioners cannot work in the Board room or cannot have meetings or if an entire County

department is taken out of service because of a building collapse, we have a plan to maintain the continuity of operations. We are trying to include all these things in an Ordinance. We have a very strong training program and we constantly receive requests from entities outside the County for us to teach our program. Some of our staff members have been asked to develop options related to the oil spill. There are approximately 40 types of hazards we are exposed to: hurricanes, tornadoes, wind, water, flood, power outages. Many of us growing up or living up north had to deal with power outages in storms or blizzards and we knew how to prepare ourselves. Society nowadays has forgotten some of those lessons and many people cannot deal with a power outage for more than 24 or 48 hours in the heat and humidity. It is challenging for some people and can be deadly for others who are elderly, frail and alone. I am here to provide an overview of the program and see if there is anything you need from our office to help you with your endeavors.

Mr. Carlson asked when there is an emergency, who do you link to in Celebration?

Mr. Casto stated I do not have a person contact. We used to deal with the safety committee.

Mr. Sunnarborg stated that is an important question.

Mr. Akey stated when we did the CERT (Community Emergency Response Team) training, there were 8 or 10 people who went through that training and it was folded into the safety committee and lost its identity. I do not think you have contact with those 10 CERT people. I thought CERT ought to meet every four or six months to keep that continuity and we do not have that anymore.

Mr. Casto stated two and a half years ago, I attended some safety committee meetings and talked about some national training opportunities, our local strategy program, some recovery efforts that you are involved in trying to recover monies from FEMA for the 2004 hurricanes. There was a little activity in 2008 and then it withered away. I do not have much going on with the CERT training, but after training, it is up to the community to keep that training going and you should be interacting with us. Oftentimes when people are trained in a program like this, because we do not have recurring disasters, they lose their motivation. Any volunteer program goes up and down with involvement. If there is an emergency, I do have contact information, the first being Commissioner Harford, and it can filter to you from there.

Mr. Carlson stated from our perspective, we have a joint safety committee that works with CROA and the CDD, and you should know who that coordinator is. They should know that you or someone in your office is the contact if there is an emergency.

Mr. Casto stated I agree.

Mr. Moore stated this is a safety committee, not an emergency preparedness committee. I think his contact should be Pat Wasson and Mr. Moyer.

Mr. Carlson stated I agree.

Mr. Smith stated that is what happened in 2004. I had very good communication with the County and our staff. We have always received good responses from the County, especially when we saw hurricanes coming.

Mr. Moore stated there are two entities here, but most of this is covered under CROA, when you think about the group that has taken charge of the safety committee. There should be an emergency preparedness plan and standard operating procedures. I do not know if the safety committee or CROA has updated that but it is something they should do to make sure there is a contact person who is calling Mr. Casto and is on his contact list. That person can also contact Mr. Moyer and Mr. Smith, especially when it comes to contacting the landscape contractor to get trees moved. I think CROA needs to get involved in that. It is hard to rely on volunteers who were on a safety committee and were interested for a period of time. Over the summer, half of them are gone anyway.

Mr. Casto asked if something happened now, who is the contact person?

Mr. Carlson stated I agree with what was just mentioned, contact Mr. Moyer and Mr. Smith and also Ms. Wasson.

Mr. Casto stated I keep a healthy contact list, so I will make sure these names are included.

Mr. Carlson stated we had a water contamination issue not too long ago, which affects all home owners and we need to have the appropriate people contacted.

Mr. Casto stated that is an issue with Toho Water Authority. Sometimes we get involved and sometimes we do not. There can be a unique scenario that is not in our plans and not something you will get a clear response if you call 911. It is not a crime or a law enforcement issue, and it is not a medical issue where the fire department would get involved. It may be in a right-of-way or on private property and you do not know who to call. Sometimes you can call us and we can provide the answer, whether it is State,

Federal or local entity to contact. That is a great example because it was a Toho Water Authority and I immediately contacted them and said that they need to keep me informed.

Mr. Sunnarborg stated that example is what got us thinking collectively about emergency management and started us talking again with Commissioner Harford, wanting to know how Celebration plugs into the County process. The CDD is the only government in this community and we do not have an emergency management procedure. We do not have emergency responsibility, which we cannot have. It has to be delegated to the County. But our citizens, especially newcomers and visitors, do not realize what a CDD is and do not realize the limitations of a home owners association. So they look to us when something happens. Everyone is asking who is in charge and the answer is no one. That is how this conversation started, and we need to get better at it. If we do not have a contact list of who to call, we know we are starting at the very beginning. We need to get that done today and we should be very familiar with who does what function at the County, so that the next time something happens, everyone is not pointing and looking but we know who to go to.

Mr. Carlson stated we all have responsibilities within the community in terms of the CDD and CROA and other entities. But we are under the County's supervision. We are not a municipality or a County. We are a highly concentrated group of home owners and businesses in one large location that needs a fair amount of attention from the County.

Mr. Casto stated if there is anything beyond a 911 call, contact me or the Sheriff's non-emergency number and they can page me. It is rarely understood who we are and what we do, even by our own people, because we are behind the scenes and we do not come into the big picture until it is a large-scale emergency. Things like watermain breaks and sink holes are when other entities flail around trying to deal with things like this when it is not fire or police or public works.

Mr. Carlson stated you have a network of services and you can reach out to the different groups that are needed in an emergency situation.

Mr. Casto stated that is correct, and I will follow through and call you back to let you know who to contact.

Mr. Moyer stated I have been involved in something similar and I am interested in your answer. If a tornado goes through Celebration and tears 800 houses out of the ground, 40 people are lying on the ground, injured. In terms of command and control, it is my understanding that your agency will come in and take over that situation.

Mr. Casto stated that is partially correct.

Mr. Moyer stated we need to prioritize who will be in charge for different levels of severity. On a low-level situation, we can talk it out, but not if there is massive damage, like what happened to one of my projects in Lake County.

Mr. Casto stated that happened here in 1998 in Kissimmee and we have some experience in that scenario. Tornadoes will provide very little warning, if any. The first ones in charge are the fire and police, more than likely responding to a 911 call. They are in charge out here and will dictate what happens out here. When they become overwhelmed, I am at the emergency operations center supporting the first responders with whatever resources they need. I am not doing anything much in terms of dictating what is going on out here since I rely on them to tell me what they need from me to support their operations. Then there is a transition period when the crisis element is over. The injured people have been saved and taken to the hospital. If there are any deaths, they are dealt with. There are no more fires so the fire departments steps back and the law enforcement steps back. Next public works and utilities come in and do debris clearance and debris management. Now there is a population that might be displaced so we might need a shelter or some food, some type of support out here. That is when I start to take more of a priority, where I am helping citizens to a point. I also have rules that do not allow me to go on private property for certain things. For example, I cannot tell a public works crew to go onto private property to remove a tree that has fallen on someone's house. That is against the law, so I am in the same situation the CDD is when it comes to some of these issues. I can ask volunteer organizations or a chain saw crew that is not subject to that law and help the community in that way. In the crisis mode, the first response teams will take over that patrol, and then we take over when it is a management role and start working on those issues. That is a two-day or three-day transition period before emergency management comes in.

