

MINUTES OF MEETING CELEBRATION COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Celebration Community Development District was held Tuesday, September 14, 2021, at 3:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present were:

Greg Filak	Chairman
Paul Collins	Vice Chairman
Cliff Akey	Treasurer
Jack McLaughlin	Supervisor

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

Angel Montagna	Manager: Inframark, Management Services
Mark Vincutonis	Engineer: Hanson Walter & Associates
Brenda Burgess	Inframark, Management Services
Natasha Cruz Millheim	Inframark, Field 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 3:00 p.m.

Ms. Montagna called the roll.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Filak led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Discussion of Inframark Contract

Mr. Filak introduced the history of discussing the management contract, its expiration date, proposed process, possibility of going through a request for proposals (RFP) which could take about three months, negotiations with Inframark, and extensions available.

A. Field Services

B. Management Services

Discussion ensued regarding current scope of services, ability to have separate contracts for field and for management, staff time spent in Celebration, future

conversation with Enterprise CDD related to cost sharing, moving to a defined scope based on time and materials, providing a scope of services and Inframark determining the staff and cost to accomplish said scope, growth of Island Village and anticipated additional field personnel, growth or renegotiation clause to allow for Island Village, ability to change the scope of services, increased costs for labor and materials, field reports, painting street signs and regulatory signs, current load costs for staff, anticipated and expected scope of activities, management services to indicate manager will attend all meetings of the Board, resident requests, jurisdiction of certain field activities, *ad hoc* items to be included in regular scope, proposals from Sitex and Inframark to clear stormwater structures in remote areas, frequency of field activities and having a regular schedule, manager to provide meaningful dialogue on action items, manager to oversee all contracts and projects and other requirements of the District, manager to serve as the District's additional point of contact with other entities and external stakeholders as requested, capital and other project recommendations from management, strategic planning, performance metric for sidewalk repairs and replacements, process for providing proposals for field activities, providing radar sign data more regularly than quarterly, staining and repairing benches, certificate of occupancy process and need to review, broken sidewalks panels on Celebration Boulevard at the apartments, and next steps.

FIFTH ORDER OF BUSINESS

Discussion Regarding Incorporation

Mr. Joe Mazurkiewicz provided an update on the incorporation study, premise based on keeping the services and revenues at the same levels with no increases, no MSTU (municipal services taxing unit) for an incorporated area, reviewing the County budget and tracking revenue streams to be redirected to the incorporated area, about \$870,000 general revenue dollars from cities of Kissimmee and Saint Cloud, about \$600,000 in franchise fee revenues, about \$1.25 million needed for municipal services including professional staff and standard administrative functions, potential local option sales tax of \$1 million for capital expansion in addition to other revenues, discussions with local legislator who would be on the committee to review, no financial advantage or disadvantage by incorporating, and a suggestion to change "shall" to "may" in a local bill for the requirement to hold a referendum to eliminate the need to provide the study or proceed through the process.

Discussion ensued regarding concerns not even proceeding to determine advantages and disadvantages to having the incorporation study done, desire to see the results of the study, analysis of current services provided by Osceola County, taxes paid to the County will not be reduced if incorporated, how fire services would be provided which could be by the incorporated area or contracted out and paid through ad valorem taxes, analysis of revenue that would come to the incorporated area, anticipated tax base, average taxable rate based on equivalent residential units, advantages for having planning and zoning abilities, influencing election of future city council members, impact of new urbanism, samples of community overlays, restructuring the relationship with the County, and the anticipated financial feasibility to be provided in about four weeks.

SIXTH ORDER OF BUSINESS

Discussion of Outdoor Signage

Mr. McLaughlin reviewed previously discussed signboards at an estimate of \$35,000 to \$40,000, proposal to pay \$6,000 for the frame, cost for the District to install the single-sided sign for \$3,300, The Celebration Company (TCC) still has to provide approval for the sign, and a sample sign at the Jones Room.

Discussion ensued regarding overall estimate of \$10,000, if the Board is interested in pursuing having such a sign, existing “Celebration-esque” signs in the community, desire of some Board members not to spend \$20,000 or \$35,000, current existing sign needs some refurbishment that could be done for about \$1,000, proposal provided by CROA who will maintain and operate the sign, need of an agreement, support for continuing to discuss a sign for \$10,000, next step to discuss a new sign with Mr. Page Pierce at TCC, following steps dependent upon TCC’s answer, and consensus to drop consideration of a digital sign.

SEVENTH ORDER OF BUSINESS

Discussion of Stage 2 Roundabout Analysis

Mr. Akey provided an update regarding conversations with the County on the roundabout during a conversation about crosswalks and intersections with Best Foot Forward at the sheriff’s department. The County thinks this would be a good project for the District to pursue at the District’s cost.

Discussion ensued regarding the District being involved as it relates to rights-of-way and easements, who will pay for the roundabout, question if the District would be able to install the roundabout and if it is within the District’s purview, traffic flow through the roundabout, need for a traffic study from the library into Island Village, preference of

some Board members for the District not to be involved in this, previous conversations of intersections such as Waterside Drive at Celebration Boulevard, safety aspects and statistics of a roundabout, pedestrians and bicycles, cost analysis of the roundabout compared to a traffic signal, timing of a roundabout or other intersection control, and the need for clarification from the County on their request or proposal and its timing.

EIGHTH ORDER OF BUSINESS

Public Comment Period

Mr. Gary Hudspeth commented reviewing and solidifying the management contract scope of services, cost-benefit analysis should be required for any new or proposed service to be contracted out or done in-house, and many services being provided that are not expressly listed on the scope of services.

Discussion ensued regarding a cost-benefit analysis not always being feasible, work programs being budgeted, limited number of services that are not scheduled maintenance or a capital project, cost analyses have been provided for previous new work programs, example of outsourcing sidewalks, and future proposals will include reasons and options and benefits.

NINTH ORDER OF BUSINESS

Supervisor Comments

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Adjournment

- *The next meeting is scheduled for Tuesday, September 28, 2021, at 6:30 p.m.*

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

Greg Filak, Chairman