

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Celebration Community Development District was held Tuesday, January 12, 2021, at 3:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present were:

Greg Filak	Chairman
Paul Collins (<i>by phone</i>)	Vice Chairman
Cassandra Starks	Secretary
Cliff Akey	Treasurer
Jack McLaughlin	Supervisor

Also present, either in person or via Zoom Video Communications, were:

Gary Moyer	Manager: Moyer Management Group
Mark Vincutonis	Engineer: Hanson Walter & Associates
Brenda Burgess	Moyer Management Group
Natasha Cruz Millheim	Inframark, Field Services
Tom MacCubbin	Arborist
Angel Montagna	Inframark, Management Services
Russ Simmons	Inframark, Field 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. The full workshop is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Filak called the meeting to order at 6:30 p.m.

Mr. Filak called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Filak led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS

Public Comment Period

Mr. Filak indicated public comments are three minutes per speaker and are provided at the beginning and the end of the workshop.

Ms. Laurel Rousseau discussed if a meeting has been set with CROA regarding decorations, update on scooters, and post office parking. Discussion ensued regarding the effective date for scooter prohibition and the District not pursuing an interlocal agreement

with the County at the current time, further discussions with County code enforcement and staff, and the suggestion for residents to contact Mr. Henry Salinas at Osceola County with parking or traffic issues.

Discussion ensued related to participants on Zoom Video Communications unable to hear conversations in the meeting room.

FOURTH ORDER OF BUSINESS

Discussion Items

A. Holiday Decorations for Downtown

Mr. Moyer discussed emails between himself and Mr. Mike Nunez regarding the 2020 holiday decorations, discussion of the Board wanting to formulate a policy which may be applicable to a larger group to include CROA and CNOA and Lexin, history of decorations paid by Mr. Moyer's former company (now Inframark) which became a manpower issue and was discontinued, a few Districts purchase their own decorations and pay for Inframark staff or other third parties to install them, suggestion the District not decorate 52 street lights downtown but only half of them, Inframark staff not having resources to install decorations but the District would need to outsource, Lexin's cost to the District for 2020 was \$5,505 to put up and store and take down the decorations, and the suggestion the shade structures not needing to be decorated.

Discussion ensued regarding the reason Lexin asked the District to participate in the cost of holiday decorations, possibility the merchants are paying part of the decoration costs, misconception that the District is obligated to help a commercial development be successful, advantages of Lexin storing and putting up/taking down decorations and not the District, decorating all street lights or half of them, keeping the look uniform, if the District should be involved in decorating, solicit proposals from other companies to provide decorations, advantage of uniformity with Lexin decorating, partnering with Lexin and CROA and CNOA for standard decorations in the community for more than just the Christmas holidays, and developing a joint document related to decorating the community.

B. Mattamy Homes/Island Village

Mr. Moyer discussed a meeting with District staff, CROA, and Mattamy Homes on Friday to tour Island Village. Notable issues include the elementary school and changes made, traffic through the community for the school, and future plans.

Discussion ensued regarding the location of the school, proposed traffic pattern blocking the exit from Island Village, queue lanes required by the County and extra space

included, about 1,000 students, concerns about the location of the school and related traffic, reconfiguration of the site, number of units planned in the various phases, school issues being the jurisdiction of the School Board, proposed second left turn lane from Celebration Boulevard onto World Drive, second traffic circle just past World Drive, and staff drafting a joint letter from the District and CROA to the County regarding traffic concerns.

Mr. Vincutonis introduced proposed alleys for Island Village, which are 12 feet wide, two-way alleys. Discussion ensued regarding signage, oversized commercial vehicles going each direction, new urbanism pattern book which addresses alleys, school traffic, dangers of one-way alleys, and discussing this further at the upcoming meeting.

Further discussion ensued related to tree roots and damages to sidewalks and other infrastructure, how to mitigate damages, growing room is better in Island Village than other villages, root barriers being installed, gravel base under the sidewalks would be helpful, tree suggestions, no need to trim crepe myrtles, ornamental grasses needing more maintenance, and issues with bahia turf.

C. Incorporation

Mr. Moyer reviewed the process for incorporation pursuant to Florida Statutes (“F.S.”), research with the Department of Economic Opportunity (“DEO”) on what an incorporation study looks like, example of Poinciana going through the process twice, quantitative things required to provide to the State Legislature which will formally approve the charter making a municipality after it passes a referendum vote, review of Chapter 165, F.S., land use and zoning, service providers for municipal services, public works, requirement of a reason to incorporate provided to the Legislature, need to have a charter, example of Weston being a contract city, revenue sharing a part of the incorporation study showing costs of being a city and where revenues will come from, explanation of millage, and all owners will still pay County taxes.

