

# MINUTES OF JOINT WORKSHOP CELEBRATION COMMUNITY DEVELOPMENT DISTRICT CELEBRATION RESIDENTIAL OWNERS ASSOCIATION

A joint workshop of the Board of Supervisors of the Celebration Community Development District and the Board of Directors of the Celebration Residential Owners Association was held Wednesday, May 20, 2009, at 7:00 p.m. at 851 Celebration Avenue, Celebration, Florida.

Present from the Celebration Community Development District (CDD) were:

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

Present from the Celebration Residential Owners Association (CROA) were:

David Kaszubinski	President
Tom Touzin	Secretary
Don McDonald	Treasurer
Mike Gaw	Director
Dave Orosz	Director
Bill Pelaia	Director

Also present were:

Gary Moyer	CDD District Manager
Pat Wasson	CROA Executive Director
Mark Vincutonis	CDD Engineer: Hanson Walter & Associates
Brenda Burgess	Moyer Management Group
Michael Nuñez	Lexin Celebration Commercial
Brian Smith	CDD Field Manager: Severn Trent Services
Residents and members of the public	

## FIRST ORDER OF BUSINESS

## Opening Activities

### A. Call to Order

Mr. Kaszubinski called the workshop to order at 7:00 p.m.

### B. Pledge of Allegiance

Mr. Kaszubinski led the *Pledge of Allegiance*.

### C. Celebration CDD Roll Call and introduction of Supervisors

Mr. Moyer called the roll.

### D. CROA Roll Call and introduction of members

Ms. Wasson called the roll.

**E. Comments and changes for the workshop agenda**

There being none, the next order of business followed.

**SECOND ORDER OF BUSINESS**

**Discussion Items for Workshop**

**A. Discussion with Lexin Regarding Downtown Events, Parking, and Pursuing County Funding for Certain Events**

Mr. Nuñez reviewed the schedule of events for the remainder of 2009: 4<sup>th</sup> of July event, the Summer Sidewalk Sale and Survivor reunion on July 24 - 26, Falling Leaves on September 25 – October 24, Oktoberfest on October 9 - 10, Indiefest! Independent Film Festival tentatively scheduled for October 22 - 25, the Alfa Romeo car show on November 7, Now Snowing Nightly on November 28 – December 31, and a Radio Disney holiday concert on December 19.

Ms. Wasson stated the CROA events include the 4<sup>th</sup> of July parade, Founders Day in November, a fall festival after the car show on November 7, and perhaps an art auction but no date has been selected.

Mr. Nuñez stated we are requesting the CDD's support on an item for the 4<sup>th</sup> of July event. We continue to offer a park and ride at 215 Celebration Place. Unfortunately, there is a very small percentage of people who use that service. We are open to any suggestions on signage or how we can get more people to use it without closing off the town. I am open to advice or suggestions

Mr. Pelaia asked why did you rule out closing the town? They did it to some degree for Halloween and funneled the cars through in a certain direction.

Mr. Nuñez stated to an extent that would work, but it will also hurt our businesses.

Mr. McDonald stated not if everyone was taking the buses.

Ms. Wasson stated the year we closed off the town, we gave a certain number of parking passes to the restaurants so their regular customers who knew they would be there in advance could be given passes to park. We did it only one time, but overall it was not disastrous. The biggest complaint was from the restaurants. They felt we were blocking their clientele for the evening. In this case with it being the 4<sup>th</sup> of July, people really want to come downtown.

Mr. McDonald stated the restaurants are usually packed that night.

Ms. Wasson stated it rained hard the year we did it, so that might have affected the turnout. That afternoon, it cleared in Celebration but there were major thunderstorms all

around us and many people assumed we were rained out. I am willing to discuss it with you further.

Mr. Nuñez stated one avenue we discussed is the illuminated road signs that will clearly indicate the park and ride location. The signs we use are golf course-type signs. If we had DOT signs, they would be more visible.

Mr. McDonald stated you can rent them.