Mr. Moyer stated I think that would be helpful when we have our meeting to discuss that point, because I think that is the confusion. If we ever had a major disaster, who is going to take control over the situation. If you can clarify that, not to call the CDD if your neighbors house has been crushed by a tornado, because the CDD is not going to be able to help you. They need to call the first responders.

Mr. Casto stated that is correct. I do not take control of a situation until the first responders clear and secure the area. Then I offer help to the citizens and the community.

It will be a problem for you in a case like that. The sheriff may say there is a curfew or restriction in this community, but that may be your home or business and you want to get in there. They will tell you no, and I cannot override that authority. There may be those kinds of issues. The first responders are in control of crisis mode and security issues. In the background, I am available and I will deal with displaced people and other issues that need to happen simultaneously before we can take control of the situation in the community, after the first responders have gone.

Mr. Sunnarborg stated that is helpful. We need to tell our residents, in a situation that Mr. Moyer just outlined, not to call CROA or the CDD; call 911. If there is any hesitation where a resident does not understand, we need to explain that we are a part of the County, and there is a team of professionals with a great amount of credibility. They do this for a living and we pay them through our taxes, so residents need to call them in this type of emergency.

Mr. Casto stated that mindset is not unique to Celebration. We have developed a guide that explains what you can do to be prepared for yourself. You should do the traditional things like having your own disaster plan, having a supply kit and other things that we recommend every year. The guide has my phone number listed. In an emergency, we will activate this phone number and our citizen information line, which is also listed on the guide, and it will provide resources for the residents. We try to educate as best as we can, either through the print media or broadcast media. Every year for the past three or four years, we have a Four Corners event, usually at the library on U.S. 27 or the visitor's center on U.S. 27. We try to get the Four Corners area involved because we hear the same thing from those residents. I come to Celebration often and some of my staff hosts programs for the residents. But you will find that only a few people attend, and it is a nationwide problem. It is not the ones who attend that you need to worry about; it is the ones who do not attend. They are the ones who are going to complain that they did not get the information. Realize this is a sociological issue and it is difficult for me to reach out to 280,000 plus our visitors and tell them exactly what to do. I need you to help me with that. The more exposure I can have in this community for public education, coming to the CDD, coming to safety meetings, coming to CROA meetings, and coming to the school, the better success we will have.

Mr. Moore stated in the scenario of the tornado, I do not think residents will have a question about who to call. The first responders will take over very quickly. Over the last

12 years, whenever there is a hurricane that is imminent, no one knows what shelters are here. So people contact the CDD and CROA wanting to know where the shelter is for Celebration. That is one of the disconnects that we have in terms of our placement in the County for shelters, and then getting that information to the CDD and to CROA to relay that information. Tornadoes happen quickly, but residents want to know who to go to for help. If they do not feel safe in their home, they want to know where they can go in Celebration for help.

Mr. Casto stated that is part of the education process. There is a school here that is designated as a shelter, but it may or may not be opened. Unless you have modular or mobile homes, those are the exceptions and you do not need a shelter. I want to help people stay in their house, whether it is a Category 5 hurricane or a tornado. There are no magic buildings, including the school, but people think that way. After the impact of the event, then we will open a shelter. There is an education process that I need to go through with everyone so they know where they fit in this big picture and what they are going to do about it. Are they going to wait until the meteorologist says there is something coming, or are they going to do something about it now when the hype has not started yet? The hurricane hype will start in about three weeks, and many people wait until then, but in my line of work, there is no hurricane season. June 1 through November 30 is a great time for public awareness for hurricanes, but it is disaster preparedness that I am concerned with all year long. I need to educate residents so that they do not think that they can wait until Friday to head out on I-4 or S.R. 417 trying to get out of this area with a Category 5 hurricane coming up the coast and people from Miami are already driving to get here.

Mr. Moore stated we need to let the residents know on the Front Porch and our website that there is no shelter here. People constantly ask where the nearest shelter is because they want to leave their own house to go to a shelter.

Mr. Casto stated there are some times when they need to do that, and this guide speaks to that. It tells you why you need to pay attention to the media to see where the shelters are and what number to call to see what shelters are open. Celebration is a shelter but it is not a shelter that I will open every time. It might be available this year and not next year because there may be any number of situations that take it off the inventory—school is not in session during the summer and sometimes that is when they tear the buildings apart for repair or construction. Our list of shelters is very dynamic and I do not

want people to assume that the school next door is their shelter, just because it has been in the past. That is where your point of contact and the ability to communicate well is important, so that the CDD and others have that information.

Mr. Moore stated people ask us frequently to create an early warning system. I am not speaking for or against it. Does it help? Is that your job or ours? Is it something we should be considering?

Mr. Casto stated there are two early warning systems available; one is the NOAA weather radio. It is an alarm system that you plug in and comes with a battery backup in case you lose electricity. It will go off anytime there is severe weather. The radios are readily available and they are relatively inexpensive. They are very reliable. Failures can occur and are usually due to mechanical errors, human issues, and transmission issues. Some people think that if we can get these failures, then we should get a siren system because it is more reliable. The same technology that is used for weather radios is the same technology that is used for a siren system, so they will still have those points of failures with it, and more so. Now we have to deal with birds nesting in the sirens and squirrels eating through the lines. There are some pros and cons to these choices. The County will never entertain the thought, especially in these economic times, of getting a siren system, and that is something the community will have to weigh in terms of costs and benefits.

Mr. Moore stated Osceola County is responsible for emergency preparedness. Are you saying that if we want a siren system in Celebration that we would have to do that ourselves?

Mr. Casto stated yes.

Mr. Moore asked are there any siren systems in Osceola County?

Mr. Casto stated there are some on golf courses for lightning detection, and they are not part of the County system.

Mr. Carlson stated the original reason for siren systems was for air raids, and we will not have that kind of an issue. The weather radio is our best option for residents.

Mr. Moore stated I agree with you. I am just raising the issue that has been brought to my attention frequently by residents and I have not given it much thought since we are not in the Midwest and the propensity for tornadoes here is very low. The difference is how it receives its information. If Mr. Casto is not setting off the siren, then who is?

