

MINUTES OF MEETING
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

The workshop of the Board of Supervisors of the Celebration Community Development District was held Wednesday, April 13, 2005, at 8:30 a.m. in Town Hall, 690 Celebration Avenue, Celebration, FL.

Present and constituting a quorum were:

Richard Quinn	Chairman
Peter Crow	Vice Chairman
Steve Katz	Secretary
Linda James	Supervisor

Also present were:

Gary Moyer	Manager: Severn Trent Services
Brian Crumbaker (By Phone)	Attorney: Hopping Green & Sams
Ariel Lovera	District Manager's Office
Brian Smith	District Manager's Office
Gillian Walker	District Manager's Office
Tabatha Miller	District Manager's Office
Matt Forbes	Walt Disney Imagineering
Joe Harless	Celebration Independent
Jerry Newland	St. Joe
Members of the Public	

ONGOING PROJECT UPDATES

FIRST UPDATE

District Manager

A. Update Regarding Videography Services

Mr. Quinn said he saw the notice in the *Celebration Independent*. However, he said he did not see it in the *Celebration News* or on Front Porch. Ms. Walker said there are deadline issues that restrict the publishing of the advertisements in the *Celebration News* and Front Porch. Mr. Quinn suggested using Front Porch and Channel 12 to advertise to the Celebration residents because the printed news is not efficient. Ms. Walker indicated that she is working with Ms. Wasson to find a student at the high school who is available over the summer. Mr. Quinn asked whether the District received any responses from the advertisements. Ms. Walker said she has not received any responses, adding that the deadline is April 29, 2005. Mr. Quinn requested staff post the advertisements on Front Porch. He noted there appears to be a problem with getting the monthly agendas on Front Porch and he request staff schedule a

meeting with Ms. Wasson to discuss the matter. Mr. Crow mentioned that CROA publishes “Board Briefs” each month. He suggested asking CROA if the CCDD could be included in the “Board Briefs.” Mr. Quinn agreed, although he said there may be a deadline issue with the “Board Briefs” as well.

B. Update Regarding CCDD Webpage Services

Mr. Lovera said the District has not received any proposals yet. He said it would be cheaper for the District to pay to host the webpage and have someone from staff update it. Mr. Quinn said the largest cost of developing a webpage is associated with the initial layout and design. He said the work should not be done by an amateur. He added that the cost of hosting and updating the webpage once it is created should be minimal. Mr. Lovera said hosting costs between \$9.95 and \$69.99 per month. Ms. Walker said she has heard from a few people who may submit proposals.

C. Update Regarding Lease Agreement for Use of The Celebration Company Compound

Mr. Moyer said Severn Trent agreed to sign the lease agreement.

SECOND UPDATE

**District Representative—Update
Regarding Beak Street Repairs**

Mr. Forbes said he is working with Mr. Walter on monitoring the roadway acceptance. He said he will keep the Board updated. Mr. Quinn said the portion of the roadway that failed is about 200 square feet, which is about 10 feet by 20 feet. He requested staff create an itemized breakdown of the costs associated with Beak Street. He said it appears as if \$200,000 has been spent on that area, which is about \$1,000 per foot. He said that cost does not seem reasonable.

Mr. Forbes explained that the \$200,000 spent on Beak Street includes the cost to repair the entire length of roadway. He said the work included doing base repairs, milling, overlaying, installing weather drains and designing. Mr. Quinn asked why \$200,000 was spent repairing the entire street while there was a 200 square foot area that needed repaired. Mr. Forbes explained that the repairs were a response to the county punch list of issues with the road. He said there was a design fix and a final lift conducted before an issue with the 200 square foot area was identified. Mr. Quinn asked if the entire roadway failed. Mr. Forbes said the county identified issues along the road. He said the entire road did not fail, but the

solution to fix the several portions of roadway that failed affected the whole length of the roadway.