Mr. Moore stated this is the perfect opportunity to discuss these kinds of things and I appreciate you coming to us. The 4<sup>th</sup> of July event is so big, and we can all work together and involve the safety committee to look at a plan for everyone. There is enough parking downtown for a portion of people who come in, and we direct people to those parking locations. When they are filled up, then we direct people to the park and ride. Then we do not impact downtown or the businesses who have filled up their spots. We have to be on top of it where we have the deputies or the safety committee or community services officers out there. I think we need to come up with a plan to get more people on buses, which I think is very important. Signage is important, and perhaps Mr. Akey can talk about that with the County. That would make a big difference if we can encourage people to take the buses.

Mr. McDonald stated it would be great to push them to the buses. When you do not give them an option, it works for everyone.

Mr. Akey stated when they come off 417, direct them to that location. The County will be out on July 4. I will call and see about getting some of the parking signs and point people in that direction.

Mr. Moore stated direct them to free parking and I think it will make it a positive experience. Sometimes people drive around for a long time looking for parking spots.

Mr. McDonald stated Lexin could always put a civic group at the entrances to their lots and charge for parking.

Ms. Wasson stated I know we can do that at 215 Celebration Place, but the year we asked to do it on Disney lots, because Disney rents all those spaces, they would not allow us to charge for parking.

Mr. McDonald stated I would think Lexin would be open to offering that if the proceeds went to a service group. If people do not want to pay, they go to the park and ride lot.

Mr. Carlson stated you would have to make an accommodation for residents who live in that area.

Mr. Akey stated I will meet with the County and ask about signage.

Mr. Kaszubinski stated we will ask the safety committee to discuss this issue. This is not something we can wait for a meeting to discuss. We need to have something ready to go in the next couple weeks. I strongly encourage and support the idea that you do not give people a choice. Direct them to the parking lot and we will bus you in and out.

Mr. Nuñez stated we are open to exploring all options.

Mr. Moore stated last year we had the pie festival and the car show the same weekend, which I liked. How did it go being separate events? Were both successful?

Ms. Wasson stated I think both entities want to be on their own. The pie festival had a 20% decrease in traffic.

Mr. Nuñez stated the car show experienced their best year yet.

Mr. Carlson stated in the beginning of this conversation, you were asking about signage, so I assume you are asking permission for signage on CDD property for these events.

Mr. Nuñez stated we rent signs but we are asking permission to put them on CDD property.

Mr. Carlson stated I have no problem with that for a special event.

Mr. Moore asked where are the drop off locations for the buses?

Mr. Nuñez stated at the top of Market Street. It picks up and drops off at 215 Celebration Place.

Mr. Akey stated the other event that gets hectic on some evenings is the snow event on the weekends. Will you entertain any offsite parking similar to what you are doing on the 4<sup>th</sup> of July?

Mr. Nuñez stated other than the night of the concert, I have not heard there is a need for it.

Mr. McDonald stated we are fine during Christmas; we can get in and out.

Mr. Nuñez stated if there is a need, we can look at it.

Mr. Moore stated one thing we wondered about was County funding for events.

Mr. Nuñez stated there have been some independent studies done to determine the economic impact for special events on the existing community as well as the surrounding

communities. When I receive all the statistics, I am happy to share those with you. It does result in millions of dollars of economic impact for the entire community. We want to explore existing opportunities with the County for some of their development dollars to help sustain our events and help them grow.

Mr. Gaw asked is this a grant or part of a grant program?

Mr. Nuñez stated we are still exploring it. Most grants are for not-for-profit entities. We are one of the few business entities doing community events, so we do not qualify for some of those monies. I will meet with Ms. Wasson because she has some experience in this area.

Mr. Moore stated I think we can work together on this. The events are so important to the community. Years ago, it was a mandate to have these events. You are now doing it for the community interests but also for downtown interests. This is not just Lexin or CDD or CROA but it helps the entire community. If we can get money from the County, then you are bringing economic impact to Osceola County, and that is important. It is harder for your company to do alone, but we are several groups. More communication with us would be good.

Mr. Kaszubinski stated the next time we get together, whether it is you or Ms. Walker, we are always asking you for things. I would like for you to tell us what we can do to help you continue to be successful and continue to increase what you are doing. We appreciate you cooperating with us, and we need to help you. I think there are things we can do to help you. Pass that on to Ms. Walker. I know she is apprehensive that we always want something when we invite her to a meeting, but we would like you to come with your wish list.