Mr. Casto stated siren systems in this County will not likely happen. They are very expensive and they have the same reliability as a weather radio. The radios cost between \$20 and \$30. It is the public's responsibility to take precautions for themselves, unless this community wants to take up a campaign or apply for a grant to purchase radios. We can do a public education campaign to target this area where I can explain why it is better to use a weather radio or a text message system than a siren system. We are always exploring options. My fear is, as technology gets more advanced, it will require more monitoring and may have more points of failure. Simple technology does not, and the weather radio is fairly simple technology. I am the emergency manager, but I am also a survivor. I was at the Air Force Base in Colorado, sitting at my desk typing on a computer near a wall and a window. The weather radio goes off, and when I get up to turn off the shrieking alarm, a hail stone came crashing through the window. So I can testify that the weather radio does work. It is because of the weather radio or any other notification system that people are going to react, but they have to react correctly. With the weather radio, you get the alert and the information on the screen. You can tie it into hearing-impaired devices and you can tie it into sight-impaired devices, which you cannot do with a siren. A siren will go off for three minutes and it does not tell you what it is or what is going on. If you are hearing impaired, you cannot hear it. If you are sight impaired, you cannot see anything and have any interface that allows you to get that information. The sole purpose of the siren system is to prompt people to get up and turn on the radio or television. A three- to five-minute steady tone means something different than a three- to five-minute wavering tone. If you do not know the difference, you are talking about the difference between a tornado and a nuclear bomb.

Mr. Sunnarborg stated we also get the question quite often about what the County is doing to facilitate a reverse 911 system.

Mr. Casto stated we have one now that is antiquated, which we discovered recently during a couple events, how limited it is. The Sheriff's office and my staff have reviewed about 12 vendors who provide an automatic phone notification capability. Reverse 911 is a trademark name. Today the automatic phone notification systems are more robust. I can setup a system for the County and Celebration can have a database within that system where we can access it to let everyone know about an emergency or an event downtown this weekend. These systems range from \$50,000 a year for a basic system to \$150,000 a year. We need to figure out how to fund that kind of a cost.

Mr. Moore stated that seems like it would be easily accommodated in the County's budget.

Mr. Casto stated no, not at this time.

Mr. Moore stated the County has already budgeted for a notification system and allocated those funds.

Mr. Casto stated that system is a 24-line dialer and that system was purchased about 10 years ago, and it is completely antiquated. There is a maintenance fee of \$6,000 for that system, versus \$50,000 or \$150,000.

Mr. Moore stated in terms of the County budget and the fact that this is for an emergency notification system, it seems like a small amount of money for the County.

Mr. Casto stated I do not have any authority over that line item. I encourage you to speak with Commissioner Harford to proceed with it. I am looking for ways to get this new system funded. I agree with you that it is something that we need.

Mr. Moore stated there are other departments at the County that could be sharing in that cost, not just your department.

Mr. Casto stated it is certainly possible.

Mr. Moore stated our residents have asked for one of those notification systems.

Mr. Casto stated if we get a system like that for my department, I will only be able to use it for emergencies, not for information about whether the swimming pool is open or closed.

Mr. Moore stated that is not a problem.

Mr. Casto stated your perspective of this system is different than others in the County. I am here to tell people about emergencies and I will not address the nuances of that system unless you want to get a system that you pay for having that capability.

Mr. Moore stated if we the residents, or CROA, wanted to do something like that, we would pay you and do our own message. To have the Sheriff's department let us know that a criminal is on the loose is important. For you to let us know that there is a water main break is very important. It seems it is very little money for the County to be able to do that. Are you also looking at text messaging?

Mr. Casto stated yes, it will be a part of that system.

Mr. Moore stated we have something like that for our soccer team, where we record a phone message and it calls everyone. You certainly need a system that is more robust and something that will work. We should talk about this with Commissioner Harford.

Mr. Casto stated I encourage you to speak with him and see if he will entertain that idea. It is part of our strategic plan for the County and it is something we are working on.

Mr. Moyer stated Mr. Casto will also be at our regular meeting on May 18, so we can discuss these things with him further at that time.

Mr. Akey stated it is probably time to discuss these kinds of issues with CROA because they had a safety committee at one time. I do not know what they do right now or who is in charge of these kinds of things. I am sure they have someone but I do not know who.

Mr. Moore stated if something happens, they will call CROA. They will be important for you to contact.

Mr. Casto asked what kinds of things do you want me to address at your regular meeting?

Mr. Akey stated a general overview of your department.

Mr. Moore stated mention sirens are not the best option for residents to rely on. It is always a question they ask, and for someone like you to address that would really help us to tell them to get a weather radio. Tell them that their house is the safest place to be during a hurricane and not at a shelter.

Mr. Carlson stated you can also bring 200 brochures to leave here for residents.

Mr. Sunnarborg asked do you have that brochure in an electronic format?

Mr. Casto stated it is on our website.

Mr. Sunnarborg stated we have a website and we can provide a link to your website.

### **B. Maintenance Facility and Cost-Sharing Options for the Civic Corridor Infrastructure Costs**

Mr. Akey stated I envision that there are various options that we can do with this site. We should look at those options and get them on paper so that we can consider them at one of our regular meetings. I think Mr. Collins has documents of what he envisions and how it will take place for the roadway, utilities and the facility.

Mr. Collins stated we have all been dealing with this issue for a couple years, and I think it would be worthwhile to reflect on that to be sure we are in agreement, if there are any concerns or issues. I agree with Mr. Akey that we should examine the options for that site in terms of what we want to do there. I want to review why we are doing this and what is the point of it. It is an expensive project so we need to see if everyone still agrees. We have already agreed to a number of things in concept, but we need to make sure

everyone understands why it makes sense to have a maintenance facility in this community.

Mr. Sunnarborg stated I did not want Mr. Collins to think that somehow I was newly opposed to this idea. For me, it is a question of when and how. I sensed you were wondering why I was questioning this after all this time, and that is not where I was coming from.

Mr. Collins stated I overreacted and I think I misunderstood some of the questions.

Mr. Akey stated it is a project and there are steps to it. Perhaps we do the first three steps now and the rest at a later date.

Mr. Collins stated I think we should address some of your questions as to the urgency and why we want to do it. I think there are two different issues. There is a lot going on with a maintenance facility, and there is a lot going on in the field that we do not realize. There are two entities that have used a facility. Severn Trent has a facility in that area now and Girard is freelancing in the proximity of the CDD. Girard has 20+ full-time employees and eight full-time staff members for Severn Trent. There is a cost issue in terms of the cost savings of having a facility onsite. The second issue is something we have not discussed, and that is, what is our responsibility to 28 full-time employees who work here. What kind of facility do we have an obligation to provide? A temporary facility has a port-o-let and our current setup is not something that any community would be proud to have, much less a community like Celebration. When we rebid the landscape contract, several bidders did not put any savings into the maintenance facility line item. But the reality is, every time we go out to bid for this contract, those are real costs that the contractor has to deal with. If we do not have a facility onsite and they have to travel 15 or 30 minutes a day, that is 6% of a day, and on a labor cost of \$500,000, \$30,000 is just to transport employees to and from Celebration. There are other direct costs in bringing people and vehicles to Celebration from offsite, insurance for those vehicles, and other issues for storing equipment. It is very inefficient and not very cost effective for them to haul equipment and labor in and out every day. The second issue is providing a work environment for employees and the contractor. What is our moral obligation? Regardless whether or not there are cost savings associated with that facility, we have a responsibility to provide a good working environment. Severn Trent has a full-time staff of eight employees, and they have a lot of equipment and supplies that are stored onsite. Then there is the parking issue for the contractor. Those are reasons why we need to have

a facility. Does anyone wonder why we need to provide a facility with indoor plumbing and a place for people to take breaks so they do not have to sit outside under a tree?