Mr. Quinn said by the end of the project, the District will have spent between \$250,000 and \$300,000. As a result, he said he would like a formal report explaining what happened, when it happened, how it happened, why the District made certain decisions and why the county made certain decisions. Mr. Walter explained that the Board already asked him to review the circumstances of the situation once the repairs are completed. He said he will submit a report to the Board regarding those circumstances once the repairs are completed.

THRID UPDATE

District Engineer

A. Update Regarding Alley Repair Project

Mr. Walter said he has isolated the section that he wants to repave, which does need some repairs. He said he is meeting with the contractor next week to initiate some of the repairs. He said he also has scheduled some meetings with APEC to begin negotiating the contract. He said the first section requires about 1,400 tons of resurfacing. He said the resurfacing and the other repairs cost about \$75,000.

B. Update Regarding DRI Research

Mr. Walter said there is no additional information regarding the DRI.

C. Update Regarding Stop Sign in front of Heritage Hall

Mr. Walter mentioned that he and Mr. Smith spoke with the county. He said according to Mr. Smith, the county said the District can do anything it wishes with regard to that area. He suggested the District conduct a warrant study to justify installing a stop sign. He said if the Board desires, he will request proposals for a traffic engineer to conduct a warrant study. He said he hopes to know the cost of a warrant study by the next Board meeting. He said he believes it will be difficult to justify a pedestrian crosswalk at that location, noting that most crosswalks are near schools. He explained that school crosswalks are limited because they are only activated during certain periods of time in the morning and evening five days a week. He added that school crosswalks are accompanied by flashing lights to familiarize people with the crosswalk. He said he does not feel that type of crosswalk is appropriate for this situation because it will not keep the children safe outside the designated school crossing times.

Mr. Crow inquired about how a warrant study is conducted. Mr. Walter explained that the traffic engineer will count the number of pedestrians crossing the street over a certain unannounced time period. Mr. Crow said it appears as if the warrant study will not justify a stop sign and Mr. Walter confirmed. Mr. Walter said he may be able to get the county to allow a stop sign if the results of the study are close to the county requirement. Mr. Crow asked Mr. Walter if he feels that is likely. Mr. Walter explained that he was not optimistic about the situation until he learned of Mr. Smith's conversation with the county. He said he will speak with the county again and present the Board with a proposal. Mr. Quinn said the location needs a stop sign and a crosswalk because the Montessori school, the pool, the playground and the public access sports fields are near that location. He noted that there are even more children in that area during the summer months. Mr. Walter said the best time to do a warrant study would probably be in the summer when the pedestrian traffic is the highest.

Mr. Katz requested Mr. Walter provide him with the total costs associated with the alley repairs in Lake Evalyn, Celebration Village and West Village. He said he needs that information by April 22 to develop a capital projects program. Mr. Walter said it will not be difficult to calculate that number. Mr. Quinn noted the current list of alleys that need repaired includes all of the alleys that will need repaired during the multiyear project, and Mr. Walter confirmed. Ms. James asked how the District plans to fund the alley repairs. Mr. Katz said he will explain that during the discussion regarding refunding the 1994 bonds.

OTHER BUSINESS

FIRST ITEM

Discussion Regarding Plan to Refund the 1994 Bond Issue

A. Consideration of Documents Related to Refunding the 1994 Bond Issue

Mr. Katz explained he is working toward funding on May 27, which is the day following the May Board meeting. He said the Board needs a public hearing to inform the community that the bonds will have a higher principal amount, although the annual assessments will not change. He explained that at least 30 days prior to the public hearing, the homeowners must receive a written letter explaining that the District is refunding the bonds. Therefore, the District must have a special meeting on April 22 to authorize the distribution of that letter. He said April 22 is the earliest date the Board can have a meeting and fulfill the seven day

requirement to publish the meeting notice. He said staff will send the letter to the homeowners immediately following the April 22 meeting.