Mr. Nuñez stated we appreciate that.

#### **B. Update on the Progress of the Stimulus Package Projects**

Mr. Akey stated I received a memorandum from Beth Knight, who works for Michael Freilinger. Jo Thacker is preparing an update on the stimulus package, and when she has that, she will email it to us. When I receive it, I will email it to Mr. Moyer's office and he will distribute it to all of you. That is all the information I have for now.

#### **C. Progress of the Joint Landscape Maintenance Contract**

Ms. Wasson stated Mr. Smith and I have met. We will have the draft specifications to both Boards at your June meeting for you to review and provide comments. The bids will go out in mid July with a return date of mid September. We would like to recommend

that we have a committee comprised of members of the two Boards to review the bids and set the criteria. We will make the decision in October to have a 45-day turnaround for a new contractor, if that ends up being the result. We completed the specifications, and we are finalizing the map of the community that will be in color to see the service areas and who owns what area.

Mr. Kaszubinski stated from CROA, I think Tom Touzin, Dave Orosz and Mike Gaw would be good candidates because their terms continue through to next year. Two of them should be on that committee for continuity purposes.

**D. Update on Joint-Use Maintenance Facility**

Mr. Moyer stated we are hopeful to be getting a term sheet from The Celebration Company (TCC) to bring to the Board at our June meeting. Mr. Collins is working on that with Matt Kelly. All seems to be going well. We have identified property to exchange with TCC for two acres of property on the corridor that we will use for the maintenance facility. After June, you should see some activity in that regard.

Mr. Kaszubinski asked you are talking about exchanging property with TCC for property within the civic corridor?

Mr. Moyer stated that is correct.

Mr. Kaszubinski asked for property that they agreed they will give back to the community, now they want something in return for the two acres?

Ms. Wasson stated this is for a different two acres. The land they were donating was to CROA for parks.

Mr. Kaszubinski asked what property is the CDD giving up?

Mr. Moyer stated most of the property is at the end of Celebration Boulevard by the high school. There is a strip of land that runs parallel to the terminus of Celebration Boulevard that Mr. Kelly thinks has some use in the future. They reserved rights to that property, but the property we own transects the end of Celebration Boulevard, which they feel they will need to extend that road into Island Village.

Mr. McDonald asked it is land you do not really need but they do?

Mr. Moyer stated that is correct. The other piece of property is just under one acre next to the Issa building on the corner. The property is marginal and the impact is negligible.

## **E. Osceola County Services**

### **1. Security Services**

Mr. Akey stated Ms. Wasson, Mr. Kaszubinski and I met with Sheriff Hansel on Monday and we talked about what kind of structure we wanted to see in the future. We want to start the planning with foresight of what we want for security in the future. We will let the safety committee start the dialogue with a clean sheet of paper. We have a community patrol, a tax deputy, detail deputies, and park/pool monitors. They are all connected. It is a good avenue to have the safety committee look strategically for the long term to see how you want things setup.

Mr. Kaszubinski stated these meetings with Sheriff Hansel are a good opportunity to continue the dialogue that we established to make sure Celebration is being looked at three to five years down the road instead of the next six or eight months. Everyone is impacted by the budget crisis, and we want to make sure we can continue to provide the level of service this community has become accustomed to. We have a very safe community and the sheriff agrees with that. We want to continue that, which is why we continue these dialogues with the sheriff.

Mr. Pelaia asked is there continued talk about a substation here at 690 Celebration Avenue or getting a location in the corridor?

Mr. Akey stated that option is on the table and it should be looked at for the long term. Orange County has a location in community centers, and I think that is something we can consider long term. Anything is open for discussion, so start the dialogue with the representatives on the committee.

### **2. Public Parks**

Mr. Moore stated long term, there is a possibility of having parks within Island Village, but nothing will be done until we figure out what that will look like. Short term, we are talking about the civic corridor, and a lot will happen with that in the next couple months. The question for the civic corridor is whether the CDD or CROA owns it. That is still up for discussion. In the next couple months, that is something we should address as the entire development process continues as the corridor project goes through the County.

Mr. Akey asked has the parks and recreation committee discussed this?