Mr. Moore stated I question that. We provided a contract to our landscaper, and there is no cost savings to us to provide this facility, so this is an added cost to the community to provide this. I am not saying we never need it, but I am saying I am not sure we need it today. I think what Mr. Collins is saying that if we pursue this, we would have to build a finished product with a facility that has plumbing. I think we can use the land the way it is and build a dirt road going to the property. They can drop off their equipment there, but I do not think we need to build a facility right now because I do not think there is a need. When we discussed building a facility, we talked about CROA paying some money and that we would rent out the facility. I do not mean to question that there is not a need for it, but I am not sure there is more of a need for it than the cost.

Mr. Carlson stated I think providing space for the Severn Trent staff is one issue and a place for the contractor is another issue. I want to hear from Mr. Moyer and Mr. Smith how we use the maintenance facility for what we need to do when you are providing management services here?

Mr. Smith stated we do need a facility to store equipment and supplies. The current facility is a make-shift facility because the property it is located on can be sold at anytime and we would have to find another location. Once they sell that property, we will have no where to go without a facility. Davey is in the same situation. I have quite a bit of equipment, including the street light lift. We are working out of a make-shift facility. It is not the best environment, but we do get a lot of work done out of there. The employees have figured out a way to get it done. I agree with you that if we are able to slowly build it, we can work toward that. Right now, Girard needs a place to lay down dumpsters, and that is also an issue for us for our dumpsters. I also need to have a place for my equipment, the irrigation supplies and the electrical supplies. We have two storage buildings and three containers.

Mr. Moore stated we can save money by putting storage containers out there.

Mr. Collins asked where does your staff eat their lunch?

Mr. Smith stated under a shady tree somewhere.

Mr. Moore stated there are not 20 people sitting there all day every day. They are seeking shelter on the golf course or somewhere in the community.

Mr. Carlson stated this is not something we are just starting to discuss. This is something we have been discussing for a long time. I do not think it is helpful to revisit some of this. I think we need to look at how much it will cost and how much benefit we are receiving from it.

Mr. Moore stated we agreed on a shared maintenance facility.

Mr. Carlson stated if CROA is not able to participate, then it is not a shared maintenance facility.

Mr. Moore stated the difference is, do we need it and I do not think we need to construct a building right now.

Mr. Carlson stated we may not need to, but let us look at the information our Board representative accumulated this information, and there are good reasons for doing it. I will come back to the beginning with The Celebration Company. Our agreement is to swap land with them. What is the timeframe for when that needs to happen?

Mr. Parker stated there is no timeframe. However, the urgency on our part is we want to transfer all the property on the civic corridor. We are a business and we need to transfer that as soon as possible.

Mr. Carlson asked what is the logical timeline for when the CDD can take ownership to that property and complete the transfer?

Mr. Parker stated at this point, the way we have been working, your attorney has a proposed contract. We would like for that contract to be approved and executed so that we can close on the property as quickly as possible.

Mr. Carlson asked what are the stipulations that go along with that in terms of utilities that need to be constructed?

Mr. Sunnarborg stated there are none. There is no reason that the property swap cannot proceed.

Mr. Carlson stated the church is at one end of this property and it is divided in two in terms of utilities, except water and sewer maybe need to go the whole length.

Mr. Moore stated that has nothing to do with the property swap.

Mr. Carlson stated the church has responsibility for their end, and everything else comes from the other end. The library has to have its utilities and the rest of the utilities and some sort of roadway has to come down to our property. We need a road because we have a facility that we will need to use, whether it is paved or not is not the question.

Mr. Sunnarborg stated I would like all of us to agree that the land swap can happen with unanimity from this Board. There is no reason not to do that.

*There was unanimous consensus from the Board to proceed with the property swap.*

Mr. Carlson stated the next step we need to address is the utilities that need to be installed. We have an agreement that indicates certain things we have to do as a part of this property swap and contract.

Mr. Parker stated this issue goes back many years. The CDD Board, albeit there were different Board members, has wanted a maintenance facility for a long time. The civic corridor property came up as an area where this could be accomplished when the issue of the removal of the right-of-way was approved by the County. With the creation of this available land, we had some criteria that we needed to dedicate it to civic uses and there were stipulations put upon us as to what we should do with it. The CDD was one of the first entities we thought about, along with CROA and anyone else who could use it: the church, a library. That is the genesis of this. When it was not going to be a right-of-way, we had to amend the macro CDP, which is a plan for the development of that area. Since it was not going to be a road and a right-of-way anymore, it became the civic corridor and we had to amend that document. In the process of amending that document, we had to show access through there for each of the individual proposed uses that were going to be placed on that property. That was a requirement of the County and because you do not want to land lock anyone from having access to the public right-of-way, which is Campus Street/Celebration Place. That is the first part that created the need for that road, so we underwent an exercise with PBS&J to come up with a possible scenario to make this happen. We got the macro CDP amended and then we had to plat the property. You are not required to sell the property with a plat, but the County really wants it. That is also a way to make sure that no one gets land locked from public access. All those easements come along with the plat. Once we got the property platted, the County was very interested in several things. One was access and utilities going all the way from the library to the golf course parcel. The church parcel is separated by the canal, and that will come in from Celebration Avenue. The County also mandated that we cannot have thoroughfare access from Celebration Avenue to Celebration Boulevard, because that would be a right-of-way all the way through and it would have defeated the purpose of what we went through. We did not want that anyway, but it was a mandate. They did require pedestrian access to go all the way through, and that is something that we will

have to make happen. Once the plat was in place, then we were able to go to contract with each individual user of the civic corridor. Each contract is a little different. With the library, they have some requirements in a specific timeframe for building their facility. In the proposed contract for your property, we are not requiring a timeframe for you to build a facility. We relaxed many things and we tried to remove things that we thought would make it more difficult for you. We relaxed the design guidelines. We cannot totally take it out of the covenants because you really need to be a part of the non-residential association, just like the school and the fire department. You are assessed dues to be in the association; however, the covenants will still be there to some extent. We expect feedback as this proceeds. That is how we got from the CDD wanting a piece of property for many years to now having property available and moving forward with a property swap. I think you are all correct that we have two different situations with the land swap. You also want to have a building and you have some responsibility in relationship to the rest of the community to do something, either with CROA or separately. We have tried to stay out of that because that is more of a community affair than it is a company affair. I want to expand a little on what Mr. Smith has said, which is only my observation. It is a mess on the civic corridor. Those staff members are working in a really messy situation. I would suggest that it is more hazardous to work in the situation they are in than if you created something out there.