Mr. Katz explained the purpose of the April 22 meeting would be to pass two resolutions, one to call a public hearing and another to adopt a new assessment roll. He noted the second page of resolution to adopt a new assessment roll is missing the total estimated cost of the Series 2005 improvements, which he requested Mr. Walter calculate. He said the District is essentially paying off the principal amount of the current debt and issuing new bonds with a higher principal amount so all of the money for the capital program will be put into a construction fund. He said all of the new bonds will carry the same assessment number as the old bonds and the debt service amount will not change. However, the District will have more money for the alleys, sidewalks and trees. Mr. Katz said he would like to provide the Board with more specific information regarding the dollar amounts, the proposed bond issue and the costs of the program. Mr. Quinn asked if the meeting on April 22 would be in addition to the April 28 meeting and Mr. Katz confirmed.

Mr. Crow asked whether every party involved in refunding the bonds could provide the Board with a total estimate of their fees associated with refunding the bonds. Mr. Katz said the Board should approve the fees at the April 22 meeting. Mr. Crow asked whether they should provide their fee estimates in writing prior to the April 22 meeting. Mr. Katz said he would like them to email their fee estimates to him in advance for his review. He said, after he has reviewed the fee estimates, he will send the final drafts to the other Board members. Mr. Crow asked whether it is reasonable for the Board to request those involved in refunding the bonds to accurately estimate their fees. Mr. Katz said some people have a fixed fee and some have an hourly fee. Therefore, he can make a judgment on what is a reasonable fee based on the bond size. Mr. Katz mentioned that he would like to receive all of the fee proposals by April 15 to ensure he and the other Board members will have enough time to review the proposals prior to the April 22 meeting. Ms. James requested staff compile all of the fees onto one list. Mr. Katz said the Board will receive the actual agreements. Ms. James said she would like a summary of the fees in addition to the agreements.

Mr. Katz said he hopes to have a plan for refunding the bonds by April 22 that will include the estimated principal amount, the estimated interest rate and the amount of savings including the cost of issuance. He said the District will not know the MBIA insurance

premium until May because the District must receive a rating on the bonds before MBIA will provide the District with a premium. He said he hopes the bonds will receive an A rating, which results in a better insurance premium.

Mr. Quinn asked whether the April 22 meeting will be an official single purpose meeting. Mr. Katz said the meeting may have a second purpose. He explained that because the budget cycle is quickly approaching, he does not want to address special issues at the regular Board meetings. He request two official Board meetings in May, changing the workshop to an official Board meeting as a means of moving forward with refunding the bonds. He said the District will adopt a budget in June, there will be a budge workshop in July and the Board will approve a final budget in August.

Mr. Katz announced Mr. Lovera is leaving Severn Trent on May 13. He explained Severn Trent performs district management, field management and accounting services. He said Severn Trent is moving the accounting to Coral Spring. He requested Mr. Goscicki make a presentation at the April 22 meeting regarding a proposal for a new budget cycle. He said he would like the proposal to be broken into the three components of their services. He said the purpose of the presentation would be to help the Board members decide whether they would like to bid out the accounting and/or field service contracts. He explained he would like to discuss what Severn Trent does now and how they intend to function in the future. He noted the District must provide Severn Trent with a 60 day notice before terminating their contract. He added Severn Trent's five-year contract expires in 2008. He said it is important for Mr. Goscicki to come to the April 22 meeting because the Board has many other issues it must address in the following month. He said addressing that issue at the April 22 meeting will facilitate the budget cycle by allowing the District ample time to receive proposals for those services and make a decision by the May 26 meeting. Ms. James said the presentation should also explain how Severn Trent's reorganization will impact the services the District is accustomed to receiving, if the District chooses to continue to use Severn Trent's services. Mr. Quinn noted the assessment work for the District is already done by the Coral Springs office. Mr. Katz suggested reviewing each service contract, one at each subsequent meeting beginning May 11, 2005.

