



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, JULY 21, 2026 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Mayor Jackie Espinosa, Commissioners Noel Ortiz, Angela Eady, Carlos Alvarez, III, Janette Martinez

Staff Present: City Manager Mike Steigerwald, City Attorney Kalanit Oded, Deputy City Manager Desiree Matthews, Deputy City Manager Austin Blake, City Clerk Tameara Crespo

Mayor Espinosa called the meeting to order at 6:00 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Commissioner Alvarez led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Employee of the Month for July

Staff requests that the City Commission join the City Manager in recognizing Travis Anderson of the Development Services Department as the Employee of the Month for July.

City Manager Steigerwald introduced Travis Anderson of the Development Services Department and reviewed the qualities and attributes that led to his nomination and selection as Employee of the Month. City Manager Steigerwald reminded everyone that the Employee of the Month is not selected by the Commission, City Manager, or department heads, but by nominations reviewed and selected by a committee of their peers from all departments in the City, and there is no greater honor.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing — Second and Final Reading — Proposed Ordinance # 26-17 — Amending the Airport Regulations and Airspace Zoning

AN ORDINANCE REPEALING AND REPLACING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 8, AVIATION; REORGANIZING, UPDATING, AIRPORT ORDINANCES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

Request adoption of the Second and Final Reading of the Proposed Ordinance # 26-17, Amending the Code of Ordinances, Chapter 8, Aviation.

City Clerk Crespo read Ordinance # 3140 by title. Mayor Espinosa announced the Public Hearing with no response from the audience.

Commissioner Alvarez moved to adopt Ordinance # 3140. Commissioner Martinez seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Ortiz	AYE
Commissioner Eady	AYE
Commissioner Alvarez	AYE
Commissioner Martinez	AYE
Mayor Espinosa	AYE

Motion carried 5 - 0.

5. PUBLIC HEARINGS

5.A Public Hearing — City of Kissimmee Annual Action Plan for Program Year 2026 and its Accompanying Application, Certifications, and Resolution

Request approval to finalize the City of Kissimmee's Annual Action Plan for Program Year 2026, including all necessary edits, clarifications, and responses to public comments. Also, seek authorization to execute and submit the application along with all required certifications, and to adopt the related resolution.

Housing Manager Frances DeJesus reviewed the item attached to the agenda. Mayor Espinosa announced the Public Hearing with no response from the audience.

Commissioner Martinez made a motion to approve the annual action plan, application, and certifications, and to adopt Resolution # 17-2026. Commissioner Ortiz seconded the motion.

Motion carried 5 - 0.

6. HEAR AUDIENCE *Anything requiring a vote will be heard at a later time.*

Mayor Espinosa recognized Anahi Diaz, a 12-year-old local author, for publishing a book in both English and Spanish. Miss Diaz addressed the Commission, sharing her background and the inspiration for her book. The City Commission presented her with a Certificate of Appreciation in recognition of her accomplishment.

Mayor Espinosa opened the floor for public comment. Comment cards (Exhibit "A") were received, and speakers addressed the commission on ballot language concerning criminal background checks and candidate disqualifications, airport noise, downtown noise during special events, food trucks, licensing fees for home-based businesses, and signage related to a home-based business on Thacker Avenue. A public comment regarding the Thacker Avenue business item was translated by John Cortes.

City Attorney Oded will follow up with the citizen about the ballot questions, and the City Manager will ensure follow-up with the business owner to discuss options for his signage.

7. **CONSENT AGENDA** *The consent agenda is a technique designed to expedite the handling of routine miscellaneous business of the City Commission. The City Commission in one motion may adopt the entire Consent Agenda. The motion for adoption is non-debatable and must receive unanimous approval. By request of any individual member, an item may be removed from the Consent Agenda for discussion.*

Commissioner Martinez requested additional information on consent agenda item 7.B. based on public comment, prior to the vote. Aviation Director Germolous explained that the item supports the airport's continued growth, increased air traffic, and future aviation needs.

Commissioner Martinez made a motion to approve the consent agenda in its entirety. Commissioner Ortiz seconded the motion.

Motion carried 5 - 0.

7.A City Commission Minutes from the July 7, 2026, Meeting

Approval of the July 7, 2026, Commission Meeting Minutes.

7.B Resolution to Adopt Revised Minimum Service Standards for Aeronautical Service Standards at Kissimmee Gateway Airport

Request approval to adopt the Revised Minimum Service Standards Resolution for Aeronautical Service Standards at Kissimmee Gateway Airport, last revised in March 2014.

Resolution # 18-2026

- 7.C Second and Final Extension for Milling, Resurfacing, and Minor Concrete Work Agreements
Request approval of the second and final one-year extension for the Milling, Resurfacing, and Minor Concrete Work Agreements with the following firms: American Persian Engineering and Construction, LLC. (#20230078), Premier Engineering, Inc. (#20240057), Asphalt Paving Systems, Inc. (#20230078), Schuller Contractors, Inc. (#20230078), and RJR Contractors, LLC. (#20230078).
- 7.D Consent to Amended and Restated Net Building Lease for Dyer Boulevard Airport Premises
Request approval of the Consent to the Amended and Restated Net Building Lease for the Dyer Boulevard Airport Premises for Aviator Holdings of Kissimmee, Inc. (Contract #20240443).
- 7.E Amended and Restated Net Building Lease for Dyer Boulevard Airport Premises with U.S. Aviation Group, LLC
Request approval of the Amended and Restated Net Building Lease for Dyer Boulevard Airport Premises with U.S. Aviation Group, LLC. (Contract #20260260).
- 7.F Disposal of City Assets
Approval to dispose of the asset items detailed in the attached report.
- 7.G Second Amendment Kissimmee Gateway Airport FBO Lease Agreement
Approval of Second Amendment to the Kissimmee Gateway Airport Fixed Base Operator's Lease Agreement with Quantum FBO Group Kissimmee, LLC (Contract #20240268).