Mr. Akey asked do you mean Severn Trent staff doing something like welding or the Girard employees? The landscape personnel is mostly out in the community.

Mr. Parker stated that is a problem, as well as for Davey.

Mr. Moore stated Davey is not our contractor anymore and CROA is not taking part in this.

Mr. Parker started I am referring to the whole corridor.

Mr. Akey stated Davey is the contractor for CROA and Enterprise CDD.

Mr. Moore asked what if Davey was not in there?

Mr. Parker stated it would still be a mess in there. Ultimately it needs to be developed. The golf course is on one side and we would like to be respectful of the golf course. One thing we ask is that you have green screening on your fence and some landscaping back there. We want to get the community finished. It is industrial in nature at this point. Because it is industrial, the working conditions are not conducive to it trying to be clean and organized. We would love to see it developed and cleaned up and

relatively finished off. However, you have your contractor in there, who was offered a license agreement to go in there and declined it. They told you at your meeting during your bid process that they did not need a place onsite.

Mr. Moore stated I specifically asked them that question for that reason.

Mr. Parker stated in fact, they must need it because they certainly wanted it, but they did not want to put a deposit down for a license agreement. As a result of that, they are parking their cars on Celebration Boulevard and we receive comments about that. It does not look good and it does not look professional. There is no end in sight at this point. I do not see any initiative whatsoever to do anything about that. From an ideal situation, we want to turn the land over to you and to CROA. We have already turned it over to the library and to the golf course. We want to get it developed.

Mr. Carlson stated I have personally said that I want to get that place cleaned up. I want to provide something for our own staff. Regardless of our landscape contractor, that is a separate issue. We have to make sure they are parking in places that are not making it unattractive for our neighborhood. If they want to use the facility and pay for it, that is fine. But we have an obligation to have something that looks good and serves our needs as well as those of Severn Trent.

Mr. Moore stated I agree and those are things we should be discussing.

Mr. Carlson stated I am not willing to accept it the way it is now. We had a plan and we need to transfer the property. We need to provide a gravel road so it is safe to travel and wait on the cost of paving it until the library is complete and we have a need for it. We need to put some kind of different structure that we can use, even if CROA is not ready to develop their property. That is my stand on this issue.

Mr. Collins stated in terms of discussing a permanent facility, we cannot even start until the library is complete. We are talking about 18 months before we can start toward building a permanent facility. I have heard numerous times from the golf course that our compound needs to be cleaned up. It looks terrible as you drive on S.R. 417. We will have a public library that will look out onto our area.

Mr. Carlson stated we complain about the fact that our speed signs are not painted green on the back and we have a terrible looking compound right in the middle of our community that we are not taking care of.

Mr. Moore stated we are not doing anything now. What are we arguing about? We are not constructing a building. We are swapping property. I think we are all in

agreement to put in a gravel road. If you have a plan to fix up the area without constructing a building, I am fine with that.

Mr. Smith stated we need to fence in the property and screen it and we can use temporary buildings for now with dumpsters on that property. We can do that for a period of time, such as until the library is complete or when the golf course decides to develop their parcel. At that point, a road will be needed and the golf course will have to pay for part of that roadway unless they come across their own property and build their own road.

Mr. Parker stated the company's position on this, without putting a timeframe on when to develop the property, is as long as what you are doing is respectful because you will be under the covenants and is not visible, we do not care so much. But I cannot speak for the County. I cannot imagine they will say anything until you want to develop a building. At that point, then they will require you to develop everything.

Mr. Smith stated acquiring the property is our biggest problem because we did not know how long we could keep our compound at any particular location. We have moved three or four times. Finally we are able to acquire some property that will be ours and we can build a road to that facility. All we will actually need is an easement to run water and reuse water. We do not need wastewater, which is a huge cost savings if we do not need to put in a lift station to run water and wastewater. The costs for constructing a very nice small facility on that piece of property is not going to cost that much.

Mr. Moore stated Girard or Davey might also want to do a temporary trailer facility. I do not see why they would not want to do that.

Mr. Parker stated right now, Severn Trent has a trailer there for storage, and they pay a license fee for that. Davey has a trailer and a staging area, and they do pay license fees for both of those. Girard is only benefiting from Severn Trent because they need to have something, and we cannot allow them on our property for liability reasons. There is a lot of liability that is associated with a landscape maintenance contractor.

Mr. Smith stated Girard really wants an onsite location. They did not want to pay the big deposit, just to let it sit somewhere. But they really want to get onto that piece of property and they constantly ask me about the status. I think they are willing to share some costs, particularly in development of the area. We will build and plant a berm on the backside of the property, so the elevation of the plants behind it overseeing the golf course is pretty good. I just got 40 pine trees relatively cheap that I will be planting along S.R. 417 behind the facility, so I think I can screen it a little better. Getting that piece of

property and getting a much better temporary facility that we can start with and add to in future years would make a nice place and will make it look much better than it does now.

Mr. Carlson stated you need some kind of a road bed in there that will not wash out.

Mr. Smith stated I use the stripping in there now that I get from the alley repaving projects. We could build our own road.

Mr. Parker stated that is an issue that we have, and Mr. Smith and I discussed this back and forth. We do not want land altered if it is not going to be turned over. We know that someone has to go back and take care of it.

Mr. Carlson stated I think the unanimous hope is that we turnover the property now.

Mr. Sunnarborg stated I think we are making it harder than it really is. Let us do the following right away: execute the land swap and complete it, and prepare a temporary plan that will go out a couple years.

Mr. Carlson stated temporary with a long-range vision.

Mr. Sunnarborg stated that is correct, do the first steps while we work on a long-term plan. Once we execute the property swap, we do not have the right to park on The Celebration Company's land anymore. We take ownership of our property. We use it and we screen it appropriately so that whatever we do back there is not an aesthetic issue with anyone while we work on a long-term plan.

Mr. Carlson stated I agree. If there is no other option for land that we can use for the District for a maintenance facility, then we need to secure this property now. We need to develop it, clean it up and make it workable now to the best we can and then have a long-term plan for making it the most usable, most attractive facility we can afford.

Mr. Akey stated I agree.

Mr. Sunnarborg stated I also agree.

Mr. Collins stated I am fine with that. The question becomes, do we try to move ahead and build the facility as quickly as we can after the library is complete? Or do we wait a number of years? If the plan is to build the facility and in that facility, provide a better working environment and make it more attractive to the community not to be an eyesore, why would we wait?

Mr. Sunnarborg stated if we were going to forge ahead with the long-term plan, we would still need a temporary solution anyway.

Mr. Collins stated I agree, and it will be temporary for a couple years anyway.

Mr. Sunnarborg stated we start planning for the long-term solution today as fast as we can to resolve it.

Mr. Collins stated I think there was some confusion in our landscape maintenance bids, but at the end of the day, everyone factored that into their bid. We are going to have some sort of facility no matter what. Is it important to have an attractive facility and a facility that meets the basic requirements for housing 20 employees. The golf course did the same thing. They have a nice facility. Mr. Sunnarborg designed it for them to have a nice facility for their employees. To me, that is the issue; it is our obligation to provide a good working environment for our employees and we should not wait five or seven years to do that. If we all agree that we need a facility with indoor plumbing, then why wait?