Ms. Wasson stated they have been working on a master plan. They wanted to have a draft. At that time, they will also make recommendations on what they think should go in the civic corridor. We want another dog park. One thing they were tasked with was to

look at all the parks and amenities in the community to see what needs improvement and determine if we need more amenities. The committee is almost ready to make a recommendation.

Mr. Pelaia stated you made reference to the civic corridor that something will happen in a couple months. Is it possible to get an update where that project is?

Mr. Moore stated a TCC representative, Jim Parker, attends our CDD meetings. It is now in the development process and I think it will be the end of June before it goes to the Board of County Commissioners for a vote. They received approval to change the DRI to make it a civic corridor. Now they have submitted a plan to the County that includes a library, ball fields, an unknown church site, as well as space for a maintenance facility. They are going to submit that plan to the County for approval and then TCC can give a term sheet to the CDD to discuss swapping land for the maintenance facility. The plan is not down to details other than the plots of land and what they are planned to be. There will be 2.5 acres for public parks.

Ms. Wasson stated it is equivalent to two ball fields.

Mr. Touzin stated back to security services, the only reason I want to revisit this is at the last joint workshop, we talked briefly about what we have to do to get a look how it should be orchestrated. We are at our second joint meeting where we want to talk about where we are with planning and we are pushing it to a subcommittee to look at things. I want to get something accomplished. I want to figure out what we are talking about and I do not want to come back in three months where we are still at the point where we are talking about it. If safety is important, we should discuss what is covered and what works, identify what areas need to be explored, and then establish some deadlines for research to be complete and a report to be made. I do not want to hear we are still looking into it.

Mr. McDonald asked do we know what those things are?

Mr. Touzin stated no, because at the last meeting, we said we would take a look at it. Here we are at the second meeting and we are still saying we are going to look at it. I just want to see a plan to do that.

Mr. Kaszubinski stated we have taken decisive action to forward it to the safety committee for their study and for their recommendation, as we do with most things for CROA. For us to talk about something in the civic corridor when we have nothing in

front of us, is fruitless. I want to see what TCC has on paper and we do not have that at this point.

Mr. Touzin stated there is nothing about public safety on the civic corridor.

Mr. Kaszubinski stated I was not certain what you were talking about. I answered the question about the public safety issue where we are referring it to our safety committee

Mr. Touzin asked have we given the safety committee a deadline as to when they should have this information?

Mr. Kaszubinski stated they will report on their progress next month.

Mr. Akey stated no, we have not given them a deadline.

Mr. Touzin stated that is what I am looking for.

Mr. Akey stated I am available to attend the safety committee meeting tomorrow night to tell them what we discussed and give them an outline and objective as well as a time table, 90 or 120 days. They may not want to do it at a monthly meeting but have individual meetings over the next three to six weeks.

Mr. Kaszubinski stated the chairman of the safety committee has attended every workshop and is involved in where we would like to go or at least what we want the committee to look at. The committee has been assigned this task, and he will accomplish what we need to do and get us the necessary information.

Mr. Akey asked are you comfortable with that?

Mr. Touzin stated yes, I am looking for forward movement.

#### **F. Signage Issues**

Mr. Akey stated I am not aware of any open signage requests for the community.

Mr. Moore stated we discussed on Celebration Avenue at the condominiums where the construction is, there is a signage problem with that project. They have little signs that do not look very nice and the wording is in small print. Maybe they need a proper sign.

Mr. Akey stated Mr. Smith and I discussed that, and Mr. Moyer and I discussed it after the last meeting. The question to them on that construction is when it will be done. If they do not know, then more than likely the CDD will ask them to take down the blockade. That tells me the sidewalk will be blocked for months. I will not support that.

Mr. Carlson stated that is the first of a number of projects. Whatever they do there, they will replicate three or four times around that whole complex for Water Street and Celebration Avenue. We need to make sure they do the right thing through that project.

Mr. Moore stated they are also blocking parking, and that is a concern. My fear is that it will continue to July 4, and it will close off parking spaces and the sidewalk.

Mr. Carlson stated it may not continue in that location until July 4, but there may be a new area started by July 4.

Mr. Akey stated Mr. Smith and I will visit them. If we do not see action, I will ask Mr. Moyer to convene a special meeting to discuss that item. I can see someone walking on the sidewalk and getting hurt.