8. DISCUSSION ITEMS

- 8.A Advisory Board Vacancy: Planning Advisory Board
The Commission is requested to make an appointment to fill a vacancy on the Planning Advisory Board.
- Commissioner Eady made a motion to appoint Leia Perez to the Planning Advisory Board. Commissioner Martinez seconded the motion.
- AYE: Commissioner Alvarez, Commissioner Eady, Commissioner Martinez, Mayor-Commissioner Espinosa
NAY: Commissioner Ortiz

Motion carried 4 - 1.

9. HEAR CITY OFFICIALS

- 9.A CITY MANAGER
City Manager Steigerwald provided updates on upcoming events: Back to School Jam at Chambers Park and thanked the Commission for voting to extend his contract for an additional five years.
- 9.B CITY ATTORNEY
City Attorney Oded informed the Commission that the City has posted an opening for an Assistant City Attorney position.
- 9.C CITY COMMISSION
Commissioner Martinez congratulated the City Manager on the extension of his contract. Mayor Espinosa congratulated Deputy City Manager Desiree Matthews for her leadership

in the successful Haven on Vine event over the weekend; she recognized Anahi Diaz again on the publication of her book and reviewed recent community events she attended.

10. ADJOURNMENT

Commissioner Eady made a motion to adjourn. Commissioner Martinez seconded the motion. Motion carried 5 - 0.

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 6:42 PM.



ATTEST:

Tameara Crespo

CITY CLERK

MAYOR-COMMISSIONER

PUBLIC COMMENT CARD
REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 7/21/26

EXHIBIT "A" ✓

AGENDA ITEM #: 6 Hear the audience ✓

NON-AGENDA ITEM: _____

NAME: Sharon Anderson

ADDRESS: 110 Lakeview Dr CITY: KISS STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- ☐ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
- ☐ NEUTRAL

INSTRUCTIONS:

- COMPLETE ONE (1) CARD FOR EACH TOPIC; INCLUDE AN AGENDA ITEM IF APPROPRIATE (ABOVE)
- PLEASE SUBMIT YOUR COMMENT CARD TO THE CITY CLERK
- WHEN YOUR NAME IS CALLED, APPROACH THE PODIUM AND STATE YOUR NAME AND ADDRESS FOR THE RECORD
- YOU WILL HAVE 3 MINUTES TO VOICE YOUR OPINION, ADDITIONAL TIME PERMITTED ONLY BY AUTHORITY OF THE COMMISSION
- ONCE SUBMITTED, THIS COMMENT CARD BECOMES A PUBLIC RECORD PURSUANT TO FLORIDA STATUTE 119

THE CITY COMMISSIONS RULES OF DECORUM WILL BE ENFORCED. ANY PERSON MAKING PERSONAL, DISRESPECTFUL AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.

PUBLIC COMMENT CARD
REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 7/21/26 ✓

AGENDA ITEM #: 4

NON-AGENDA ITEM: June 4th Hear the audience

NAME: Tom KAPP

ADDRESS: 413 Braxton CITY: Kiss STATE: FL ZIP: 34741

CHECK ALL THAT APPLY:

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
- ☐ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
- ☐ NEUTRAL

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 2/21/2024
AGENDA ITEM #: 8125 - Public Comment
NON-AGENDA ITEM: _____
NAME: Rafaela Gonzalez
ADDRESS: 809-N. Thayer CITY: 34741 STATE: _____ ZIP: _____

CHECK ALL THAT APPLY:

- ☒ I WISH TO SPEAK
☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
☐ I SUPPORT THIS AGENDA ITEM
☐ I OPPOSE THIS AGENDA ITEM
☐ NEUTRAL

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 7-21-26
AGENDA ITEM #: Public Comments
NON-AGENDA ITEM: _____
NAME: Lillian Evans
ADDRESS: Swany St CITY: Kiss STATE: FLA ZIP: 34746

CHECK ALL THAT APPLY:

- ☒ I WISH TO SPEAK
☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK
☐ I SUPPORT THIS AGENDA ITEM
☐ I OPPOSE THIS AGENDA ITEM
☐ NEUTRAL

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Least person because
of my Anxiety

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PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION



DATE: 7/27/26

AGENDA ITEM #: _____

NON-AGENDA ITEM: 7B

NAME: John Cortes

ADDRESS: 216 Old Mill Creek

CITY: Kiss

STATE: FL

ZIP: 34946

1 Noise

AIRPORT New Wave

2 Traffic

3 Security

CHECK ALL THAT APPLY:

☒ I WISH TO SPEAK

☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

☒ I SUPPORT THIS AGENDA ITEM

☐ I OPPOSE THIS AGENDA ITEM

☐ NEUTRAL

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