Discussion ensued regarding the timeline having a referendum November 2022, charter required, need to start soon, benefits versus costs or increased taxes, estimated costs of \$50,000 to \$100,000 to perform the incorporation study to be included in a future budget, options to utilize University of Central Florida or University of Florida to provide a study, cost of a referendum in November 2022 being virtually zero, areas within Celebration CDD to be incorporated, annexing a property, what DEO will provide and when, if other studies are available to review, having an unbiased consultant, further

discussions at another workshop, announcing this topic to the residents at the appropriate time, asking Mr. Moyer to discuss with the State which he is already doing, obtaining studies that have already been done, timing of the study is probably 90 days, process of developing the charter which is what goes on the ballot, Osceola County and legislative delegation will have public hearings to consider incorporation, Poinciana tried twice and the legislative delegation decided they did not need to be a municipality, process to ask for an exemption to Chapter 165, F.S., and Mr. Lee Moore shared the history of a study done previously about ten years ago with a charter and public meetings.

D. CROA's CeleService Update Request

Mr. Filak discussed working with CROA's technology committee which is looking at alternatives to the CeleService app because Celebration has outgrown it, how the app works and can be improved, and staff discussing with CROA how it affects the District.

Discussion ensued regarding the call log, most residents calling CROA for all issues because they do not know the difference between CROA and the District, residents sense the District is not calling them back when the District never received the request or it is a CROA issue, the app does not allow the option to say it is not a District issue, CeleService was not designed for Celebration, challenges with how it works, the need to communicate update to residents, and the desire for an app like this for the benefit of residents.

E. One-Way Sign at Honeysuckle Avenue

Discussion ensued regarding addressing requests from residents to change alleys to be one way, process for residents making the request with support from all residents on the alley and not just considering it based on one resident, no stop sign at one end of the Honeysuckle alley, support to post a sign if it is already one way but not in support to change it from two way to one way, enforcement and effectiveness of one-way alleys, suggestion of 75% of residents on an alley to support changing it to one way, suggestion for the Board to set a policy for the engineer to review each request, the Board should not be involved in safety issues but rather a traffic engineer, limited number of requests received, Board members will review the alley, perhaps ask the County to also look at the request, onus on the applicant to provide evidence of support from other residents, alleys have already been approved by Osceola County so no reason for the District to be involved, approved roadway designs, and consensus for the District not to be involved in safety issues which have been approved by Osceola County.

This will be an action item on the upcoming meeting agenda.

F. Street Trees and CROA's Role Related to Removal

Mr. McLaughlin reported on conversations with CROA and Mr. Brian Kensil on design guidelines and tree trimming standards for the District (14 feet above the roadway, 8 feet above the sidewalk, and 5 feet away from any structure), using same standards for the alleys, streamlining the condition for an arborist to determine if a tree is eligible for removal, and CROA will continue to discuss at their workshop next Friday.

Discussion ensued regarding damage to driveways being the responsibility of home owners and impacts to home owners or to the District to repair, policy of the District to only do what is required of the District, CROA deed restrictions saying home owners are responsible for maintaining street trees between the sidewalk and the curb, as of 2004 the District is responsible for tree trimming which does not relieve the home owner from the responsibility of maintaining the tree including the root system, tendency of tree roots to turn away from a foundation which is not the case with driveways, challenge of residents trimming or thinning their own trees incorrectly, design guidelines requiring residents to hire (at their expense) the District's landscaping contractor to trim their trees, and the District will provide a list of contractors it uses for tree trimming.

G. Other General Items

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS

Other Business

Mr. Vincutonis discussed the Water Street canals which drains to Market Square under the sidewalk and into Lake Rianhard, sycamore leaves clogging the structure which had to be cleaned to get the water flowing, looking at ideas to prevent clogging, perhaps cutting more openings or removing the grates, and staff will provide recommendations and options.

SEVENTH ORDER OF BUSINESS

Supervisor Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Adjournment

- *The next meeting is scheduled for Tuesday, January 26, 2021, at 6:30 p.m.*
- *The next workshop is scheduled for Tuesday, March 9, 2021, at 3:00 p.m.*

On MOTION by Mr. McLaughlin, seconded by Ms. Starks,
with all in favor, the workshop was adjourned at 5:50 p.m.

Cassandra Starks, Secretary

Greg Filak, Chairman