Mr. Moore stated the vote may end up 4-1, but for me, the point is they are not our employees. Girard's people are not our employees and Davey's people are not our employees. It is their responsibility to do that.

Mr. Carlson stated you are missing the point. We are talking about the Severn Trent staff.

Mr. Collins stated the Girard staff really are our employees, too.

Mr. Moore stated the Severn Trent staff are also Enterprise CDD employees. We need people to participate in this with us. We should not do this unilaterally. The difference is, when we decided to do this in the beginning, CROA was going to provide a field facility and we were going to share bathrooms. Without them in this scenario, I do not think we should build something permanent until we know what is there. I am not saying we should not do something for Davey or Girard. If they want something for their own employees, I think we should meet with them and force them into something. As we are building something, before we design it, we should build it, talk to them and get their thoughts beforehand. If we need to do that in four years when their contract expires, maybe that is a great time to do it. I think whatever we are going to put in temporarily will look fine. It should look good for four years. I do not think we need to rush to build something.

Mr. Carlson stated we are not building anything for Girard. The facility we are discussing is for the Severn Trent staff primarily.

Mr. Moore stated I understand there is Celebration CDD and Enterprise CDD equipment and supplies. But we are the only ones discussing this, not CROA or Enterprise CDD. I do not want to discuss the permanent building until they participate.

Mr. Carlson stated we are not talking about the CROA building; we are talking about our building.

Mr. Moore stated we will own it but we will not have a tenant who is going to pay for it.

Mr. Carlson stated the CDD is who is going to be using it.

Mr. Moore stated it is not the CDD. What is Davey going to do? They have nowhere to go. They are going to use our property.

Mr. Akey stated Davey is CROA's contractor. They will have the same issue.

Mr. Parker stated hopefully the community—CROA and the CDD—will work together. CROA will need to do something. I do not know what the true need is for Enterprise CDD because their portion is small.

Mr. Moyer stated Enterprise CDD will share in this process. That has always been in place.

Mr. Carlson stated I thought we all had worked out that CROA did not see a way to fund their share of this at this time.

Mr. Akey stated if we put in a road to our property, Davey will still be going down with nowhere to go because our facility is not for Davey.

Mr. Parker stated CROA has land and since Davey is their contractor, Davey will stay where they are located currently.

Mr. Akey asked what are they going to build for them?

Mr. Smith stated Davey will stay in the same staging area where they are today. They are already on CROA property and they will stay in that location.

Mr. Moore stated we are talking about making our facility look nicer and CROA will do their own thing.

Mr. Carlson stated we do not have a responsibility for CROA in this discussion.

Mr. Parker stated in the last meeting we had with CROA, they have a thought process that Mr. Collins mentioned to you as far as a financing solution that everyone at the meeting thought was a good idea. I do not know if that was communicated to everyone else.

Mr. Moyer stated we discussed it at that meeting and those representatives were in agreement to split the development costs of approximately \$500,000 which will take the road and utilities all the way to the end of our property.

Mr. Moore stated I do not think we want to build a \$500,000 road now with construction going on. Is that for later?

Mr. Collins stated originally we were looking at \$1 million. The way everything looks now, it will be less than \$500,000 for a nice, permanent facility. Given the fact that we are saving almost \$1 million annually with our new landscape contract with Girard, costs should not be an issue. I agree that the next CDD Board needs to work with the CROA Board to try to get things done together better. We were affected by what the CROA Board did with the Davey Tree contract, and it caused some issues in this process for everyone.

Mr. Moore stated I agree.

Mr. Collins stated CROA does not seem to be very enthusiastic about the five acres they will have for park use. At our meeting, Ms. Wasson said that within a month they will have a survey available for residents to provide their feedback as to what they want. There seems to be no interest in their part at this time. The next Board and the CROA Board can work out what you think is best, and we have to wait 18 months anyway for the completion of the library. It might make sense to wait a year or two before we reach a settlement on this.

Mr. Carlson stated from my perspective, I want to proceed with the land swap as the first thing. Second, we provide a temporary solution for our new property, which includes repairing the road bed, whether it is paved or not paved. Third, we prepare a plan for a maintenance facility sooner rather than later that satisfied CDD needs, not necessarily CROA's needs. If CROA is willing to work together on something that saves us both money and gets us both where we want to be, then I am willing to do that. I will vote for those things in that order.

Mr. Akey stated we are all in agreement to swap the land. Mr. Smith will be the lead person to come up with a proposal for a temporary solution to get the Girard vehicles off the lot by the Issa building and get them onto our property, recognizing that even if it is temporary, some of the money we put into a temporary solution will not be recouped and we are fine with that. We need to get the vehicles moved and get the area cleaned up. We need to come up with a plan to get a road bed in there, provide the full plan to the Board so that we can vote on it. We will continue the dialogue for the long-term solution of a permanent maintenance facility, sooner versus later.

Mr. Moore stated we also talked about bringing in some water and utilities to that facility.

Mr. Akey stated that will be part of the road bed plan, whatever Mr. Smith feels he needs for the temporary facility.

Mr. Smith stated we have power, water and reuse back there so bringing those in should be pretty easy. The only problem I have is getting back there because we need some sort of utility easement.

Mr. Sunnarborg stated use the easement across our property that they are using to get to the new golf cart barn. There will be an easement across CROA property to get to our property, so you can use that.

Mr. Smith stated we can go right down the DOT fence line.

Mr. Akey stated I would like Mr. Sunnarborg to meet with Mr. Smith to work on the short-term proposal.

Mr. Moore stated I personally want to thank Mr. Collins for all his work on this. I am not against this in anyway, but I am upset that CROA stepped away and changed the makeup of this in terms of how it is financed and how it is put together. I do not want to construct an as-built. I do not want to build a facility where Girard later comes to us and says that since we already have a facility that we do not need to charge them for the use of it. I do not want Davey to think the same thing. At the beginning of the process of building the facility, I want us to get the participation from the people who are going to use it and get them to sponsor and fund it or somehow force them into it contractually. Girard originally said they did not need anything, but we know that they do. By the time we get to this in two years or whenever, we may be renegotiating a landscape maintenance contract with them anyway.

Mr. Akey stated for the short-term plan, come up with a timetable, and the sooner, the better. When you first drive into the current facility, before you get to the fence where the gate closes, there is land there. Whose is that?

Mr. Smith stated that is the library site.

Mr. Akey stated could Girard park some of their cars there now?

Mr. Sunnarborg stated no, that property has already been transferred to the library.

Mr. Collins stated we are close to getting our contract executed. It has been sent to Ms. Carpenter so we can follow up with her to finalize that as quickly as possible.

Mr. Akey asked how long do you think it will take to get the temporary site prepared?

