

MINUTES OF WORKSHOP CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Celebration Community Development District was held Wednesday, October 26, 2011, at 6:30 p.m. at the Bohemian Hotel, 700 Bloom Street, Celebration, Florida.

Supervisors present were:

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

Also present were:

Gary Moyer	Manager: Moyer Management Group
Mark Vincutonis	Engineer: Hanson Walter & Associates
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. Sunnarborg called the workshop to order at 6:30 p.m.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Moyer called the roll.

THIRD ORDER OF BUSINESS

Discussion Items

Mr. Sunnarborg stated for the benefit of the audience, this is a workshop, not a regular meeting. It is official, but it is less formal than our regular meeting. Does any Board member wish to change the order of agenda items?

Mr. Akey stated I attended a meeting of CERT a couple months ago. I recommended that they attend this workshop, and I asked Ms. Burgess to include this item on our agenda. There are three people here for this item, so I would like to move it to be item A.

Mr. Sunnarborg stated the maintenance facility was the primary reason for this workshop, so we will spend most of our time on that item.

A. Automated Phone Notification System for CERT Program

Mr. Akey stated about 18 months ago, Osceola County contacted us about their CERT program. It was put together as an extension of the safety committee. It is a response team. They have a regular meeting with Osceola County with Chief Collins's team, and they work together. One of the things that came up was a notification system for alerts and communications to the residents in the event of emergencies. I suggested they provide a proposal, provide the details, answer the questions on it, and probably ask some people to join them to discuss the merits of their suggestion and proposals, and then bring it to the Board for action sometime in early 2012. They have done that. They contacted two vendors and provided information on their programs as to what objectives they are trying to accomplish. I will ask someone from the CERT program to discuss the background of the program and cover exactly what the program will do and what you are looking for long-term from this Board.

Mr. Tim Swisher stated we have been working on this for the past six months. We contacted Global Call Enterprises, which is one of the largest companies and is used for law enforcement. We are looking to expand the CERT team, which is the Community Emergency Response Team. It dates back to 2007 in Osceola County, and about eight residents started the program. Our target was to get the Celebration CDD and Enterprise CDD staff, as well as Lexin and CROA, involved for Celebration, so we formed a team of about 12 to 14 people. This team has been through extensive CERT classes and also includes a retired fire chief.

Mr. Akey stated the CERT training class is not just a couple hours.

Mr. Swisher stated no, it is a 40-hour class. We follow the California guidelines that were implemented in San Diego in 2001. It is a great program and it covers everything from terrorist attacks and first aid/CPR training to inclement weather. We started looking at the reverse 911 system, not aware that Enterprise CDD already has this system in place. When we found out you had one, we contacted the vendor for your current system to see what kind of program you had purchased, only to find that the program you purchased is severely limited. Our system will offer unlimited phone calls. We estimate there are 8,000 residents in Celebration. We want to offer it to the CERT program as well as every resident so they can be notified in case there is an emergency from a wildfire to a boil water notice, whatever it might be. The system we researched has unlimited use, unlimited users, and anyone can use it. You can have multiple subgroups and it can be

used 24/7. It sounds like the CROA Board is supportive of this. The program you currently have that we reviewed with the sales representative is not setup as an emergency program, but it is only available from 9:00 a.m. to 8:00 p.m. We want to be able to notify the entire community. If there is a watermain break in East Village, then we can have the ability to notify just the residents of East Village without notifying the entire community. I think this is a great program and is something that we can offer to the residents as a budgetary item through the Celebration CDD and Enterprise CDD as well as CROA. It will cost \$1 per year per resident to be able to call two lines, more than likely a land line and a cell phone. You can have just this Board as a subgroup, CROA can have their Board members as a subgroup, employees can be a subgroup, and you can have multiple other subgroups setup for no additional charge.

Mr. Bert Fitzgibbons stated since 2004, we have had at least three hurricanes, at least one person was hurt and at least one house was damaged. Fortunately, we have not had any wildfires, Amber Alerts or Silver Alerts. These are all things this reverse 911 system can be used for, as well as a power outage or water break. It will allow us to contact everyone at one time. I think it is a good proposal.

Mr. Akey stated Enterprise CDD has already contracted with One Call. We have proposals from two vendors: One Call and Global Call Enterprises. Right now, Enterprise CDD pays \$700 per year. In their memorandum, Mr. Nick Frantz from One Call makes the comment that it is not effective for emergency communications.

Mr. Moyer stated Mr. Frantz is trying to sell \$34,000 for a system that we are already paying \$700 for. Keep that in mind. Do not misunderstand what I am saying; I am not against what you are proposing. I think there needs to be some clarification. After the boil water problem that we had with Toho Water Authority's line break that fortunately did not affect us but we did not know that at the time, to the credit of Enterprise CDD, we got this program in place within about two or three weeks after that occurrence. I did not want to subject Celebration residents to that kind of situation again. Our intent was primarily more or less dealing with utility problems where we need to notify the community. One of the things we found, that I think you will also find, is we have a pretty good database of telephone numbers based on our utility accounts. Having said that, for apartment buildings, we have one master meter and a telephone number for the apartment building owner or manager, but we do not have telephone numbers for the

individual units. I do not know whether your proposals include getting those telephone numbers, but that is one of the weaknesses of our system. Recognizing that, Enterprise CDD purchased three sign boards that we can put on every major entrance into Celebration. Those are available to anyone. I have offered them to Ms. Pat Wasson, as well. Anything that happens in Celebration where someone needs to use those sign boards, they are not proprietary to Enterprise CDD, and we will gladly make them available. Mr. Smith stores them at his compound.

Mr. Smith stated we used them during the sidewalk closure at Florida Hospital near S.R. 417. You can definitely see them.

Mr. Moyer stated those signs are pretty effective and very bright. I am offering that to the CERT team that if you need them, they are available to you. Regarding the 24-hour availability, the way the contract reads, it does show the preferred default hours being 9:00 a.m. to 8:00 p.m. If we have an emergency at midnight, we can change those default hours and have them make those notifications during the overnight hours. We have the rights to do that under our contract. It may not be as fast as your system; it takes 30 to 40 minutes to contact the 2,200 contact names that we have. It was clearly setup for a different purpose than what you are talking about.

Mr. Sunnarborg asked have we ever used that system?

Mr. Moyer stated no.

Mr. Moore stated Mr. Moyer's responsibility is to send emergency messages for Celebration residents. The things you are talking about, like the boil water notice, Osceola County does not inform us of those kinds of things. I think it is a great idea and it needs to be discussed more. The fact is, if there is a murder or a burglary, they are not telling the CERT team or the CDD, so we will not be able to use the reverse 911 system anyway.

Mr. Fitzgibbons stated but it is available if they have something they want to notify the community about.

Mr. Moore stated if Osceola County needed to make that communication, they can do their own reverse 911 program. If that occurred and they wanted us to know that it would be unsafe for us to leave our house, they would send a reverse 911 message to the residents. There are some things that they will not notify us of, and I think CROA has things they may want to do as part of a volunteer system. But who is responsible for

doing it? When you do implement it, then you will setup an expectation for the residents. I like the idea but it is an operational issue for me. How can you make it work and make it effective and meet expectations? That is what Mr. Moyer's job is for Enterprise CDD. Perhaps it is also CROA's responsibility to figure out something. When it comes down to safety, such as tornadoes and wildfires, Osceola County does not tell Ms. Wasson or Mr. Moyer anything. Perhaps they will on occasion, but that is the difficult thing since this Board does not know anything more than anyone else. We are not centralized in Celebration.

Mr. Dennis Tenniswood stated we are not here to bash what is already in place; it is an awesome system that you have but with some limitations. I agree with that. One thing we want to offer is that we now have a liaison with Osceola County through Mr. Fitzgibbons, who communicates between the County and the CERT team. We will keep apprised of everything that is going on and we want to be able to share it with you. I think we are all here for the same purpose: the safety of Celebration. We discussed the neighborhood watch program about eight years ago, and it fell apart. We are working with Ms. Wasson for CROA, and the condominiums are supportive of this program. They want to offer this to their residents, but they have no way of contacting them. We are going to offer this to them so that unlimited subgroups can use this system. A Board of directors for that condominium association will be given a pin number and a direct line to get into the system so they can contact their own residents. It is an amazing system and it is what law enforcement is using. He wants Celebration to have this system because he wants to offer this to other communities, but right now, it is only offered to law enforcement agencies. Florida Highway Patrol uses it, Department of Forestry uses it, as does Fish and Wildlife Commission. It is a secure system. Your phone numbers are secure, and there will not be any calls from telemarketers. We are asking for your assistance to get this system up and running. There is an initial deposit to get started, and there will not be an increase when it comes up for renewal next year. It will remain at \$8,000. You could offer it to the residents on their next water bill or their CROA bill that there will be a \$1.00 increase on their assessment for this system. It is a win-win situation.

Mr. Moore stated this is a workshop, so we can only discuss this and not take any action. Who will own it? Someone needs to be the responsible party.

Mr. Tenniswood stated the two largest entities are CROA and Enterprise CDD.

Mr. Moore asked if there is a hurricane coming, what does Ms. Wasson know or what does Mr. Moyer know? What is the County telling you? Most of us simply watch the news like everyone else

Mr. Fitzgibbons stated this year, we have not had any of those threats. I have received at least 25 to 30 messages. As soon as something is formed in an area, they will start twice a day, three times a day or four times a day with updates on what the Emergency Operations Center (EOC) is doing, whether you should be in an active mode or stay in an inactive mode. When that message comes to me, it is forwarded to all the members on the team. Ms. Maria Fuentes receives them for the CDD. Ms. Lori Rockel receives them for Town Hall. Mr. Jerome Simpson, Mr. Swisher, and Mr. Tenniswood are also receiving copies of these updates.

Mr. Moore stated I do not want my phone ringing all the time for some of these updates.

Mr. Fitzgibbons stated I would not intend to send that many. As in the case of a hurricane, when it gets closer, we will need to get some message out at least 24 to 36 hours before it hits. We will need to know if there is a tornado in the area. If there is, we need to provide that notification as quickly as possible.

Mr. Moyer asked why is the County not doing this?

Mr. Fitzgibbons stated the County is. This is a County program.

Mr. Moyer stated if a hurricane is coming, it will not come just over Celebration; it will come over all of Osceola County. Why would the County not take responsibility for notifying the residents of the County?

Mr. Tenniswood stated I do not think anyone has met with them for something of this scale; it has been more if something domestic was occurring, not for square miles of residents. That is a good question that we should raise to our local County Commissioner.

Mr. Fitzgibbons stated Key West uses this system, and we received copies of their phone calls of the warnings they received when the storm started approaching. They waited, and 20 to 30 minutes later, they sent another notice that there was a tornado.

Mr. Tenniswood stated this system has the capacity to hold many prerecorded messages so as soon as you are ready, you can call the number, enter your pin and select

the message. You can also go online if you choose. If you want to talk live to all of Celebration, you have that option.

Mr. Moore stated I think that is the problem. I think it is a great idea, but the County should be doing it. Even if we are trying to fill a hole for the County, we are still not our own City. We have been trying to do something like this for years even though we are not a City.

Mr. Fitzgibbons stated that is the reason the County started this program.

Mr. Tenniswood stated I think once Celebration has a system in place, it is only a matter of time, maybe a couple years, when we will need a notification system like this. We do not have anything close to what these proposals are offering.

Mr. Moyer stated I agree with Mr. Moore's comments. At 2:00 a.m., who is going to make the call? When you have the EOC and the Sheriff's department, they are on duty 24/7. We do not have that capability.

Mr. Fitzgibbons stated we will have that if you activate this unit.