Mr. Moore stated the signage they have now is inadequate. Maybe there is something we can do to address having more prominent signage, something we would require other people to do for their projects.

Mr. Gaw stated I want to mention that coming off Waterside Drive to Celebration Avenue, there is a traffic hazard when they park a truck or a large van in the last two parking places on Waterside Drive.

Mr. Akey asked are they within the white lines?

Mr. Gaw stated yes, I believe so.

Mr. Akey stated the traffic engineer will be here on June 9 at 1:00 p.m. and that intersection is on his list to look at to shorten down. If the County is agreeable, we can take the lines out. It is very dangerous. The other thing we asked them is when they are loading or unloading construction vehicles, do it inside the gate and not on the road. I will keep you posted on this.

### **G. Recycling in the Community and Park Areas**

Ms. Wasson stated we have discussed it for events and putting out recycling containers. Mr. Moore worked with the little league and the soccer league to do some recycling. We need to have a meeting with Ken at Celebration Sanitation. The condominiums have no provision for recycling. We need a tiny piece of land for containers for people who want to bring their recycling. We tried to check on getting drums and we thought it would be a good project for the children. They could do some nice recycling bins that are put out for major events and it can become a community project to do that.

Mr. Moore stated we ordered temporary recycling bins. We would like to donate them to the community for events. Davey handles our trash removal and they can setup the containers. I talked with Mr. Smith about this. Not having recycling at our events is something we are missing because we are selling bottles of water and other recyclable

containers. This community is at the forefront of a lot of things, but others outside this community should see that we have recycling bins downtown. They can be removed after the events.

Mr. Carlson stated we can do them for the temporary events. Many residents in our community do not have recycling available to them, and we do not recycle certain items that other communities do, like batteries. Maybe in association with the maintenance facility, we can put out community recycling bins for different recycling products. Residents can drive in, recycle their batteries, glass, and other items, and then a service can pick them up from that location.

Mr. McDonald stated the maintenance facility would be a good location.

Mr. Akey stated the closest one to us now is the Bass Road facility.

Mr. Moore stated it is all about money, so if it costs something, we have to figure out how to offset that cost. Some people have their own trash services and are not using Celebration Sanitation. We have to think about this as a community, and there may be some assistance we can get from Osceola County. We should at least have some recycling bins for special events. There are nicer ones we can get. If we start doing something now, it will look so much different in six months.

Mr. Carlson stated the Orange County Convention Center has some drums, which are aesthetically pleasing.

Mr. Akey asked when we looked at sanitation services, do you still have that committee?

Ms. Wasson stated it was a task force that was dissolved. We met with Ken recently to discuss these issues, including having a special pickup day for residents for batteries, old paint and those types of things. I mentioned that when we did community-wide inspections, we had one day each year that all residents can put their yard waste out in the front yard and Monday he would pick it up. He is happy to work with us in anyway, but we will need to have some compensation. I think it is well worth it.

Mr. Moore stated he was very nice. For our soccer league, he originally provided some recycling boxes free of charge. We ended up doing something different, but he could have helped us out with that as well.

Mr. Akey asked will you have a follow up meeting with him?

Ms. Wasson stated yes.

Mr. Gaw stated it is an educational process going to Bass Road landfill. When you turn in paint and acid and things of that nature, they will give you an explanation of why it is separate, where it goes and how it gets there. It is pretty interesting and they do offer classes on this.

Mr. Akey stated I always deal with Danny Schafer, and they are good to work with. We can invite him to one of our meetings to give us an update on County recycling.

### **THIRD ORDER OF BUSINESS**

### **CDD and CROA Board Member Comments**

Mr. Pelaia stated I want to pick up on Mr. Touzin's comment, and what he said last night, which is the master plan view of things or holistic look at things and that we organize things to be accomplished. Last night, we discussed safety. In the spirit of what he said earlier, I would have felt more comfortable to tell the safety committee that we are looking for them to take an inventory of what is going on and then discuss what can be added, is anything a duplicate, can we do anything better, and those sorts of questions. Then come back at the next meeting and say you think we can have something to us by a certain date. I think sometimes we are a little too loose on things. Will they really do what we ask them? How much time will they take? We should step back. We talk about having a 20,000-foot view of things, and maybe we should start higher, then work in and handle more of our situations that way. I respectfully suggest that to management. Many things come up and the solution sounds good in isolation. If they were looked at in total, perhaps we can do without one or massage it or do it differently. I encourage Mr. Touzin to continue asking what he requested last night and this evening to look at the big picture before we take a band-aid approach.