Mr. Smith stated once the land is swapped, we will get it graded and roll it. We will probably put in a 57-stone base. We can use the existing temporary buildings but I would like to get rid of the old, green trailer if we can bring in a new modular trailer for a small office space. I can have it looking good within a month or two.

Mr. Sunnarborg stated I have some thoughts on a long-term plan. What caused me to pause at our last meeting was not necessarily the same things that are bothering Mr. Moore but the uncertainty of CROA's involvement. I think we can mitigate it, not just for the current Board but for all time simply by building two separate buildings. That way, we will have two small buildings on the same parcel that we own. One of them is for Severn Trent and our landscape maintenance contractor, and they will pay us rent. There will be another building, perhaps sharing parking and utilities that we rent to CROA.

Mr. Smith stated I came up with a similar plan.

Mr. Sunnarborg stated it seems like we are in sync. We will share the parking and if CROA wants to use the other building, they can pay rent for it. If they do not, then we can rent it to someone else.

Mr. Smith stated one of the buildings I included public bathrooms so CROA would be able to use the building for concessions. My last estimate on these buildings was \$30,000 for the restrooms.

Mr. Sunnarborg stated it looks like that is our long-term plan and we have figured out how to pay for it. If we can build a financial justification that does not depend on CROA, it could be any tenant.

Mr. Collins stated I thought we had a clear agreement with CROA to utilize one contractor who could efficiently provide landscape maintenance to the community instead of having two separate maintenance facilities for two separate contractors.

Mr. Sunnarborg stated we had the plan for that possibility, and it happened right away. We should build our facility to accommodate that possibility again in the future.

Mr. Collins stated I agree.

Mr. Sunnarborg stated we can have a cost-sharing agreement and if we rent it, we are the landlord and they pay us rent. If they step out of line, then we will deal with it.

Mr. Smith stated there might also need to be a third building on the CROA property so they can have their own maintenance facility.

Mr. Sunnarborg stated similar to Severn Trent having your own employees plus the contractor, CROA has its own staff.

Mr. Moore stated CROA does not have enough knowledge of what they are going to do on that property, and I am not even sure they should still own that land. I think we should own that land.

Mr. Smith stated we can develop our property and get something there, and I think that will force CROA to do something.

Mr. Sunnarborg stated in the long-term plan, that second building does not have to be built right away. We can just master plan for it, plumb over to it and if we get a tenant, we can use that letter of intent to finance it. This should not be that hard.

Mr. Moore stated depending on what CROA is going to do with their land, they might not have room for a building. They do not know what they are going to do yet.

Mr. Sunnarborg stated the second thing that caused me to pause when the numbers were presented was the idea that CROA just decides one day that they do not have any money so the CDD should build their road and they will see if they can pay us back. That was a new attitude.

Mr. Moore stated I do not want to be a finance arm for them.

Mr. Sunnarborg stated we do it because we are the CDD and that is what we do: we provide infrastructure.

Mr. Moyer stated as a personal comment, I would rather have a contract with CROA in which they are committed to pay their share than to wait it out. CROA might say they do not plan to do anything for 10 years so they will just wait it out, knowing we will build the road sooner or later.

Mr. Sunnarborg stated we might not, just to play their game, but the golf course will require it.

Mr. Moyer stated that is correct.

Mr. Moore stated whatever we are going to build will withstand trucks coming in and out for whatever we need.

Mr. Collins asked what is each party's responsibility for their property? Can Mr. Parker endorse a plan such as CROA and the CDD sharing the overall cost?

Mr. Parker stated no, I do not think we want to get involved in that.

Mr. Akey stated I agree.

Mr. Parker stated we want the community to do this. We do not want to dictate to the community what they need to do.

Mr. Sunnarborg stated we can make a proposal to CROA as to what we think is right and fair and let them choose.

Mr. Moore stated realistically, they do not need anything more than what they are being provided.

Mr. Collins stated they said they would participate in the funding if we could finance their development costs. That was the proposal that I brought to the last meeting.

Mr. Sunnarborg stated that is where we got bogged down.

Mr. Moore stated that is a whole different discussion. I agree it could end up that way, but that whole plan needs to be discussed.

Mr. Collins stated it is really to setup the framework. The general philosophy is that we will share the cost of the infrastructure, whatever it ends up being. We do not know those costs right now. If need be, we will provide financing that is workable for CROA.

Mr. Sunnarborg asked what do you mean by sharing the costs evenly?

Mr. Collins stated the costs of infrastructure, including water, sewer, the roadway, the things that were outlined in the engineer's study.

Mr. Sunnarborg asked we would just split it in half?

Mr. Collins stated yes.

Mr. Sunnarborg asked would we take that approach if it were someone else who needed a road and access? Because we are a government agency, I would not want to treat CROA any differently than I would treat anyone else.

Mr. Moore stated I would say yes. We are the ones farthest into the corridor who needs the infrastructure, so we are going to be providing it anyway to ourselves.

Mr. Collins stated they have 2.5 times more road frontage, but they would argue that all they are going to do is put in a dog park so they do not need facilities.

Mr. Moore stated when you said evenly, I assumed that meant they would pay more because they have a longer run for the utilities.

Mr. Moyer stated we would take the total cost and divide it by two and each pay half.

Mr. Collins stated the engineer's estimated the total infrastructure costs to be just under \$500,000 for both pieces of property.

Mr. Sunnarborg stated if I was the master developer, then my job would be to build all the master infrastructure and sell improved parcels. It would not be overly complicated but there would be a rationale for almost every line of infrastructure cost that had a relationship to what the infrastructure was for, such as the linear feet of road. The

library has 1/8<sup>th</sup> of the property. CROA has almost half, the CDD has 1/8<sup>th</sup>, and the golf course has 2/8<sup>th</sup>. Those costs will include water utilities, road bed, landscaping, street lights and so forth. That would not be difficult to do and ultimately that would be fairer.

Mr. Parker stated that is a method of logic you can use, but there are other methods of logic that you can use.

Mr. Sunnarborg stated to divide the costs by two is what struck me as unfair to the CDD because we are a relatively small site.

Mr. Parker stated you can also calculate it by usage. It can be linear feet or trips and other ways to calculate it.

Mr. Sunnarborg stated you are correct, and the art is finding the right method.

Mr. Collins stated all the costs ultimately are paid by the home owners. Do we really want to get into those details when the residents are the ones paying for it?

Mr. Moore stated it is different because CROA fees are paid by home owners, and we do not just represent home owners; we represent businesses and we are a much bigger entity than just home owners.

Mr. Sunnarborg asked do we need to provide any infrastructure to the library?

Mr. Moyer stated no, that will be provided by the library, and they will extend those lines to the end of their property.

Mr. Sunnarborg asked if we were the library, why would we do anymore than just bring access into our parking lot and provide an easement down the side?