Mr. Moore asked who is responsible? If you do not do it, who does? Now we are setting up the expectation that we are warning people. What if Ms. Wasson is on vacation or she does not even get the notification? Under State law, the County is responsible for the safety of its residents. That is the County's job.

Mr. Fitzgibbons stated right now, the EOC sends that letter to me and at least someone else at Town Hall. I believe it goes to Ms. Rockel. The odds are that at least one of us will get it.

Mr. Moore stated having this team will certainly help us, but there is still a void at the County. The County has this responsibility to do this. I have never received a reverse 911 call since I have lived here. We know they have a system that we pay for in our taxes.

Mr. Tenniswood stated I think we have all seen it on television when Osceola or Orange County has something, they will have a camera in your area. Not everyone has the accessibility for that.

Mr. Moore stated people have suggested Twitter, which is not 100% coverage or reliable, but you can tweet something that goes to all your followers. With your system, you have to opt into it. The County has not done a reverse 911 to anyone. Your proposed system, people have to agree to get into your system. You cannot just force anyone into it. CROA is not a public entity so they cannot solicit phone numbers. The idea is great,

but it seems like there are a lot of questions. I am not sure it is headed in the right direction or if we are the right entity to do it. Maybe this discussion forces the County to do a little more. I do not mind spending the money if there is a hole we need to fill.

Mr. Tenniswood stated I think we all look at the safety of Celebration, and the system that is being proposed is fantastic. Taking it one step further, we have discussed these issues long enough and have not done anything.

Mr. Fitzgibbons stated this system is suited for emergencies, but it is also conducive to other uses. That, in and of itself, is important to have as an asset. Even if the County had a reverse 911 system established and used it properly, I think something like this is still a necessity or should at least be considered for the variety of things it can do and the different sub accounts that you can establish within that system to be able to notify specific groups or neighborhoods.

Mr. Moore stated I think a notification system would be beneficial. Do we call it an emergency notification system? there is a central group working on this, and the CDD is caught in the middle. You all are volunteers, we are volunteers and CROA has volunteers. How do you make them responsible for notification?

Mr. Tenniswood stated we have identified coordinators within our team for various emergencies. The County has a list of four people: Ms. Wasson, Mr. Fitzgibbons, Mr. Simpson and me. They called me at 3:00 a.m. when the hotel was on fire on U.S. Hwy 192. I called the principal and vice principal at the high school, and we got buses in there and got everyone established since the high school is considered one of the shelters. If we had a reverse 911 system, it would have worked a lot better and we would have needed to send only one notification. We can have all of you setup in the system so that you can make the notification with regard to a CDD issue. We can add you to the County's EOC list. I think Mr. Moyer and Mr. Smith should be added to that list.

Mr. Moyer stated I think they do have our numbers already.

Mr. Carlson stated I am in favor of enhancing safety, but I question the additional notification system. The Front Porch does that fairly effectively.

Mr. Fitzgibbons stated we are talking about an emergency situation, such as an Amber Alert, a Silver Alert, a fire or a tornado.

Mr. Tenniswood stated I used to have Comcast, so I do not have the same channels as other residents. I use Direct TV.

Mr. Fitzgibbons stated the only way we can get in contact with people is to have their phone numbers.

Mr. Tenniswood stated with the proposed system from Global Enterprises, they are willing to do all the legwork and install all the numbers that we supply to them. We can have it setup so that if Enterprise CDD wants to use it strictly for water issues, they will classify those numbers for that purpose. CROA can use it for their purposes. There will still be a master list of contacts so they can reach everyone at one time.

Mr. Carlson stated it sounds good as far as safety, but the whole issue for me on the CDD is that it is not in our purview to do that. I am not sure we can assess people for something that is not in our job description.

Mr. Akey stated if you look at Chapter 190, Florida Statutes, it does say you can do certain things.

Mr. Moyer stated the Board can provide security services to the community, and additional levels of law enforcement by contract with the local police or sheriff department. There is a provision that does give you a little leeway that says you can do things that are ancillary to those basic powers. I appreciate where you are coming from, but it is a gray area.

Mr. Akey stated Mr. Moore asked the question of who would own the system, but I do not recall hearing a response.

Mr. Tenniswood stated I said it should be the two largest entities of the community: the CDD and CROA.

Mr. Akey stated if you look at safety of the community, it falls under CROA and always has. The CDD purchased a couple speed signs and we have assisted in coordinating with the sheriff on some things. I have had a number of meetings with Sheriff Bob Hansell and he said they do communicate with Ms. Wasson, and Mr. Rich Collins is a liaison with the sheriff. My thought is ownership of the program is key. I know CROA still posts things on the Front Porch under the heading of the safety committee, so they still have that. I would like to see you go back to CROA and formalize with them their support of the program. If the issue comes to the funding and you want to ask the CDD to assist with the funding, I think we can consider how we support the program funding. The ownership of the program has to be ironclad.

Mr. Sunnarborg stated I am a fan of this program, but I do not think you can have two entities in charge.

Mr. Akey stated no, you cannot.

Mr. Sunnarborg stated it needs to be one or the other.

Mr. Akey stated it needs to be only one, and that ownership needs to be clear.

Mr. Sunnarborg stated considering the observation of our town's history, we do not do well having too many in charge. It is basic psychology that when everyone is in charge, then no one is in charge. For something as important as safety, someone has to be *en pointe* with no confusion. In a real emergency, someone needs to take command.

Mr. Moore stated that is why we have the County's emergency management department.

Mr. Akey stated I also recommend you meet with Mr. Collins and ask for his feedback. Share it with Sheriff Hansell and Captain Andy Lang and ask what they think of it. The ownership needs to be clear because if it is not, then we will all end up in a mess.

Mr. Moyer stated on behalf of Severn Trent, I have no problem with Mr. Smith being the point person for utilities because that is what Enterprise CDD pays us to do. Anything outside of a fairly narrow range, Ms. Fuentes and Mr. Smith cannot put Severn Trent in the position to be sued for not doing something that was way beyond their job description.

Mr. Moore stated I think CROA will say the same thing. The notification is a great idea and we agree there is a need. But when you are the entity that takes responsibility for notifying people in emergencies, and then when you do not do it, are they liable? We think there is a reverse 911 system, so perhaps if there is an emergency, Ms. Wasson or Mr. Moyer can ask the County to implement it. We need to learn more about the system that is in place. Enterprise CDD bought a system because there was a need. I think we are all upset that the County did not tell us about the boil water notice. I think the CERT team needs to keep doing what you are doing but do more research.

Mr. Sunnarborg stated we cannot take an action in a workshop. What is it that the CERT team would like from us? Are you here to find out where we stand on this or do you want us to put something on our next agenda for a vote?

Mr. Swisher stated I think we are just trying to find out where you stand and to see if there is an interest in something like this, not just for emergencies but also for other ancillary things that are available through this service. This was an opportunity to tell you more about what this program can do. Our original idea was to ask the CDD to fund half and CROA to fund half.

Mr. Moyer stated I believe the Enterprise CDD Board would not have a problem taking their \$700 plus another \$1,300 to share that half with the Celebration CDD. Your system is more sophisticated than the system we purchased, and frankly that was done intentionally. We were looking at the information we had at the time. If you can build a database with all the telephone numbers in it, for Enterprise CDD, that would be worth adding some more money. I do not have a problem representing to the Celebration CDD Board that I think that is something Enterprise CDD would agree to. That brings your amount to \$2,000.

Mr. Sunnarborg stated what I struggle with is the CDD's role. What Mr. Moyer did for Enterprise CDD was totally appropriate. You have customers. The Celebration CDD does not really have customers. CROA and CNOA have members that represent almost everyone in town except for the schools and the golf course. Between CROA and CNOA, they have almost everyone. The Celebration CDD is not like that. We manage assets. We are paying back bonds issued for infrastructure costs, and we manage our own property. That is why we purchased speed limit signs because they are physically on CDD property in the road right-of-way. Splitting the cost seems like a simply concept, but it is not. It seems like the cost should be borne by the entity most capable to manage it from a staff perspective, that the CDD does not have, and from a standpoint of members. It is CROA's and CNOA's members who want to receive that phone call. The CDD is a government and we represent citizens, but we do not represent businesses or Celebration Place or Water Tower Place. I do not know that we are the entity you are looking for. I am supportive as we brainstorm the idea, but I would not recommend that we take charge of it. We might help fund it if enough Supervisors agreed. I think this is a CROA and CNOA issue.

Mr. Fitzgibbons stated I consider ourselves successful in getting to this point. We will take it further with CROA.

Mr. Sunnarborg stated do not take the message back that we did not care. All of us individually are members of CROA, but we are concerned that you find the right entity to take ownership of the program, and I do not think that is the CDD.

Mr. Moore stated perhaps you will develop a process showing what exactly you are going to do and providing the numbers, including that CROA will manage it. Certainly none of us is against the idea of having a system like this because it is needed, but it is a matter of who is responsible and who is in a legal position to implement it.

Mr. Sunnarborg stated if you want to make the proposal to the CDD in a regular meeting and include it on an agenda for the Board to consider, we are happy to do that.

Mr. Fitzgibbons stated we will be back once we have spoken with CROA.

A Resident asked is CERT a private company?

Mr. Fitzgibbons stated no, it is a volunteer organization.

Mr. Tenniswood stated there are CERT teams in Clay County, Polk County and others. Osceola County started this program and reached out to us.

Mr. Akey stated as a CERT member, I serve as a volunteer but in the case of the sheriff's citizens patrol, the volunteers are actually considered employees of the sheriff's department. Are CERT members considered employees of the County?

Mr. Fitzgibbons stated no. The members are volunteers but they are certified.

Mr. Moore stated maybe the County needs to own this system.

Mr. Akey stated I think it is fair to say that this Board as well as the Enterprise CDD Board will consider partially funding this system. As far as ownership, if you look at the town's history, the safety committee falls under CROA. I would look for them to take the leadership and develop the program since it falls under the auspices of a safety issue. When it comes to funding, then you can come back to us. I would support that procedure.

B. Potential Maintenance Facility

Mr. Smith stated I recently received a site development plan for the library as part of the service request application for utilities. We review their service request application and calculate their connection fees. Once those are paid, then they can start construction. This is normally the first step on every project. When I receive these, they are public records. Normally they are 95% to 100% construction drawings. I have had discussions about their lift station and the possibility of them upsizing the lift station, including the idea that Enterprise CDD will take over maintenance of it. The library would pay for the installation of it, but it would just be upsized to a size that will allow us to put gravity to

it. When I received the utility drawings, they showed a four-inch forcemain coming into it from our property rather than a gravity line. My concern is if they put a gravity line to it, the hole may have to be too deep. I need to discuss this with the engineers at Atkins, who are the utility engineers for Enterprise CDD.

Mr. Vincutonis stated I looked at the distance of the lift station across the CROA tract, which would be setting a lift station on the common boundary line between CROA and the CDD tracts. The depth of that lift station would only need to be increased about three feet or so. They currently show it at the back corner of their building, but it would be worth looking at setting their float levels to be below what we need to get into it and share in that cost for the extra depth or provide the maintenance.

Mr. Smith stated we were looking at Enterprise CDD providing the maintenance.

Mr. Akey stated if we come to an agreement on that, we can propose that to them where we provide the maintenance if they pick up the installation cost.

Mr. Smith stated one question was the cost of operating it and what would that be, so I need to look at that.

Mr. Vincutonis stated it would be a difference of three to four feet in depth, so it would need another concrete riser on that station and perhaps a little more dewatering to install it. My guess is the pumps will probably be the same, but they might have to upsize them a little, depending on how much extra capacity their station has in it by default. I am happy to meet with Mr. Smith and Atkins to discuss this further.

Mr. Smith stated another thing we are looking at is the roadway and if we will need to continue the type of roadway that the library has to that point, which is a question of the County. Will the County mandate that when we install the roadway from the library, it has to be a similar asphalt product?