Mr. Moore stated I had a meeting last week with Bob Nanni who is the Osceola County School Board facilities manager. They are looking to put a cell phone tower in Celebration at the high school. They are very receptive to that idea, and they are working with Jay Wheeler. This may come to us and we may need community support when it comes down to a vote. Now we are in the initial stages and I wanted to keep you updated. We have done some propagation studies, and it will help a huge part of the community, primarily Artisan Park, except for the north end.

Mr. Carlson stated going back to what Mr. Pelaia said, perhaps at our next joint meeting we can have a couple joint committees who are currently doing work for the community, such as safety, public parks, and recycling, provide their updates. It might be

more appropriate to focus on those three issues and have committees working jointly with the CDD and CROA to present their work on those issues at that time.

Mr. Gaw stated I agree, and that is a great idea. I would like to make sure the individuals on the Board have access to the charter for those committees so we know what they are supposed to do so we can put structure into it as Mr. Pelaia suggested.

Mr. Carlson stated I agree.

Mr. Orosz asked at the meeting you had with Sheriff Hansel, did you discuss anything about the tax deputy or assignments where we control assignments, such as radar stops and running stop signs. He is here 24/7, are assignments for that deputy by the captain to handle certain issues?

Mr. Akey stated we discussed coverage. Sheriff Hansel ran on the election platform where he committed to a deputy for Celebration, which is really four deputies. We talked about coverage and it is from the red light on Celebration Avenue to the red light at World Drive and the area in between. Assignments will fall more into a long-term plan, including what they are doing and what the detail deputy is doing. The number of calls is not high, but we have an issue with stop signs and speeding. We need some corrective action. We also talked about the duration and what you do. We cannot do traffic enforcement in January and again in September and think that is effective. He needs to pick the hot spots and spend 15 to 20 minutes on a regular basis.

Mr. Orosz asked if we have certain hot spots in town, will he make an assignment for that tax deputy to be in those areas if he is not on a call?

Mr. Akey stated if he is not on a call. Waterside is a problem and Celebration Avenue coming over the bridge is a problem. We have to specifically ask them to do traffic enforcement in these areas, and we give them a list. I see that going from the safety committee directly to the sheriff liaison. I think you have a liaison on the safety committee. Give him those hot spots and have him report back with the scope of work on what they did each day and the statistics of their patrols. I agree with what you are saying and we do specifically need to ask.

Mr. Orosz stated it was brought up at the CROA workshop yesterday about hiring another deputy in the daytime for eight hours, which would be a split cost between the two entities. I want to know why we should spend that kind of money if we can get the

sheriff to get these deputies who are assigned here to do that specific job that the taxes are paying for.

Mr. Akey stated it was specifically said that if our level of service is x and he adheres to that level of service, and we want a higher level of service, then the community has to pay for that higher level of service. One comment made was if we increase our level of service, that does not mean that his level goes down. He has to remain whole, no matter what we provide as additional service.

Mr. Orosz stated what has happened in the past when you hire someone to be in this community, the tax deputy does not do his job.

Mr. Akey stated there has to be a coordination of all the services. I agree that we will not increase the level of service on anyone's side and lessen the service on his side.

Mr. Orosz stated Mr. Sunnarborg raised the issue of the amount of taxes that we pay to see what we get for our dollar. If he has someone assigned here, it is the sheriff's responsibility to make sure if there are certain hot spots in town, he should be assigned to those areas.

Mr. Kaszubinski stated Mr. Orosz is CROA's liaison to the safety committee, and I know that you will bring into focus the ideas that you have. That is what we have to do and let them come back to us.

Mr. Orosz stated there are cost factors and that is what I am concerned with. We pay now for seven days of sheriff's coverage.

Mr. McDonald stated we are, also.