Mr. Parker stated because of the way it is being developed. The County will have to review each of these plans, and they will be looking out for everyone's interests. The Celebration Company will have to review each plan that comes through for review. We will not overlook one over another. All things in total will be considered.

Mr. Sunnarborg stated one part of the County will review our plan for Code compliance. You will review it for your own reasons. I am just talking about fair allocation of costs. I think we should come up with a method that would pass anyone's logical scrutiny.

Mr. Moyer stated as part of the land development regulations of the County, you are required to extend water, sewer and a road to the end of your property line. What you mentioned the other night is exactly what CROA said we should do, and that is to take the road from the library parcel and build it out 50 feet, put in their parking lot and tell the CDD that we have to improve it the remaining 250 feet to get it to our parcel. Mr.

Collins and I discussed this with the group and recognized that. I thought if we can get 50% of the total costs covered, that is better than getting almost nothing and then we are responsible for all of it.

Mr. Sunnarborg stated I am not being critical and I might have done the same thing. But when you look at this and realize there are four parcels, if CROA or the second property owner were to take that approach and just bring the road to their edge at minimized costs, how do you explain that to the golf course? They should not be expected to fund a road and utilities all the way down to the library site. That is why I am saying take more of a “master developer” role in this and say that we will build all the infrastructure and divide the costs among four parcels fairly.

Mr. Moyer stated we could do that because we can special assess property. We would need to have a public hearing and we would have to come up with the assessment methodology. We can do that, but it would be a “cram down” situation where we are going to tell these property owners that this will be their allocation unless they prove to us that we are being unfair. We could adopt that as a special assessment and we can finance it ourselves from our financial resources. We would not need to do a bank financing because we have available monies to do that.

Mr. Sunnarborg stated that makes sense to me. We tell them that we have calculated what we think is fair and they need to tell us their position.

Mr. Collins asked can we tell CROA and the golf course this is what we think is fair?

Mr. Moyer stated as long as what we are proposing is reasonable and legally defensible, yes we can. We can have a methodology on a frontage basis, a square-foot basis, how much water and sewer they use, number of trips, or any other number of ways.

Mr. Sunnarborg stated every line item would probably have its own different rationale. Water would be in gallons. Roadway would be based on trips. Sidewalk would be in linear feet.

Mr. Moyer stated that is correct.

Mr. Parker stated each entity would want to apply the best logic to their own property.

Mr. Collins asked will the golf course really need anything? Would they be able to access it from their own property?

Mr. Parker stated that depends on what their usage will be.

Mr. Collins asked can we just tell them the usage does not matter because we are going to build the road anyway?

Mr. Moore stated everyone needs everything that we are doing anyway. This is a matter of doing it all at once and not having to worry about each person doing it when they get around to it.

Mr. Moyer stated the justification for including the golf course is that in the plan, at the end of the roadway is a cul-de-sac that will be built to County Code so that fire trucks and emergency vehicles can get in and turn around.

Mr. Sunnarborg stated that is probably the answer to the question about the roadway.

Mr. Parker stated that cul-de-sac just touches the golf course property. However, we anticipated in the development of the design that the road will go up to the golf course property and they will develop it from that point. There will be parking lots and it may not be a standard cul-de-sac. The only reason it was put in the design was for a turn around for fire trucks. If they can turn around in a parking lot, it serves the same purpose.

Mr. Smith stated they will still need access to their parcel.

Mr. Parker stated there will be an easement going all the way down for access and for utilities and everything else. The easements will be in place and are already in place for anyone who has closed on their property.

Mr. Sunnarborg stated perhaps in the development of the long-term plan, we can do some of this research and see how easy we can make it. If we do not get 100% agreement by all four parties, then we withdraw and let them proceed on their own. We will do what we need to do.

Mr. Collins stated it makes sense to me that if we build the road and just assess it to everyone. That sounds like a great idea. I had no idea we could do that.

Mr. Moore stated we are doing the right thing for everyone and then we get it done. That is everyone's issue, that we are dependent upon everyone else. It is almost as if Disney master planned it themselves and required this. They did not do it, but it would probably help if someone did.

Mr. Moyer stated we can do that. We have an immediate short-term goal to acquire the property and have an interim staging plan that Mr. Smith and Mr. Sunnarborg will work on. I think we are pretty close to a long-term solution, and that is to put together a special assessment report for the infrastructure costs.

Mr. Sunnarborg stated on a related topic, the library is moving pretty quickly. We may want to talk to them sooner than later if we want to go with this method.

Mr. Moyer stated we cannot assess the County.

Mr. Sunnarborg stated we can do a cost-sharing agreement and they can submit voluntarily to that.

Mr. Moyer stated if we do that, then we will be subsidizing the County for their costs.

Mr. Moore stated it is better to do it from the end of their parcel through the golf course.

Mr. Moyer stated that is correct. We will proceed in that direction.

#### **FOURTH ORDER OF BUSINESS**

#### **Other Business**

Mr. Collins stated from what I can tell, our meetings are not on the television channel.

Mr. Akey stated I asked Ms. Burgess to check on that because I heard that from other residents.

Mr. Sunnarborg stated I have had Direct TV for years and I generally watch the replay on the CDD website.

Mr. Collins stated we probably do not have very many people who watch it on the website.

Mr. Moyer stated we will look into it and let you know.

Mr. Parker asked is there any discussion that is needed on the electrical power line that will be going down Celebration Avenue?

Mr. Smith stated it is the Progress Energy line where they are going to do some directional drilling down Celebration Avenue. They will need an easement from the CDD at the end of Waterside where they currently have a switch gear. Their next switch gear is too big to fit on the current piece of property they have, and they want to expand that.

Mr. Moyer stated I cannot grant the easement administratively, so we will bring it to the next Board meeting.

Mr. Parker stated it is not our property. We sent an email to Ms. Carpenter and she is aware of this request. I offered that if she wanted to use the standard format of the distribution line easement agreement, that is fine. I also sent it to the Progress Energy staff person, and those two need to communicate regarding the final easement. Progress Energy needs to come up with the drawings unless you want Hanson Walter to do that. This is a project they are doing for the benefit of the community. They have a route in the

community now and they want to install a looped system. If you do not have a looped system and there is a power outage, it cuts everyone off all the way down the line. This would be to everyone's benefit.

Mr. Moyer stated we will provide this to the Board at your next meeting.

Mr. Smith stated they are still in the planning stages. The work itself will last maybe 30 to 60 days. There is also a right-of-way utilization agreement with them, as well. Will that be changed in anyway?

Mr. Moyer stated no, the right-of-way utilization agreement just provides a payment to the District based upon a percent of their gross revenues, so that agreement would not be affected.

Mr. Parker stated mostly they are going down through their own easement.

**FIFTH ORDER OF BUSINESS**

**Audience Comments**

There being none, the next order of business followed.

**SIXTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Sunnarborg, seconded by Mr. Moore, with all in favor, the meeting adjourned at 8:00 p.m.
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Tom Sunnarborg, Secretary

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Cliff Akey, Chairman