Mr. Moyer stated I think Mr. Parker already answered that for us, that it is part of the CDP so we will have to do that.

Mr. Parker stated I appreciate the invitation to attend the workshop because I did want to provide information on some of your comments. It also goes back to the Macro CDP that we had to submit to the County related to the civic corridor when we removed the right-of-way. Within the CDP that we submitted, the County dictated that it would need to be a Celebration-style road. This is on file at the County so anything a CDP goes through there, they should be reviewing the Macro CDP to allow or disallow certain

things to happen. We did a couple things with the Macro CDP, and the roadway was one of them. The County was very serious about that. The other thing they were serious about was that pedestrian access should go all the way from Celebration Place/Campus Street to Celebration Avenue.

Mr. Mouen stated that does not coordinate with the site plan from the library.

Mr. Parker stated that is correct. We are waiting for a meeting with the gas company, because when you look at the Macro CDP carefully, we did not put the road on top of the gas line. I think our easement allows us to do that, and we would argue that the easement allows us to do that, but we did not include that. We did try to keep the road off the gas line and the sidewalk on the opposite side of the road. With the plan from the library, the sidewalk is on the opposite side, but that does not mean it cannot be modified or changed. I just do not know what the reviewers at the County will say or what the gas company will say about the roadway on their easement.

Mr. Akey asked has Mr. Smith had any discussions or calls with Ms. Jacqueline Laracuate, who is the project manager?

Mr. Smith stated no.

Mr. Akey stated I called her a couple times and have not received a response yet, but one of the questions that we had that I indicated I would ask of her and also of Commissioner Michael Harford is that I do not see why the entire length of that road cannot be a County road. Once it is complete, we should turn it over to the County like all the other roadways in Celebration. They will own it and maintain it, and I suggested the name Commissioners Boulevard.

Mr. Moore stated this is a roadway in Celebration, and it should not be tied to a political officer.

Mr. Akey stated my comment is why it is different from all the other roads in Celebration. Ask the County to take over the road so that it is controlled and monitored by the County. It is their library, so they should take the roadway.

Mr. Smith stated we would still construct it.

Mr. Akey stated that is correct.

Mr. Moore asked will it still need to be the same quality standards as the other roadways?

Mr. Akey stated yes, the same as any other County road. We explained it many times to them, and that is how it works in Celebration. If the CDD owns the road, then we have the problem of their section of road versus our section. CROA is also a party to this roadway.

Mr. Smith stated if the CDD owns it, then we would make it more like an alley.

Mr. Moore stated CROA does not own that land; it is still owned by TCC.

Mr. Akey stated that is correct, and CROA does not have a plan for it, either. They may not have any desire to own it.

Mr. Moore stated at the end of the day, we might ask for it from TCC. CROA might agree that is a good idea.

Mr. Akey stated TCC might go to Osceola County and give it to them for a County park. That is another option for that parcel. Many libraries have benches and swings outside their building. We could ask the County to consider that with the other piece of property. There is nothing wrong with asking them. This Board will have to figure out if we want to formally ask them, and then we need to have a discussion with TCC and CROA. From everything we have seen for the past two years, I do not think CROA has any plans to do anything on that property.

Mr. Moore stated I look at that also. Speaking for the soccer organization in town, we voted to contact Ms. Wasson to try to program something on that property. We have all discussed ideas of what can and cannot go there, just to help CROA, without spending a lot of money to figure it out. All our talk has been speculation, but we really should find out. If we can rule some things out, like a football field or a soccer field, then maybe there is another better use for it. I think that needs to be ruled out first. There was also the suggestion of a dog park or a community garden.

Mr. Akey stated even if the property went to Osceola County, they could put in a dog park. I do not think they would want that next to their library, but they could put in swings and other park amenities.

Mr. Moore stated as a representative community, I would rather Celebration dictates what goes in there and not the County. What I have seen at the County, they do an acceptable job, but we may want to figure out what we want to use it for before we turn it over to the County.

Mr. Mouen stated the CROA property is behind the library, and the CDD parcel is beyond the CROA parcel. The road might differ what is in the library plan. Who builds the road from the library to the CDD parcel? Who pays for that?

Mr. Akey stated CROA and the Celebration CDD. The County will stop at their property line.

Mr. Mouen stated CROA will pay for its portion and the CDD will pay for its portion. What happens if CROA has no plans for their parcel?

Mr. Akey stated then it will be a dirt road going the rest of the length of the parcels.

Mr. Mouen asked could it be just a dirt road to service the maintenance facility?

Mr. Akey stated when you discuss that issue, I think you will see some points of view that a dirt road is not acceptable.

Mr. Smith stated the current permit that we have is for our storage buildings and parking. We are not doing any land clearing or anything of that nature. If that is as far as we go with the facility, then we can keep the dirt road. Once we start clearing and making improvements, then we need to build the road.

Mr. Parker stated when we did the Macro CDP revision, it did not include any specific timeframes, but we did take some precautions for a temporary maintenance facility during the interim. The way we did that was to put temporary construction trailers as a prohibited use. We are not saying that we are here to enforce the contract, but what I would suggest is if you are doing some type of temporary facility, we may need a request to do that so that we can be in compliance, at least on paper. That is in the covenants under prohibited uses.

Mr. Smith stated the County is allowing us to move our things onto that parcel until we figure out something permanent.

Mr. Parker stated that is my point; truly, your things should not be on that parcel without a request to move them for a temporary structure. Once you go to a permanent structure, then there is the review process to go through, which includes design and development. We really did a minimal design review on that and did not require a lot of things for that.

Mr. Sunnarborg stated what I was originally hoping to do in this workshop was to plan the program and conceptually design our parcel so that we can understand our office space needs. Mr. Moyer is looking at our long-term leases so that we can figure out who

will go in this facility. We need a conceptual plan and we can even spend some money on engineering and perhaps get it to a conceptual plan that we can submit to TCC. Then we can decide what our timing is going to be. I think we will wait until the library puts in their road. What about the connection on the CROA property? Should we build it and then bill them back? We could do that as a developer of infrastructure. We have been discussing what should go there, should it include front-of-house and back-of-house, should there be berms, will the public ever come here, will it include offices, and will it be master planned for a potential separate contractor site like what is shown on the last page? Let us charrette out some plans and start doing that.

Mr. Mouen asked what is the plan that has already been engineered for the site?

Mr. Vincutonis stated we have done the storage containers and getting them to the site and securing County approval.

Mr. Mouen asked so you have not engineered it for vehicles or buildings?

Mr. Vincutonis stated no.

Mr. Smith stated we have done hand sketches.

Mr. Moore asked is Mr. Parker saying that what we are using it for is a prohibited use because we need to request what we are currently doing from TCC?

Mr. Parker stated I think that would be the best thing. The reason is, there are others who want to prohibited things on their property. Once you let one do it, then everyone wants to do it.

Mr. Sunnarborg stated planning usually starts with program first. Do we have any idea how much space we need?

Mr. Smith stated the first building that I measured is 100 feet by 40 feet, with garage bays in the back. One of the sketches shows the two buildings where parking is off the roadway. The back of this building is toward the community park, with the thought being that we have a cracker house with some sod and a porch with the white picket front, which would allow concessions onto that porch and access to the offices from there. Along the roadway where there is parking, we can put a sidewalk that comes into that building, and the access drive will go to the far back. The center area is where the trucks and equipment can lay down. The smaller building in the back could be a landscape building for the landscape contractor. The front building will be offices, and after our conversations, it makes sense to have that area for a concession and that type of activity.

The offices are probably better along the front, which will have public restrooms and private restrooms for staff.

Mr. Parker stated Mr. Smith shared these documents with me, and I reviewed them to be sure the building did not exceed 6,400 square feet.

Mr. Sunnarborg asked why does the access drive seem to be cutting across tract B?

Mr. Smith stated to try to get as much parking as possible, and it will be going across CROA's property. That drive can be moved. It was an afterthought of the CDD being able to use it.

Mr. Sunnarborg stated that is probably not a safe assumption to start with since it is someone else's property.

Mr. Smith stated we used a corner for parking, but then as I thought about it, we will actually have people coming to the building who will be coming across that driveway where there will be trucks and other equipment coming. We probably want to take the access point and put it all the way in the back by the smaller building.

Mr. Sunnarborg stated I think there should be a landscape screening buffer on the left side and south side of this plan, on our site, shielding our building from the park. This is a philosophical point. I think this is a maintenance facility for back-of-house use. I think that to invite members of the public from the park to literally come into our maintenance facility is a mistake.

Mr. Smith stated from our earlier conversations, we thought it would be a place for home owners to come.

Mr. Carlson stated if it is a combination CROA park and CDD facility.

Mr. Sunnarborg stated this is something we need to resolve, and it sounds like we have a disagreement on this. I do not think it should be a place where the public comes.

Mr. Smith stated in that case, I totally agree that we should change it.

Mr. Akey stated the library is spending \$4 million, so there is a part of this area where residents will be. Why would we not develop a facility that provides a complete package? When we originally started talking about the civic corridor, I was never crazy about the CDD having this property with trucks coming in by the library and a park, but we did it. I do not follow the reasoning now. We will not have 9,000 residents coming to our building. We could provide a log with how many residents come into the offices today. I go into that office regularly, and there are not 100 residents coming in. If you want to

have a small satellite location where they pay the assessments, those are paid through the tax bill. What else is anyone going into the office to pay something to the CDD?

Mr. Smith stated we will use this with the Enterprise CDD, which makes a lot of sense, and there are a lot of residents who stop by to pay utility bills.

Mr. Akey stated the satellite office for that could be the 851 building.

Mr. Moore asked why would we even need someone to handle those bills? You could have a box where they are deposited. If we are starting from scratch, would we really have someone downtown to pay your water bill or just a place to drop it off? I think we need to start with the program. How many employees need to go in this building? Will it be back-of-house or front-of-house? We need to start with that first.

Mr. Akey stated there are people who come into Town Hall to pay CROA dues.

Mr. Moore stated I understand, but I am not sure we really want to encourage that. Do we really want to have someone sitting there to collect their utility bills? To go to the next level, we will need to have an office in town as well as the back-of-house facility.

Mr. Akey stated we can use the 690 building for people to go in and pay their water bills.

Mr. Moore stated that is why we need to figure out the programming for this building.

Mr. Smith stated we like being able to promote customer service, so we need to make that decision. Does the field staff have a place and will the front-of-house have a separate place? Currently, Ms. Fuentes, Ms. Maegen Powers and I all have offices downtown, as well as Ms. Rosemary Tschinkel, who receives a lot of calls and complaints. A lot of people come into the office to talk with Ms. Tschinkel and some of the other staff, including our utility staff. I like to be able to go out and talk to them when there is a complaint or a concern. It definitely gives a sense of customer service to the home owners in Celebration, which we have always prided ourselves on being able to do. If we do that and just have the maintenance facility, I agree that works very well in the civic corridor, and then we will have another satellite office downtown where people can walk in, get information about the CDD, talk with us, or meet in our conference room. It is nice to provide that customer service. If we developed a front-of-house area for the maintenance facility, that is fine, too, and we will have the offices in the front and the maintenance activities behind it. We would design it in such a way that the home owners would never see what is behind the building, only the offices up front.

Mr. Moore asked what does it cost us to have what we are talking about? What does it cost us to run the office the way it is now?

Mr. Moyer stated because of the arrangements that I made, it is costing you nothing currently. The office space in the Seminole building is \$125,000 annually.

Mr. Moore stated theoretically we could save \$125,000 every year if we program that use into the maintenance facility and discourage people from going downtown.