Mr. Akey stated I agree. The intent, no matter the program, is that we should hold them accountable for that level of service that they say they provide today. I do not want to lessen that. Whatever plan the safety committee comes up long term, I do not want to lessen the service that is being provided today.

Mr. Orosz asked are we definitely going out to bid on the landscaping contract?

Ms. Wasson stated by Statute, the CDD must bid their contract.

Mr. Akey stated a lot of people think governmental agencies are bound to bid things, and I am not sure of that. We will get an answer from the CDD attorney.

Ms. Wasson stated it was our understanding that the CDD was going out to bid. We have received a proposal where we were approached by our current contractor.

Mr. Moyer stated we received a letter where they offered a small reduction as an inducement for us to negotiate with them.

Mr. Kaszubinski stated it would be appropriate for Mr. Moyer and Ms. Wasson to discuss this and determine the best process, whether we do an RFP in lieu of bids, or we go through the bidding process.

Mr. Moyer stated we envision an RFP process to give some flexibility to the CDD Board in who they select based on past experience, checking references, their proposed staffing levels, who the project manager will be, and other items. We will come back to the CDD Board with a scoring sheet.

Mr. McDonald stated it behooves both Boards to hire the same contractor.

Mr. Moyer stated I agree.

Mr. Orosz stated Davey has been excellent to work with, especially with the memorial. They have done one of our parks for mulch and cut our cost in half. They supplied the manpower and equipment to do it. They have gone above and beyond what a company would have to do under their contract. I do not want to insult them by having to provide us with a bid.

Mr. Moyer stated there is no argument from us on that issue. If we can do it by renewing the contract without competitively bidding the contract, that is fine with me. I will discuss that with Ms. Wasson.

Mr. Akey stated the CDD Board had a mosquito presentation from Michael Page from the State of Florida and Sherry Burroughs from Osceola County. They provided a complete presentation of mosquitoes and spraying practices. There was a lot of information. The meeting will be aired on channel 5. We have a follow up meeting with Ms. Burroughs.

Mr. Moore stated Mr. Page's presentation is on the CDD website. It was very enlightening.

Mr. Akey stated on tree trimming, we will schedule another meeting with Jennifer in July. She will bring a representative from the State of Florida. We continue to review tree trimming practices to be sure we are compliant with procedures. To answer Mr. Kaszubinski's question at the last meeting, are they being done right or wrong, there is no right or wrong; it is subjective. Regarding roadway repairs, the County is coming out

with a new list in July. We will provide a new list of places where there are new potholes. All the other ones have been fixed.

Mr. Pelaia asked regarding the paving for the North Village alleys, will you be putting out a revised schedule based on the rain?

Mr. Smith stated yes. The alleys have all been milled, and we are doing prep work for the asphalt paving. Paving is pending and when we know they are coming back, we will update the schedule. We will not close the alleys for a long period of time, just a section at a time to do the paving. We are doing spot work and prep work for the paving now.

Mr. Kaszubinski stated I want to thank both Boards for coming together. It is extremely important for the community, whether we accomplish big or little things, we are talking and keeping the lines of communication open. I think that is extremely important to the three CDD members who are past CROA members. I think there is a good relationship there and we need to keep that going. The next meeting is yet to be decided.

Mr. Akey stated we were discussing perhaps in October, maybe the first or second Tuesday.

Mr. Kaszubinski stated the CROA elections are coming up and there are four seats that will be elected to the CROA Board. I do not know if I will have the pleasure of being here in October, and I thank you all for allowing me to be part of this.

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

#### **Audience Comments**

Mr. Dan Tomsick stated I was among those promoting the CROA/CDD meeting with Sheriff Hansel, and I am happy the meeting took place this week. I presume and expect that everyone on both Boards is committed to the goal of providing more than minimal resources to ensure our community's safety. Certainly more sheriff department resources were engaged in the past that brings us to where we are tonight; however, the potential consequences of that risk sustainability would be unacceptable. Paraphrasing from another meeting Mr. Orosz's illustration of a nearby example, it is difficult to turn a community around after it has declined. Sustaining Celebration with professional resources may mean asking how committed is our entire community to advancing safety and security priorities. To put it in another context, \$50,000 for sheriff services represents a unit cost less than the price of a pizza at Upper Crust. I am hopeful that substantive progress will be made exploring some of the possible actions going forward to improve

things in Celebration from our current status quo. Failure to build on the sheriff proposals will ultimately cost business owners and residents more than the equivalent of a couple pizzas.