Mr. Katz suggested changing the May 11, 2005 meeting from a workshop to a regular Board meeting. Mr. Quinn said he would like Carlyle Development to send a formal proposal

to Mr. Moyer before it is addressed at a formal meeting. Mr. Katz said he would prefer the Board members have a chance to negotiate the proposal before they submit the formal proposal. He explained the handout he provided the Board related to the discussions he had with Mr. Don Hempel regarding creating public parking before construction began on the project. He suggested the other Board members review the proposal and make notes regarding any changes they would like to see.

Mr. Katz noted he asked Carlyle to postpone construction of the condominium project until the new public parking area they intend to create is completed. He said, once the parking project is completed, he asked them to deed the parking property to the CCDD. He explained the CCDD would be able to install signs for three hour maximum parking, which would be enforced by Lexin. He said the town home residents would only be able to park in the area overnight. He noted diagonal parking will be added down Sycamore Street as well, which will also increase the parking. He said the project should take 2.5 years. Once the project begins, the contractors will park within the construction zone, not in the public parking area. He explained Enterprise has an easement for the lift station on the Carlyle property. However, there will be four-story town homes on that property so Carlyle will not want a lift station in middle of the town homes. They want to move the lift station across the street. He said because the farmer's market is at that location until the end of May, they cannot begin to move the lift station until after May. He noted Front Street needs to be torn up during the process of moving the lift station. He said he told them they cannot do that until after July 4th. He said Mr. Hempel agreed that the timing of moving the lift station could be delayed. Mr. Katz then encouraged the other Board members to review and discuss the proposal with Mr. Hempel. He said Mr. Hempel may come to the May 11, 2005 meeting to present a final proposal.

Mr. Crow asked Mr. Katz to summarize his discussions with Mr. Hempel. Mr. Katz said he agreed to complete all of the public parking near Stetson, on Sycamore and in the parking lot across from the church. Mr. Crow said they would deed the property for that parking to the CCDD and Mr. Katz confirmed. Mr. Katz said ISSA is constructing temporary parking until Lexin decides what they will do with their parking lot. Mr. Crow noted it is only intended to be there three years. Mr. Katz said he hopes it will be permanent. He added there will be a road constructed that will go from the church parking lot to the other side of Front

Street. Mr. Crow said while the District is gaining parking, it is also losing parking. He asked whether there will be a net loss of parking. Mr. Quinn said the number of parking lost and the number of parking gained will be about even.

Mr. Crow asked whether the District should ask Carlyle to buy their trees. Mr. Quinn said he is not comfortable with that because he believes the agreement with Carlyle should be confined to issues related to the condominiums and parking. He said he would like Carlyle to consider constructing a parking structure that would be architecturally acceptable to Cooper's because it would help solve the downtown parking problem. He noted the District has a great opportunity to work with a developer who is willing to work with the District and create a win-win environment. He explained there has already been a proposal submitted to Cooper's to create a parking structure at that corner. He said Carlyle is working with Lexin to create a parking structure. Mr. Katz said a developer can create a parking structure through a public entity. He said the District does not need approval from any architects and the District can fund the project through sales tax. He added that the land would need to be deeded to the District. Mr. Quinn said there are a number of ways for the District to do that. He said he believes the delay has occurred because The Celebration Company and Cooper's have architectural control over that land. He added there must be cooperation and compromise among the town, the developer and the District.

B. Discussion Regarding a Resolution Adopting a Notice of Public Hearing

With no discussion, the next item followed.

SECOND ITEM

**Discussion Regarding Celebration
Signage Policy**

Mr. Quinn asked if the District has received any correspondence from Celebration Trolley and Mr. Moyer said no. Mr. Smith said the signage policy is that no signage is allowed on the right-of-way unless a use agreement is completed and it is approved by the Board. Mr. Quinn agreed and requested removing this item from the agenda until someone contacts the District.

THIRD ITEM

**Discussion Regarding April 28,
2005 Meeting**

Mr. Quinn requested Ms. Walker schedule a meeting with Ms. Wasson, Ms. Walker and Ms. Miller to discuss communication with Town Hall. He said he would like a CDD forum that would create an environment where we could directly post information. With no other discussion, the meeting adjourned.