Mr. Sunnarborg stated we have all front-of-house downtown now. The alternative is to have all back-of-house or both at the maintenance facility. My position is to have all back-of-house on the civic corridor, but a lot of what is in the Seminole building could go in the maintenance facility. The only rented space would be for the absolute bare necessity for the front-of-house office needs.

Mr. Moore stated I disagree with that, but I hear what you are saying. I prefer to move everyone to the maintenance facility.

Mr. Moyer stated if you bifurcate what Mr. Sunnarborg is suggesting, in the same areas, I have occupied Suite 140 since the building was originally built, and that cost is \$25,000 per year. The old Comcast space is an additional \$100,000 per year. That is how those numbers break down, and that is at fairly high rent rates. My lease expires in the next few months, and I will be negotiating with Lexin about reducing those rates.

Mr. Sunnarborg stated I hear Mr. Moore and Mr. Akey saying to make this facility more publicly accessible. The downside of that is as soon as we do that, we have an architectural challenge, not a screening challenge. Now we have to be architecturally compliant, and we will then be looking at some expensive architecture.

Mr. Moore stated that is a valid point, and I agree with you.

Mr. Sunnarborg stated the one argument is that it will be more expensive to build something with front-of-house out there. The other argument is the idea of bringing the public and soccer kids into our maintenance facility to use the restrooms.

Mr. Moore stated I think that is completely different. We are reserving restroom space on the end, if CROA or whoever owns that park, would use some of the land to build another bathroom or concession stand.

Mr. Smith stated the front of the building itself will be accessible by the public, but on the side would be fencing and screening so that they could not get to the maintenance facility. They will just approach from the front and utilize that front part of the building.

Everything to the maintenance facility will be blocked off. The front of the building could be used for concessions or restrooms.

Mr. Sunnarborg stated I do not like the idea of mixing the uses, and I do not like the idea of subsidizing CROA's park.

Mr. Moore stated there is nothing there now. We are discussing building it for the day when something will go there. When this was discussed, we understood that tract B was not big enough to add a concession stand or restrooms. It was already discussed at that time between CROA and TCC when we were discussing it that since the CDD is already building restrooms anyway, they could utilize both. I have been to a lot of sports fields, and I do not see this being an aesthetic issue. We just do not know what will be on tract B. It could be a dog park or have a maintenance shed.

Mr. Carlson stated we do not know what will be there. I would not build our facility on the basis of dreams. I would build it as a maintenance facility with back-of-house operations. Do not build stuff we do not need. Build what we need. If there is room later because in three or five years, CROA does develop that park, then we can discuss how to share costs and modify what we have to satisfy those needs. I do not want to spend money for that now.

Mr. Moore stated I am not saying anything about building; all I am talking about is programming. That is a different process. We are just discussing programming and designing. I hear what you are saying, except if we build something that does not work with the intent of the adjacent parcel, they may never do anything. They may say that because we went a certain direction, they can never have soccer fields there or a baseball field. I do not know the answer, but that is what I am trying to keep in mind.

Mr. McCollum stated we are just at the master planning stage and it is only on paper.

Mr. Sunnarborg stated Mr. Moore is saying that the intent is for CROA to use the CDD maintenance facility as support for their park.

Mr. Moore stated when the community went to the County, this is what went to the County. This is not my intent; this is what I represented from CROA to the County.

Mr. Smith stated the thought is that the CDD would be leasing the restrooms and concession area as they needed it. Those were very early conversations as we brainstormed ideas. That was my thought, instead of having them construct buildings on those fields. The building constructed would be the CDD facility, and it could be utilized

by that field. Then they do not have to install sanitary pipe and everything that goes along with restrooms and concessions.

Mr. Moore stated we knew at the time that the parcel was not big enough to accommodate that as well as field use.

Mr. Smith stated it is not even big enough for a baseball field.

Mr. Sunnarborg stated regardless, I want to be on record. I did not vote on this land swap and to acquire this parcel so that we could build restrooms for CROA's park.

Mr. Moore stated we, as a community, supported the DRI change and no one stepped up in disagreement. The expectation is that we will be working with what goes on the adjacent tract, instead of now saying we are going to build our own thing without any care to what is next to it. That is an issue for me. I am not saying that it will ever be a field; we do not know. I just do not want to build something that will preclude it from being a field because you need bathrooms.

Mr. Carlson stated tract B may not have any use for some time. I do not think that is a wise consideration. I know we are talking about concepts.

Mr. Mouen stated I do not understand why you would not want to build a facility for CROA to use.

Mr. Carlson stated we do not know if anything will ever go on that property, and it is an extra cost to the home owners.

Mr. Moore stated we have not designed it yet.

Mr. Sunnarborg stated this goes to intent of why we even did this property swap. I voted for this so we could build a maintenance facility for the CDD.

Mr. Carlson stated as did I.

Mr. Mouen stated you are saying that it does not fit into the programming.

Mr. Moore stated they are correct. When the CDD asked TCC for a land swap, it was for a maintenance facility. But when we changed the DRI and we discussed it, Mr. Smith and I met with CROA and said that when this swap occurs, the restrooms that will be for the maintenance facility will be available since it would mostly be after hours anyway after the workers have left for the day. We also discussed having extra bathrooms for the adjacent parcel. What I do not want us to do is build anything that precludes that use of the adjacent parcel. We could always add something later on, but what we should not do is build what we want without any consideration of what is planned on the adjacent

parcel. If we do not provide rooms for bathrooms, then the opportunity to use tract B for field usage decreases because they do not have room for them on their property. I am saying we should be partners.

Mr. Mouen asked can CROA build their own restrooms?

Mr. Moore stated yes, but it will reduce the space available for any other use on that property. The reason CROA has not acted on this space yet is because the location is very tight for football and soccer, and a baseball field will not fit.

Mr. Parker stated I do not know that. I have seen designs for baseball fields and soccer and other ideas.

Mr. Moore stated the restrooms were always on the CDD tract.

Mr. Carlson stated if we try to design something to meet everyone's needs, we will never build a maintenance facility. I want a maintenance facility built for the CDD sometime in our lifetime. I am opposed to building anything that will not be used as a maintenance facility. On the sketch, why do we have the two buildings separated so far apart?

Mr. Smith stated originally our landscape contractor was going to use one part and the CDD was going to use the other one. If we are going to do that, we need two buildings. We were going to let Girard use part of that property.

Mr. Carlson asked why would the buildings not be closer together? Why is one in one corner and the other in the other corner?

Mr. Smith stated we put them on the edges so that all of the maintenance activity happened in the middle. I wanted to keep them as far away from us as possible, even if I have to put a fence down the middle.

Mr. Carlson stated we are worried about parking on the access drive in order to maximize parking. What happens in the wide open spaces between the buildings? Could we put parking in there?

Mr. Smith stated we have a lot of equipment and trailers to store in that middle area.

Mr. Carlson stated employee car parking is up near the road but equipment storage is between the buildings.

Mr. Smith stated that is correct.

Mr. McCollum asked can we have two principal buildings? Neither one will be an accessory use.

Mr. Carlson stated we can have one building with the landscaper on one side and the CDD staff on the other. That makes it very simple.

Mr. McCollum stated it is typical to allow one principal building and one for accessory use, and that is how we would use them.

Mr. Smith asked even the maintenance buildings?

Mr. McCollum stated not according to the definitions for accessory buildings, which are pool structure, detached garage, fence and decks. That is accessory use. I am not saying it cannot be done.

Mr. Sunnarborg asked if we needed to, could we subdivide this parcel?

Mr. Parker stated I do not think we would care.

Mr. Sunnarborg stated if we can plan what the CDD needed on part of this property that is smaller than this rectangular box, and to be good partners with CROA, if they need restrooms and they cannot do it on their own property because they are landlocked, then we can give them that end of the property for their use and use less land for our maintenance facility.

Mr. Akey asked are we going to have restroom facilities?

Mr. Sunnarborg stated yes, but not for little kids and parents coming into a place where the field staff is working.

Mr. Parker stated the County may require that CROA has its own facilities. They will require a certain amount of parking and restrooms on their own property unless you can convince the County that you have some other type of agreement.

Mr. McCollum stated that is correct. If it is a passive park, they would let it go, but not for an active park.

Mr. Moore stated originally they discussed using library parking because they probably will not have room for parking, either.

Mr. Parker stated all these were discussion points, but I do not know of any obligations whatsoever.

Mr. Moore stated that is one of the problems; there is no obligation. It is becoming a little clearer that perhaps the CDD should be more at the forefront of what is happening on the adjacent property as opposed to waiting for CROA to do anything. Why are we waiting for them, when they have no money to do anything, when this is a perfect use for

the CDD? We could program, purchase and take ownership of that parcel, and then we can work together.

Mr. Carlson stated we will never get a maintenance facility built if we do not just focus on a maintenance facility.

Mr. Akey stated that is correct; we need to focus on the tract C property. CROA is one option. A second option is to turn that property over to the County and let them build a park.

Mr. Akey stated we voted on a land swap for a maintenance facility, and I am comfortable with that. When I voted on it, my objective was to get the CDD staff to that facility so that we are not paying \$125,000 a year in rent downtown.

Mr. Carlson stated Mr. Moyer said it would be just \$25,000 in rent for downtown if we move most everyone to the maintenance facility but keep a presence downtown. The idea is to shrink the front-of-house operation downtown and clear everything else out for back-of-office.

Mr. Akey stated if you put the majority of the CDD staff at the maintenance facility and keep a satellite operation downtown—it does not matter to me where it is—it will not be that full cost. When we get to the point of saying there are a lot of people who come into the office, I am in that office frequently. The majority of our staff—Mr. Smith, Mr. Russ Simmons, Mr. Roger Mitchell—are out in the field anyway. It is not like they are meeting with residents every day of the week. If a resident comes in and wants to meet with someone, the majority of the time, Mr. Smith is in the field or even in another community. He will set an appointment to meet at the satellite office where you can have a small conference room. That makes sense to me as long as we do not have a full-blown office downtown and full office in the maintenance facility. When I mentioned the 690 building, there are empty buildings downtown.

Mr. Moore stated when we get ready to do this, we need to justify to the community what we are spending and why we are spending it. If we can mitigate some of that by moving people to other places, that will help.

Mr. Akey stated I see the point about having all of Girard's staff and our field staff using the restrooms, you do not envision kids using the same facilities. I can see that.

Mr. Sunnarborg stated I think we let this go too long. Before we bid the maintenance contract, we were trying to speculate how much this was worth to our vendor, and we

could never quantify it. That is when this idea started getting traction for me, because we need to get our staff out of that grassy, muddy parking lot and into a decent facility; we needed to get our back-of-house staff into a back-of-house facility so that we are not paying front-of-house rent. It was not all that complicated. It gets complicated when we try to overlay what CROA might or might not do on their property. It is unresolvable. Then we add to that what the library schedule is.

Mr. Akey stated the library has a pretty aggressive schedule. I think when we all had that meeting in July and stood out there at 4:10 p.m. in 96 degree weather, I think they got the message that they either need to tell us or get going on the project. That was a fairly intense meeting.

Mr. Parker stated their motivation now is to beat the impact fee.

Mr. Akey stated my concern is what CROA is going to do.

Mr. Carlson stated we have been asking that for a very long time.

Mr. Akey stated I still think it is an option for the County to build the library and for the County to take tract B. Mr. Richard Joossens is now on the Osceola County Parks and Rec Committee, so we could push the County in that direction. Mr. Moore was the first one to say that we get nothing from the County, so let us use this opportunity to ask them.

Mr. Carlson stated I would like to stay on topic for the maintenance facility. That is why we are here.

Mr. Sunnarborg stated I agree.

Mr. Carlson stated I do not want to work on the County's projects, and I do not want to work on CROA's use of the property. I want to discuss the maintenance facility.

Mr. Sunnarborg stated the question from Mr. Moore is, how can we just turn our back and say we do not care about CROA's parcel. I am to the point where I am almost there.