Mr. Jim Siegel stated at the last joint meeting, one of the issues was Mr. Sunnarborg made an impassioned plea to see if Celebration was getting its fair share of services for the revenue we provide to the County. The County Manager and a County Commissioner were there to hear that. The County Manager was to provide a report, that I believe was received. I am interested in (1) did you evaluate it, (2) what was your evaluation of it, and (3) when will it be made public.

Mr. Sunnarborg stated we received the report, it has been circulated to both Boards, and there is no reason not to make it public. It was Mr. Freilinger's attempt to compare four CDDs in Osceola County. He did not exactly do what we asked him to do. It compares taxes in not a great amount of detail with Celebration, Reunion, Harmony and Remington. It was not very useful. I was looking for a comparison of taxes we pay in four categories: security, parks, library and mosquito control. I wanted to compare that to other unincorporated parts of the County, not necessarily other CDDs. Three of those categories—parks, mosquito control, and the library—all had some independent momentum. We discussed parks on the civic corridor, mosquito control is an ongoing conversation, and the library was part of the stimulus proposal. Since we received the report, my conversations with Mr. Tomsick, Mr. Akey and Mr. Moyer have been about security. We will see what happens with the other categories.

Mr. Siegel asked what is the next step?

Mr. Sunnarborg stated I would like to have some conversations with Mr. Akey and the safety committee as a follow up to their conversation with the sheriff. I was hoping for a different approach but I am happy to follow up to see where we go from here. I thought Mr. Tomsick's proposal from two months ago to keep the status quo for the short term, with CROA and the safety committee managing it and leaving it the way it is and completely independently go to the sheriff and ask him to act as a security consultant to work with us to propose how he would provide security services to Celebration, taking everything he knows about how we operate and what our real security issues are and propose services to us so we can get an independent, fresh look at security needs from the sheriff's standpoint. I think the way we are going about this will work. Over time, we

have an idea and we have a problem but we continue to put little band aids on things. I am not being critical but it would be nice to have an independent look at it from the sheriff. Some things are working but some things may not be cost effective and perhaps we should look at some alternatives. That is what I thought the conversation with the sheriff would be about. That is the next step as I envisioned it. It all comes back to the equity of what we pay versus what we get. Mr. Tomsick's idea to step back from the detail and take a fresh look is a good way to go, to take a cost effective, comprehensive look at the provision of security services from our main provider.

Mr. Siegel stated you are dividing this into these four categories. What about the issue you raised, are we getting our fair share for our tax dollars? Are we going to press this with the County further?

Mr. Orosz stated we should press it further.

Mr. Sunnarborg stated I think we should press it on those four fronts. For mosquito control, we have an ongoing dialogue with Ms. Burroughs. I think at our next CDD meeting, we will ask the County to discontinue spraying Celebration eight times a year and give us a credit for not having to do that. On the library, if the proposal for the library plan continues, we will be in good shape on a tax-for-services basis. For parks, whether or not we get our money's worth, the County may build a park at this end of town and if they do not, then we have an issue. Security will take time but we will work through this with the safety committee, the two Boards and the sheriff to see what the right amount of service is for what we pay. It is a general challenge, but we have to deal with each category independently.

Mr. Siegel stated I like to deal with numbers and hard facts. I would feel better if we got a quantifiable response from the County saying what we give them and what they give back compared to other communities.

Mr. Sunnarborg stated that is what we asked for, but that was not what we received.

Mr. Kaszubinski stated one thing we need to keep in mind is that we are selling condominiums and houses greatly below market value. Our tax contribution to the County will be less than it has been in the past.

## **FIFTH ORDER OF BUSINESS**

### **Concluding Remarks/Next Steps**

Mr. Kaszubinski stated I will meet with Mr. Akey and we will set the date for the next meeting.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

The workshop adjourned at 8:20 p.m.

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Tom Sunnarborg, Secretary

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Cliff Akey, Chairman