Mr. Carlson stated I am.

Mr. Moore stated I am not. I would take it one step further. I think we should care enough that we ask TCC if the CDD should take over that parcel. Then we can let it sit and do whatever we want with it. We can decide to give it to the County or let CROA maintain it, but we are doing a disservice to the residents to literally let CROA sit on it and make them look bad. The fact is, the residents can use it. A lot of areas are doing parks and recreation, and this would be a shame to let this property go somewhere else and not have an opportunity.

Mr. Mouen stated there is an issue of mixed use: maintenance and kids playing. That does not mix very well. There could be a financial structure, where if CROA asks for your help in building it, the CDD can assist in the construction. That could be on their own property. I have provided a design that allows CROA to have their building closer to the library, closer to pedestrian activity on Campus Street with the two fields farther back. As you come onto the CDD parcel, there could be a front-of-house area for employee parking, and you may want the public to come there, but maybe not. The building can be a generic simple color. It does not have to be expensive just for people to visit the building. The back of the building would be the garage area and the yard, with one building. The building itself can have a parking area that separates the building and the yard from the public use of the fields for CROA. This does not have to be a complicated building just to allow people to come in and pay their bills.

Mr. Carlson stated from Mr. Smith's and Mr. Moyer's perspective, this was laid out because you thought you needed x number of private parking space for the back-of-office staff to get people out of the downtown office. You figured you needed a certain amount of area for the equipment in the middle. We need to take into account what the needs are of the CDD for maintenance in that area and work around that in the design for the facility. The other question I heard was the square footage had to be 6,400 square feet. If you combine all the buildings into one building but separated it out for the various uses, then you would still have room for the heavy equipment and private parking. You will need to consolidate those two buildings from what I am hearing on the permitting side.

Mr. Moyer stated it sounds that way.

Mr. Smith stated in that case, we will end up with a building very similar to the golf course maintenance building, where public access is on one end and the working is in the back, where the public does not go because it is blocked off or gated off. That would work very well for us.

Mr. Carlson asked if this is going to be a back-of-office facility, why do we want to allow public access on the front?

Mr. Smith stated whether you like it or not, there are always sales people coming to our office. There are always home owners coming in to talk with us. Mr. Akey does come to our office quite often, but we do have people coming in the front door looking for me and my staff.

Mr. Carlson stated I understand what you mean now.

Mr. Sunnarborg stated the issue is, do we screen it or do we make it in conformance to Celebration standards?

Mr. Smith stated you can do it similar to the golf course maintenance building, which is screened. If we do not want to confuse anyone and we want to hide the whole building, then we screen it for that.

Mr. Sunnarborg stated there is no in between.

Mr. Mouen stated the public can still go to that facility.

Mr. Smith stated you can leave some access. You do not necessarily promote public access. If Mr. Moyer is going to keep his office downtown, then we can put the utility customer service person in that office as well as our front-of-house person who takes a lot of the complaints and concerns and generates work authorizations. Then you can move everyone else to the maintenance facility. We do need to have a presence downtown for the home owners. That is what we have always done, and that would be a concern to me if we did not have that.

Mr. Moore asked are you saying you want the front-of-house staff downtown?

Mr. Smith stated they do not have to be in the maintenance facility. There can be a smaller satellite office in Mr. Moyer's office.

Mr. Moore asked what if we wanted to move the front-of-house office to the maintenance facility?

Mr. Smith stated then we need to make it comfortable for people to come there.

Mr. Carlson stated it can still be screened and the front part of the building can be conducive to receiving residents.

A Resident stated if the front door faces a parking lot, then you do not need to worry about screening very much. What you need to screen is the stuff in the backyard.

Mr. Smith stated I go to the golf course maintenance building, where they have a parking lot on either side of the front door, where the supervisor is. There is a place where they could have a garden, and right at the front door is a receptionist who can greet people. On either side of that wall are fences and bushes that screen the back area. If we are moving everyone to the maintenance facility, we need to make it so that it is comfortable for home owners to come.

Mr. Mouen stated it makes it a little different than the maintenance building in South Village that CROA has.

Mr. Carlson stated in terms of moving everyone to the maintenance facility, if we can reduce our expenses from \$125,000 to \$25,000 and still keep the office downtown, I would prefer that. The maintenance facility site is out of the way for people to come to see you. They cannot simply walk to the office when they are already downtown; they have to get in their vehicle and drive to the maintenance facility.

Mr. Moore stated CROA moved from downtown to somewhere else, and it worked. We can pay for this maintenance facility in 10 years by moving the staff, and we are getting what we want by designing it ourselves as opposed to renting a space from someone.

Mr. Parker stated you should evaluate the purpose for which the land swap was done, which was for a maintenance facility. There is language that talks about ancillary uses for that facility, so we need to make sure that the uses you want to bring into this building are ancillary to maintenance. It was never programmed for front-of-house activity. It was envisioned to be a metal-type building.

Mr. Moore asked who evaluates that? Is it TCC?

Mr. Parker stated yes, the use is for maintenance and ancillary maintenance purposes, but now you are bringing front-of-house operations to it. You can justify it if it is truly ancillary to the maintenance facility.

Mr. Moore stated I think we can make the case that it is good for the community and it will save everyone money and it will not be an eyesore. If we can do that, then we make our case at that time.

Mr. Parker stated when it is reviewed and when you are ready to put plans together, there should be no surprises.

Mr. Moore asked who is the person who decides that at TCC now?

Mr. Parker stated it comes to me first and there are several who meet to discuss and review it.

Mr. Sunnarborg asked how much do you know about tract D?

Mr. Parker stated they have no definite plans.

Mr. Sunnarborg stated this is a transition from pure public access in tract A, across a park, to our back-of-house facility to the golf course's even more back-of-house facility.

The golf course is using their area as a cart barn. They are not inviting the public to that facility; it is very private property.

Mr. Parker stated I recall that there was language that prohibited it to back-of-house.

Mr. Sunnarborg stated the idea that the civic corridor was a very public corridor went away when the connection went away. In the earliest stages when Celebration Boulevard was going to go all the way through, the idea was to have a church and a lot of civic uses. When it became a long dead-end driveway, in my mind, the whole concept changed to back-of-house cart barn, our back-of-house maintenance facility, a big question mark for the CROA parcel, probably a park, and a library right off the road. That is why I am of the mind that this is a back-of-house maintenance facility.

Mr. Carlson stated when I was looking at this, I want to eliminate any and all other kinds of concepts. I wanted Mr. Smith and Mr. Moyer, on behalf of the staff for the CDD, to decide what we need and work within the parameters of how much land we have so that we do not have to use a driveway on someone else's property, that we are in the boundaries of having one building not more than 6,400 square feet, that we have enough space for big equipment and for a garage area, that we have enough space for offices for two scenarios. The first scenario is strictly back-of-house, figuring you are going to save \$100,000 and still keep \$25,000 for front-of-house downtown, and the second scenario is to move everything to that tract with a front office as a part of this. You will still have a front-of-house area under the first scenario because you will always have sales people coming by, but under the second scenario, you will have a place where the public will come in to pay bills or whatever. We are trying to design something that we do not know a lot about. We do, but then again, we do not. We need to know what you need and what you envision. Forget about everything else.

Mr. Smith stated that is fairly easy to do whenever we all decide if we are going to use this with everyone in this facility or just the field staff.

Mr. Carlson stated if you provide those two scenarios, then you provide the cost for both plans and how much money you will save with one versus the other.

Mr. Smith stated I do not think it will be a very big difference from what I first provided to you. The cost to create the first sketch of the building with the offices in the back, it was about \$28,000 to \$30,000 for the building plus additional construction for the offices. The additional cost will not be very much because all you do is arrange the

building in such a way that it is accessible. There will be a paved road and you can create parking fairly easy from that. Then you place the building in such a way that from the parking area, people can get to the front of the building safely so they walk into a clean front-of-office area. That is really all you need. There will not be a big difference in cost, other than including the cost of Mr. Moyer's office downtown. If he is planning to keep his office and if there is space available for some of the front-of-house staff, then we will still have that nice entrance available at the maintenance facility. It will still be a maintenance area, but it can look good enough that if a home owner happens to come up or wants to talk to someone, they can get in there easily. I think we should do that, anyway. It depends how many extra offices we need to build, which would include walls that I could build myself.

Mr. Carlson stated you will need to screen the front but you will probably also have to screen the side to match it.

Mr. Smith stated screening is easy.

Mr. Carlson stated but it takes a little bit of space. You need to decide what you need and how to lay it out, and then figure the cost. Then the Board can take that and tweak it as necessary, rather than worrying about anything else that has been in the mix for five years.

Mr. Parker stated when you describe your uses to the County, according to the PUD, you will have different kinds of parking requirements, which means you will take up more land for those needs.

Mr. Smith stated if there are offices in there, then they will make us have access to the public. Sales people will come in and family members might stop by. There needs to be some level of public access that we will need to create anyway.

Mr. Moore stated I think we have made some progress in planning as well as programming. Is there enough land for you to do what you need to do with these plans? All we need to consider is some front-of-house space and additional parking.

Mr. Sunnarborg asked could Mr. Smith prepare the two scenarios that Mr. Carlson described?

Mr. Smith stated yes.

Mr. Carlson stated also include ancillary uses.

Mr. Moyer stated Mr. McCollum spent a lot of time looking through the code requirements, and if he could meet with Mr. Smith to be sure what he is doing, in fact, is compliant with the code, that helps us a lot.

Mr. McCollum stated part of the programming is how we get to this. We need to allow for some future planning. Whether we have one office or two, we do not want to get into the position in a year or two where we have no room if we need it. We know how many staff members need an office. We know how many pieces of equipment there are and how large they are so we can lay out the yard. We can put something together and update what he currently has. I am happy to work with Mr. Smith on that.

Mr. Sunnarborg stated in terms of timing, it is frustrating that it is taking so long, but there is some urgency as it relates to Mr. Moyer's space planning and lease negotiations. Let us commit to advance the project and move it along.

Mr. Smith stated we will get more information about the road. When we start putting up buildings, I will find out what kind of road we need to go back to it. Can it be an alley-type road after the library? The CDD owns alleys; the CDD does not own roads. An alley construction is a little less expensive as long as we have proper drainage and that type of thing.

Mr. Moore stated we also need to find out if we can build a road on the gas easement. We have some fairly heavy programming. I think we would all rather save space if possible, but we need to find out if that is an issue.

Mr. Carlson stated I agree with Mr. Moore on that. The plan that the library put forward on their design is not very friendly for moving heavy equipment in and out of our facility.

Mr. Parker stated they have allowed for a 30-foot width, so it should be sufficient. I did ask that question, though, not knowing if the drivers will stay on the designated path or if they will jump the curb.

Mr. Carlson stated I think it will be great if we can use the gas easement for the roadway because it would be space that is otherwise not utilized.

Mr. Parker stated it is clear we can use it for parking, but we would also argue that we can use it for a roadway.

Mr. Carlson asked where will the heavy equipment be parked? Will it be gravel or grass or some kind of surface?

Mr. Smith stated it was going to be a crushed shell or something of that nature, something pervious rather than a hard parking lot.

Mr. Carlson stated if it is permanent, it is better to have it pervious than impervious.

Mr. Smith stated the employee parking area will be asphalt or concrete with sidewalks. The rest will be a solid, pervious base.

Mr. Moore stated I would ask staff to include Mr. Mouen on some of the design information so we can see his perspective.

C. Downtown Events with Lexin

Mr. Moyer stated I received a letter from Mr. Mike Nuñez that I will distribute, and he is unavailable to attend tonight's meeting. They are not going to have fireworks on New Year's Eve, so we really have been now and the 4th of July event to address these things.

Mr. Sunnarborg stated this came about as a question from Mr. McCollum about security and allowing their activities on our property.

Mr. McCollum stated if it is appropriate, I would like to contact Mr. Nuñez and talk with him about my concerns.

Mr. Moyer stated sure.

Mr. Moore stated I think that will be very helpful.

D. Government Representative

Mr. Sunnarborg stated this item has been on our agenda for a number of months. Is this something we should keep talking about, or not?

Mr. Moore stated I think we should. Today it was evident that we need this representative. There was another group here where the issue was literally with the County about having a liaison with the County. I think we are operating in an interesting fashion because there is not an entity between the CDD and the County that actually represents the Celebration owners. We have CDD members and CROA members, but we seem to be missing something. I see that the CDD is missing something, where we have a great opportunity to work closer with the County. Mr. Akey brought up the parks and rec department as one issue. When was the last time someone was at a County Commission meeting and showed himself representing Celebration? There is the Board for U.S. 192 and several different places where Celebration is not represented, including the State of the County meetings. Other places are represented, but Celebration is not because we do

not really have anyone who is driving that. There are some grants that might be available. I think we need to schedule some time to talk about this.

Mr. Sunnarborg stated my suggestion is for Mr. Moore to bring a proposal to the Board, or take it off the agenda.

Mr. Moore stated we have a proposal from someone to serve in this capacity, but what we need to do is have a joint meeting with CROA because they have the same issue. I believe if we met with CROA, this might be one of the issues that we could assign to a task force for them to come up with a recommendation. One of the issues is safety and security, which is an issue that has a lot to do with this representative, and CROA spearheads safety and security. I do not want to create a proposal until we hear more about this. We could create a group that can discuss this item to help speed up the process. I could ask CROA to provide a representative or two so that we can start discussing this, or we can have a joint meeting with CROA, which I think we should do anyway since we originally wanted to have joint meetings on a quarterly basis. I think those are our two options.

Mr. Carlson stated the issue for me is whether it is a paid representative or assigning someone on a volunteer basis.

Mr. Moore stated that needs to be discussed and decided.

Mr. Carlson stated all of these things that you mentioned, maybe we should be doing them. Having a paid government representative, like a lobbyist, is not something I would be in favor of.

Mr. Akey stated I am not in favor of that, either. Option 1 could be a paid representative. Option 2 could be appointed members from each Board to be the liaison. Until we had that meeting with Mr. Moyer and others onsite regarding the library project, that project was going nowhere.

Mr. Moyer stated I think that is true.

Mr. Moore stated I agree; Mr. Akey stepped up and encouraged them to move forward.

Mr. Akey stated the first person I met with was Mr. Frank Raymond, and I asked him directly three times, and he gave me a dumb answer all three times. Every time I asked him about the library plans, he responded that we are not getting the traffic at the intersection. That was not my question. I do agree that we need to have an approach. I

have attended a lot of County Commission meetings and attended one about a month ago, and I met with Commissioner Michael Harford a week ago regarding the library. The reason I became involved with this project is because of Mr. Paul Collins and Mr. Robert Calendar, plus we said at our CDD meetings that we want to know what the County is doing.

Mr. Moore stated I agree. Another option could be assigning a member of staff to be this representative. I do not have the answer. We all feel there is a need. Unless we start discussing it, our needs will overlap with CROA so it would be helpful to come up with a solution. Maybe it is staff that shows up for part of the month for various meetings. We need something.

Mr. Akey stated we have talked about services we receive from the County. Mr. Moore has often commented that for parks and rec, we do not receive much from the County. Until I went to Sonny and asked him to resign from the parks and rec committee, he was our representative on that committee. Now we have a representative that was appointed, and he attends every meeting. I agree with you that we need to coordinate something.

Mr. Moore stated we need more than that one representative.

Mr. Akey stated we had Ms. Diane Feeney on the Planning Board.

Mr. Moore stated these are residents with whom we have no contact. Someone from the CDD needs to make sure we hear back from someone who is attending these meetings regularly.

Mr. Carlson asked how large is the population of Celebration versus the rest of the County?

Mr. Akey stated the population of Osceola County is about 230,000 and Celebration is about 8,000.

Mr. Carlson stated if we were a little larger, I would suggest that they come to us once a month.

Mr. Akey stated District 1 has about 54,000 population. We all know that one of biggest losers, when the Federal government got involved in the elections, was Celebration. Mr. Frank Atkinson was a big help with the library. He is not in our District, but he was an enormous help for that project.

Mr. Sunnarborg stated if there is an idea, bring it. Otherwise, we get together and discuss it for an hour, and when we meet with CROA, we do the same thing for two hours, but there is no progress being made. If you have an idea, bring something we can act on.

Mr. Moore stated my idea is to bring this to a joint CDD/CROA meeting and discuss this issue.

Mr. Sunnarborg stated there has been no definition of this idea for months.

Mr. Carlson asked what is the proposal that you want to discuss with CROA?

Mr. Moore stated I want to discuss this issue with CROA.

Mr. Carlson stated discussing will get us nowhere, as Mr. Sunnarborg indicated. We need a proposal that says we want to hire someone or whatever options you want to present.

Mr. Moore stated I will provide a proposal to hire someone, and we can discuss hiring someone, which is the proposal I received. The fact is, we need to discuss this further. This is a hole that we have, and the CDD is not the only entity that has this hole. We need to discuss it with CROA. I can discuss it with them separately if we are not going to meet with them.

Mr. Sunnarborg stated we can meet with CROA. I would like to have an agenda and a purpose.

Mr. Akey stated look at the last meeting. There were a total of 12 Board members between the two organizations, and we filmed the meeting. I was embarrassed about people watching that meeting.

Mr. Sunnarborg stated I was, too.

Mr. Akey stated a couple of my neighbors said we looked foolish, and they were also embarrassed.

Mr. Moore stated I do not have a problem meeting with them, but I have a problem saying we are going to meet with them and not scheduling a date when they keep asking for it. I do not have a problem at all not meeting with them.

Mr. Sunnarborg stated we meet with them when we have something to discuss.

Mr. Carlson stated I agree.

Mr. Akey stated the CDD Board could assign a liaison to talk to CROA about this issue.

Mr. Carlson stated if we are discussing a proposal for a government representative, if it is something that we support, then we can have someone be the Board's representative to talk to CROA. If it is something we do not support, then there is no need to talk with them.

Mr. Akey stated Ms. Wasson asked me about it. I said that I would not support a paid representative. I would like three examples of a paid representative who did anything for us, and then give me an example that Commissioner Fred Hawkins, Commissioner John Quiñones, Commissioner Harford, or Mr. Raymond would have said that Celebration is flaunting their money when Osceola County is broke. What is a paid representative going to do for us?

Mr. Carlson stated if the proposal is for a paid representative, I think what I am hearing is that there will not be enough votes to support that position. If there is a different scenario where we will put people in place to attend meetings and accomplish certain things, we can discuss that further to see if there is a way to do it better. Let us not waste our time by discussing things we are not going to do.

Mr. Moore stated I disagree that there are not enough votes against having a paid representative. First, we need to come up with a plan.

Mr. Akey stated you need to include how much it is going to cost. I am estimating \$100,000.

Mr. Moore stated I think the difference is, if we had a government and community liaison person who did other things.

Mr. Carlson asked why would we do that?

Mr. Moore stated we need someone to do that. Do you think it is our responsibility to send Mr. Akey to every County Commission meeting?

Mr. Akey stated it is the responsibility of CDD Board members to lead the charge.

Mr. Carlson asked what are the other things that this representative would do?

Mr. Moore stated I had a job description, and this person would do community development. They would show up at all of our meetings and represent us at every County meeting, even State meetings. CROA also needs someone to do this, too, but I do not want to speak for them. A person who actually did this and worked to garner good community support would be very good for Celebration.

Mr. Akey stated when the Commissioners were paying \$225,000 for a lobbyist firm, the five of them said they need to drive to Osceola County. I was one of the biggest critics of that decision. I told Commissioner Paul Owen that we are paying \$225,000 for a lobbyist firm in Tallahassee to do nothing. I also said that the Osceola County Commissioners need to get in a car and drive to Tallahassee, which they did. It is up to the Board members.

Mr. Moore stated our solution currently is Mr. Akey showing up to every meeting.

Mr. Akey stated it can also be a combination of people.

Mr. Carlson stated if there is an important item on their agenda, we should be there.

Mr. Moore stated I think it is important to be at every County Commission meeting. I think we are relying too much on Mr. Akey.

Mr. Akey stated we got the library moving forward, and we got Congressman Webster's attention.

Mr. Moore stated I would like to pay Mr. Akey to be our liaison. Realistically, we cannot do that. Right now, we have Mr. Akey as our conduit. How many hours do you spend in this capacity?

Mr. Carlson stated we talked earlier about the safety program and the CERT program, and we are probably not going to spend \$8,000 or \$4,000 on that because it is an increase in assessments to our residents. If you are saying we need to add \$100,000 to our budget to hire someone, I do not support that.

Mr. Moore stated I never said that.

Mr. Akey stated he never provided us with a number. That was my estimate. But if we are going to spend money for this, it is going to be a lot of money.

Mr. Moore stated it needs to be someone whose job description says they need to show up at these meetings and represent Celebration, in my opinion.

Mr. McCollum asked in my understanding of the law, what can a representative for the CDD do except attend a meeting and essentially listen? They cannot comment for the CDD because the members are not there to take a vote.

Mr. Moyer stated that is correct.

Mr. McCollum stated if they are at a meeting and something changes, the representative cannot do anything.

Mr. Moyer stated that is correct.

Mr. McCollum stated that is one of the problems I have with a CDD representative versus a CROA representative or someone else. We are governed by laws whereas CROA is not.

Mr. Moore stated if it was not for Mr. Akey for doing everything he does, I believe it is unfair and the hours that he puts in to do this are tremendous. Eventually, we will lose him from doing this for us, and we will have a hole. There will be no communication with the County. Mr. Akey spends a lot more time than any of us do. I do not think it is the job of a Board member to do that.

Mr. Akey stated I will say that it is much more effective when a Board member goes there.

Mr. Moore stated that is because we have not given someone the empowerment to represent us or to listen for us or to report back to us.

Mr. Akey stated one issue I had was getting the yellow line painted in Artisan Park.

Mr. Moore stated you have 50 examples of projects you were instrumental on accomplishing, which is my point.

Mr. Akey stated what we were asking about painting the yellow line was not unreasonable, and it was very beneficial for me to be involved.

Mr. Moore stated we have discussed County Commission meetings, but we should probably identify a list of things for this representative. There is a lack of communication, and I do not have the answer. I just know there is a challenge, and we are just putting it off and punting. The way we are doing things is probably not the way we should continue to do things by relying on Mr. Akey, unless we make it official that he shows up to every County Commission meeting and reports back to us. There are a couple other groups, like the U.S. 192 Redevelopment committee, that someone else should attend.

Mr. Akey stated I agree. Between the CDD and CROA, we need to get people involved.

Mr. Moore stated perhaps the next step is to meet with Ms. Wasson to come up with a schedule, or perhaps she can send someone to meetings that Mr. Akey is not able to attend.

Mr. Carlson stated Mr. Moore can attend one, I can attend one, and we can proceed in that fashion.

Mr. Moore stated I am not volunteering myself because I do not have time to attend their meetings. If I have to, however, I will certainly attend.

Mr. Carlson stated if you consider this function a part of our job description as a CDD Supervisor, then that is what we should be doing. If it is not in our job description, then we attend as necessary to work with the Commissioners and the County on issues that impact the community. I am not in favor of paying someone just to attend every meeting.

Mr. Moore stated I am not saying to necessarily pay someone. There are five Board members, we discussed a volunteer or a Board member.

Mr. Moyer stated keep in mind the perspective that Mr. McCollum raised and what Chapter 190, Florida Statutes, authorize. Mr. Akey does a great job in his activity with the County. Whether the library is built or not, has nothing to do with the CDD. Actually getting the yellow line painted, again Mr. Akey did a great job, but it did not have anything to do with the CDD. What the Board has done very effectively, to your credit, is leverage a very limited scope of government into almost a full-service government. There is nothing wrong with that, and I am proud of all of you for doing that. But that is really what you are talking about.

Mr. Moore stated there is a void, and we see a void. Our constituents demand it of us, although sometimes we can tell them it is not our responsibility.

Mr. Akey stated Mr. Moyer provides updates on the FEMA reimbursement we are still seeking, and we are involved in a lot of activities for the community.

Mr. Moyer stated the FEMA reimbursement is a CDD issue, and we have a right to be involved in that.

Mr. Sunnarborg stated I am not saying that I am opposed to this idea. I share your frustration, but I have learned the hard way what our limitations are. Our frustration is the elephant in the room at almost every meeting for years, that there is no central government and no one speaks for everyone. If that is what this idea is, I think it is an insufficient band-aid. If you want to discuss it, we will, but I prefer a small group or task force bring something that we can consider and act on.

Mr. Moore stated I agree with all of you. When we met with CROA, we were not actually helping accomplish anything that we were able to act on. Having a smaller group discuss this would probably be much better. Can two CDD Board members meet with two CROA members?

Mr. Moyer stated yes. You just have to let me know so that we can advertise the meeting.

Mr. Moore stated that may be the only way we can get recommendations, which may not be the answer. I think we may come up with something that falls short.

Mr. Sunnarborg stated but at least you have prompted the question. We may deny the proposal, in which case, you redo it and bring it back.

Mr. Moore stated I recommend that Mr. Akey and I ask Ms. Wasson to meet with two CROA members to see if there is anything we can do to leverage the time for one individual doing something.

Mr. Moyer stated I need at least 10 days before you schedule the meeting.

Mr. Moore stated anyone can still attend the meeting.

Mr. Moyer stated that is correct.

Mr. Moore stated we can invite all the Board members, as well.

Mr. Moyer stated that is correct.

Mr. Moore stated we can remove this item from the agenda for the November 8, 2011, meeting, and include it on the December agenda. That way, Mr. Akey and I have a chance to come up with a plan.

E. Fiscal Year 2012 Board Objectives

Mr. Sunnarborg stated I am inclined to table discussion of this item.

Mr. Akey stated I agree.

F. Property at Eastlawn and Celebration Avenue, Owned by TCC

Mr. Akey stated I recall Mr. Sunnarborg discussing this issue with Mr. Matt Kelly, but I do not recall the final resolution. I would like to see that property given to the CDD. Would the Board like to consider that under a formal relationship, perhaps a letter, and ask TCC again?

Mr. Sunnarborg stated we thought this property might have some potential.

Mr. Parker stated that property is attached to wetlands, and we mitigate it there and use it for drainage. We have had discussions on this property. If the CDD is interested in this property and if you have a particular use in mind, you can propose it to TCC, but we have struggled to find the appropriate use for that property.

Mr. Sunnarborg stated the only use that I recall discussing with Mr. Kelly was a connection of the trail.

Mr. Akey stated that was also my thought.

Mr. Sunnarborg stated we did not do any cost studies, but it looked pretty expensive.

Mr. Parker stated even with the wetland area, there is the consideration of the home owners adjacent to that property.

Mr. Sunnarborg stated we discussed it with CROA and they thought it would be nice to have in their portfolio in case they wanted a park there someday, but they did not have money to pay for it, so the idea fizzled.

Mr. Parker stated the thought process was to continue to use it for mitigation.

Mr. Geoffrey Mouen asked how far did you get in your design study?

Mr. Sunnarborg stated I thought it was an opportunity for a high-end townhouse product, perhaps six or eight units with a generous setback from the house on Eastlawn. It was deep enough to get a shared driveway around the back. It was an interesting plan, but there was a lot of site work. It falls off quite a bit when it goes down to the lake. There is more land there; it is .9 acres.

Mr. Mouen stated you could also use it for four large houses.

Mr. Sunnarborg stated parking was an issue, but depending on how the driveway connection worked, there is no reason you cannot park on the street.

Mr. Smith stated there would be a sidewalk there, as well.

Mr. Akey stated I hear what you are saying, and I would feel more comfortable if that property was owned by the CDD now versus later. I am just following up on this issue to see where it was left and what the Board's thought is about asking TCC sooner versus later to possibly transfer that property to the CDD.

Mr. Sunnarborg stated I was trying to analyze, for the sake of the CDD and the town, what property TCC still owned. I went through everything. This parcel was a bit of an odd parcel. They still own it but they had no use for it. I did not want it to be sold to someone else who might turn it into something that we would all regret. If we could get some assurance from TCC that it would not be developed, that would work. If it remained wetland mitigation, that would not be a bad thing.

Mr. Akey stated that would work.

Mr. Moore stated there might be a use that someone could come up with that could actually be beneficial to the community. If the CDD owned it, we would not be able to do that.

Mr. Mouen stated you will always have the architectural review committee who has to approve plans if someone were to want to construct something there.

Mr. Sunnarborg stated part of the paranoia on my part was the thought of what happens when TCC is not here anymore, if that parcel is sold to someone who has no taste and they build something awful.

Mr. Akey asked if the CDD owned that property and someone has an official use for it, are we saying the CDD cannot sell that property?

Mr. Moyer stated you would have to go through a process where you get it appraised and establish the value of it, and then you have to advertise it for public sale.

Mr. Moore stated that is a good point. I think it is a good idea to consider.

Mr. Sunnarborg stated it is private property and we do not own it. We could propose a swap, but would we ever pay for this land?

Mr. Carlson asked what would we do with it?

Mr. Moore stated I think the idea is to own it so that nothing adverse is built.

Mr. Akey stated that is the objective.

Mr. Parker stated I do not think the decision has been made to sell it or give it away, but I do know that the thought process is for mitigation purposes. It is not as if there is no value to that land, but it is being used for that purpose.

Mr. Mouen stated as far as the total master plan, that section is a link between two wetlands. Leaving it as a wetland separation does not necessarily add continuity to the community. If you did develop the land, it would not hurt that property or the residential character. It is probably better than the condition across the street, which is a wall.

Mr. Parker stated we have received comments from residents on Eastlawn over the years.

Mr. Moore stated I am sure you received comments from those residents when the Catholic Church was being built because it is in their backyard.

Mr. Akey stated I would like to ask TCC for options as to that property being owned by the CDD.

Mr. Mouen asked is there a serious paranoia about future development?

Mr. Sunnarborg stated when I asked that question, I was also working on the charter for CROA, so there was a bit of a paranoia frenzy.

Mr. Moyer stated if TCC dedicated that to the District, we could offer to pay off their assessment that they are paying on that property.

Mr. Sunnarborg stated it does not hurt to ask.

Mr. Parker stated I am happy to ask the company informally.

Mr. Sunnarborg stated you can let us know the answer at our next meeting.

G. Request for Price Adjustment from Girard

Mr. Moyer stated the adjustment that Girard is requesting is based on fuel prices, which have increased significantly. They use gasoline for their equipment, and that was a variable that they did not know when they bid the contract. They are doing more tree trimming due to the requirements of the fire department than they perhaps had anticipated. There is a basis, if the Board is of a mind to help them, that we can justify that. However, if you are of the mind that they bid it and a contract is a contract, then tell me that you will not approve their price adjustment, and that is the message we will convey to Girard.

Mr. Sunnarborg asked do you sense that this is such a hardship that will cause them to fold or walk away from the contract?

Mr. Smith stated no, but I get the sense that it is painful for them. They are operating very tight. I know their insurance costs have increased, due to some issues they had, and that will probably continue.

Mr. Carlson asked when does their contract expire?

Mr. Smith stated I believe there is one more year on the existing contract, and there is a two-year renewal option after that.

Mr. Sunnarborg asked is there anything in the contract regarding cost increases?

Mr. Moyer stated I will review that between now and the next meeting. I do not recall there being an escalator in the contract.

Mr. Sunnarborg stated I have been trying to think objectively about this, but they were selected because of their price. The Board will recall the conversations we had about them versus Davey, and the price was too compelling not to select them. They were selected because of their bid. Now a year later, they are saying they made a mistake, which would lead us to saying we made a mistake in selecting them. The only alternatives are to honor their contract or to rebid it. It is a difficult task to rebid the contract. It takes a lot of work and effort. If they will accept the Board declining their request, maybe they can endure another year until the contract expires. If they say they

cannot continue to absorb these losses, then we will rebid the contract. Given the state of the economy, we will probably receive aggressive bids again. The economy has not gotten much better in the year since they signed that contract. I do not want to speak for the Board, but those are my thoughts.

Mr. Carlson stated I agree with Mr. Sunnarborg that we accepted them based on their price, and I was very much in favor of accepting them. They told us they could perform the work and would not go bankrupt in the process. I would tell them that we are happy with them, we like the work they are doing, they provided a good bid, and next year when it is time to renew the contract, we might think favorably towards the request. But this is not the time to make an adjustment to the contract, unless it says that we can or should within the contract language. If the contract language provides for it, that is different.

Mr. Sunnarborg stated if they have a legitimate change order request or something legitimate that has changed that they can justify, that can be considered.

Mr. Moore stated I agree with your comments, but I take a little different approach. I think fuel is an issue they can quantify. I think they are reaching for a big number. If they can say that the scope has changed, such as the tree trimming is different because of the fire department, that is a legitimate cost that they did not anticipate. I think that is legitimate and they can quantify that number. We have done it in the past, and CROA did it when fuel prices increased unexpectedly. When we started this contract, fuel prices were already higher, so I question how much it has increased in this timeframe, but they can quantify that, also. I would not deny them outright for the \$80,000 increase, but there might be something in between. Even if we accepted their price adjustment, it is still less expensive than the next lowest bid.

Mr. Carlson stated even at this price, it still would not have changed our choice.

Mr. Moore stated that is correct. What I do not want them to do is to operate completely lean and have them suffer. What will happen is we will have fewer people on site. If their margins are completely different because of the fuel costs due to tree trimming and other things that are going on, that is something I would consider.

Mr. Carlson stated anything that has changed within the scope would be done through a change order, and it should be covered by that change order. If they have changes in their scope, have them submit a change order for us to consider. If it is the same scope and the same contract allowing for no fuel adjustments, then they are stuck.

Mr. Moore stated on the pressure washing item going from \$51,000 to \$59,000, I would ask them if they are doing it more often than we told them to do it. Within the entire scope, I can understand there may be some things that they might not have understood the scope 100%. When we reviewed the RFPs, you could tell that not all the firms understood everything, including the mosquito RFP. I would review each item in their request and get a recommendation from Mr. Moyer and Mr. Smith.

Mr. Smith stated for the RFP process, we took all the bidders out on a bus and drove the entire project to try to make sure they were fairly familiar with the scope. The tree trimming is somewhat questionable because we explained the 15-foot roadway clearance requirements during our drive-through and that they would be responsible for pruning all the trees, which is also explained in the scope of services. The only items I can see are the fuel costs, pressure washing and some of the litter removal. Once they got onsite, I think they realized then how much work was involved, that we wanted it done as much as it needs to be done. Those are the comments that I am hearing.

Mr. Sunnarborg stated but it is in the scope in black and white. You did a great job on the RFP and it included a lot of detail.

Mr. Smith stated they had all the information they needed in order to prepare their bid.

Mr. Sunnarborg stated I do empathize with them, but I also empathize with the other companies that lost. Who is to say that they did not read it accurately and lost the bid because they priced it correctly? Girard admitted in their letter that they underbid Celebration. They signed a contract for those dollar amounts.

Mr. Moyer stated I think we sense the direction of the Board.

Mr. Akey stated I agree that they bid a contract, but Mr. Moore has some good points. If we are saying there is no way we can adjust their price, then that is the end of the discussion. I am not sure that is the case. Anytime you deal with a vendor, I hear the same comments and the word "partnership." We have all been vendors, we have all hired them and we have all worked with them. We want to have that partnership relationship. They could always walk away from the contract, and so can we. They probably will not do it, and it puts them in a bad position in the public's eye if they go to bid another contract and use us for a reference. They do not have a lot of options. They are very talented businessmen, and I have visited their offices. I have seen their operation, and I

have also seen some things they do and all the memos from the County and the fire department about the tree trimming. I had another meeting with the County and said we are trimming trees every day and it is a very high maintenance item. If this was in the range of \$70,000 and it came up for a vote at a meeting, I would vote for that range of a number, looking at it as a partnership.

Mr. Moore stated I agree. We have all been contracted before, and I often hire subcontractors. When I am asking for more than what the company expected, I have to look at that. Litter removal is non-quantifiable and we might not have said how much litter there is to pick up. In my IT contracts, if a vendor came to me and said I was taking up a lot of his bandwidth and he did not realize I was going to take all of his bandwidth, I would point it out in the contract. I could simply say no, but I try to work with them if they are being honest and if I want to continue the relationship with them. I do not want to give anyone money, but I go back and look at the other companies. What was the next lowest bid?

Mr. Akey stated I recall it was \$1.4 million.

Mr. Moyer stated that is correct; it was about \$600,000 higher.

Mr. Moore stated I am not saying to pay the additional money, but there is probably a dollar amount between zero and their price adjustment.

Mr. McCollum stated one of the things that concerns me is that we meet with them on a quarterly basis, and we perhaps should have asked them point blank how things are going. They have never mentioned anything about their costs. Now after a year, we are finding out about their costs. Have they ever asked about submitting a change order? In my business, if I do not request a change order, then I will not get it.

Mr. Moyer stated this request is probably 90 to 120 days old, only because from staff's position, we took the position some of you are saying, that this is going to be a tough sell to the Board, and they will need to present it in a fashion where there are changes to scope that the Board could consider without giving away public money just because you are nice guys.

Mr. McCollum stated I agree with Mr. Akey on being partners. How did they get to these numbers?

Mr. Sunnarborg stated Mr. Moyer brought this to my attention two or three months ago, and he asked if he should put it on the agenda. I was not interested in talking about it

at that time, and perhaps I should not have made that decision. It is not a completely fresh request, so I apologize for that.

Mr. McCollum stated I understand, but they have still been in front of this Board and said nothing about it.

Mr. Moore stated I probably would not say anything if it was me. I think they have gone through the proper channels, so I would not fault them for that.

Mr. Moyer stated there was a question about whether or not they should attend the workshop tonight, and I said they should not attend. Frankly, I would rather have the Board have the opportunity to discuss this. Obviously, it is a public meeting, but I did not think their attendance was necessary tonight.

Mr. Moore stated I have not been burned with very many subcontractors, but one folded on me because they lost a lot of money on a small company that folded and disappeared for a short period of time until they got someone else in. I do not think that will be the case with Girard, but it is about relationship. To make this request of us, they must be hurting pretty badly. I am not saying we accept their proposal, but perhaps we should take another look at it and ask them for their real costs to make sure they are not padding some of it but that it is closer to their actual costs.

Mr. Akey stated we can ask staff to meet with Girard and review their numbers. We all are aware that they were bare bones on their original contract bid. See if they might not revise some of their numbers.

Mr. Moore stated they have mentioned a couple things in their appearances before the Board.

Mr. Sunnarborg stated those types of things are legitimate requests for change. I would encourage staff to work with them to detail everything that is a legitimate change.

Mr. Smith stated I have gone through their list. I told them they needed to show where they are hurting so that the Board can get the facts and understand where the problem is and where they are short. That is what they provided in this letter in great detail.

Mr. Sunnarborg stated I want another level of detail so that I can justify it to myself and to our citizens. If we are going to give them more money, there has to be a good reason. We might agree to 90% or 100% of some items because of a scope change, but if they just misinterpreted what was in the RFP that was very clear, then I would say no. I

agree with that part. Just so there are no surprises how we feel about this, I do not feel that a hard bid contractor is your partner. The definition of a partner, to me, is that you do not let your partner fail. If a hard bid contractor goes out of business because they blew the bid, that is business.

Mr. Moore stated there was a difference of a million dollars between the two lowest bids.

Mr. Sunnarborg stated we talked about that. The problem with that argument is that they will nickel and dime you until they get to that threshold of the other bidder being in play again. That is not the deal. They signed a hard bid contract.

Mr. Moore stated even if they made this request every year, they are still not even close to the other contractor.

Mr. Carlson stated I hear those comments, but they bid the project. As a Board member, I would not want to see this come to the Board as a request to increase their contract amount. I would consider bona fide change orders.

Mr. Sunnarborg stated I agree.

Mr. Carlson stated if they have bona fide change orders, present them to the Board for consideration. Without a bona fide change order, do not bring it to the Board.

Mr. Sunnarborg stated it is irrelevant what they bid versus what they spent. What is relevant is that Mr. Smith requested them to do more work that was not included in the contract, and they did it, which is a change order.

Mr. Smith stated I do have them performing additional work through work authorizations. I do not shop those to try to get their prices down because they are my onsite contractor. I could take their proposal for changing out a planting bed and I could shop it and easily come up with lower prices, but I do not do that because they are already onsite and they give me a reasonable price, a good average price, so I use it. I issue a lot of work authorizations to them, so they have the opportunity to make some money back on those services. I agree that if they want to request a change order for some of these work items, they need to provide a reason why the Board should consider that change order.

Mr. Moore stated there is not enough detail for us to consider it.

Mr. Smith stated I try to work with them to make it easier to take care of the community. If I have a large bed and can take out part of it and replace it with sod so that

they are not maintaining that part of the bed, we try to make it efficient for them to maintain because of their bid.

Mr. Moore asked where are they parking?

Mr. Smith stated they are currently on our parcel in the civic corridor in the general maintenance area. They use the Issa storage area across the street, as well.

H. Radar Speed Signs

Mr. Akey asked how much will these two signs cost?

Mr. Smith stated they are \$2,800 each for three of them.

Mr. Akey asked why do we need three?

Mr. Smith stated I just got a proposal for three.

Mr. Akey stated we purchased two that are movable but they are not really conducive to being moved. They are in good locations, including 851 Celebration Avenue. You might want to recalibrate that one and make sure it is recording. We really should transfer all four of those to the County. We decided not to move the two we purchased. Ms. Wasson sent me a letter regarding Oak Shadows coming from Aquila Loop, and vehicles are traveling at pretty high speeds. Since we purchased some already, Ms. Wasson asked if there could be more in town, so we requested a proposal. The ones here would be easily movable and would not take hours to relocate. I thought we could consider spending \$6,000 to purchase two of them, and then it would be up to Mr. Smith to relocate them. This goes back to the safety question, which falls under CROA. I met with Sheriff Hansell enough times that if the message he gets from CROA through Captain Andy Lang is that everything is fine, then he is happy. He will not authorize his staff to be out here writing tickets. We should not have the signs without enforcement. I think we need to go to CROA, let them know the costs and let them know we are willing to consider this, but we need to find out what they are doing with the sheriff to get some enforcement.

Mr. Daniel Tomsick stated from my point of view, the person who controls the money will control the sheriff's department. Since we contribute nothing extraordinary to the sheriff's department, we can nibble around the edges and pretend we are deploying people, and they will work within that limited sphere. But if we really want to control what they do, we have to pay for it. We know we pay taxes to the County to include this service, and we can go through that exercise and make ourselves feel good, but it will take a serious meeting before they will really listen to us. Unfortunately, that is the reality

of what we are faced with. You read about communities during the summer that spent \$500,000 for their sheriff's coverage, and they came to the conclusion that they could not afford their own police department. We do not have the same environment as Pine Hills, but if we expect to direct the sheriff in any substantial, measureable way that is different from the status quo, then we have to change the status quo. It takes money in order to do that.

Mr. Akey stated it needs to be an accountable program.

Mr. Moore stated all he does is shift his people, as Mr. Tomsick indicated. We met with the sheriff's department some time ago, and they provided some people on the road who monitored traffic, but not anymore. Unless someone makes that their full-time effort, nothing will happen.

Mr. Akey stated we know the cost of the radar signs, and the ones we purchased previously I recall costing about \$14,000. I suggest talking with Ms. Wasson and saying that if the CDD purchases these two signs and owns them, then what is CROA going to do to assist with enforcement with the sheriff's department.

Mr. Moore stated they can coordinate those areas.

Mr. Akey stated there is no coordination of the safety committee right now. When my neighbor asked me a couple months ago what happened with the robbery recently, I had to say that I did not know. Even though I am still on the community patrol, we are just eyes and ears. They do not even tell those of us on the community patrol what is going on. They say they are going to communicate and keep us in the loop, but it is forgotten the minute they leave the community. It will continue to be this way until someone coordinates it.

Mr. Moore stated this is another one of those frustrating things. I do not know what to do.

Mr. Akey stated if you look at this community over the past 10 years, we have spent significant dollars, but we cannot control the speeding in front of 851 Celebration Avenue. This is a very active building with kids going in and out or people putting kids in their cars right near the roadway.

Mr. Moore stated CROA spent about \$60,000 for security.

Mr. Akey asked may I meet with Ms. Wasson regarding this issue?

Mr. Moyer stated yes.

Mr. Sunnarborg stated I think that is a great idea.

Mr. Moore stated another option is to ask CROA to enforce an area that we find important. They are the ones patrolling the non-tax-deputy areas. If you have an issue, we can bring it to their attention, and it is about time for us to meet again with the County's tax deputy. They will ask us for areas where they think they should patrol.

Mr. Akey stated if you are going to meet with the sheriff's department, if you do not monitor and stay close to them, nothing will happen. When I was on the safety committee, I had a conference call with them every Tuesday.

Mr. Moore stated we can do that. It gets back to the issue of Mr. Akey spending a lot of time on these kinds of issues.

Mr. Akey stated it all takes time to accomplish. I will talk with Ms. Wasson and say we are willing to look at that option and would consider purchasing two more. Even when we purchased the other two, I had a meeting with Sheriff Hansell and he assured me that those four signs would be monitored and enforced. We need to get the statistics on each sign to see what the speeding is and provide it to Sheriff Hansell.

Mr. McCollum stated there is a note on the proposal that says a solar sign is an additional \$1,000.

Mr. Smith stated that means we do not have to plug those into the electricity at the pole.

Mr. Moore asked what happens if they are near a house? Will it light up the house?

Mr. Smith stated they are fairly small, and you have to direct it to the traffic coming toward you.

Mr. Moore asked will it be similar to the one on Celebration Avenue? Or will they be farther away from the curb?

Mr. Smith stated it is at least three feet from the back-of-curb. We could put them on a pole and locate them between houses or in dark spots. I think we could place them fairly easily.

Mr. Akey stated we can also let the home owner know we are putting them up temporarily.

I. FEMA Reimbursement

Mr. Akey stated we are trying to schedule a meeting with Mr. Nathan Dunn, who is Congressman Webster's aide, and also with the Congressman. This is really our last chance for receiving this money.

FOURTH ORDER OF BUSINESS

Adjournment

The next meeting is scheduled for Tuesday, November 8, 2011, at 6:30 p.m.

The meeting adjourned at 9:30 p.m.

Bruce Carlson, Secretary

Tom Sunnarborg, Chairman