



**COMMISSION WORKSHOP AGENDA
SESSION OF THE CITY COMMISSION TO BE HELD AT THE
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, MARCH 10, 2020
5:30 PM**

1. MEETING CALLED TO ORDER

"As a courtesy to others, please silence all electronic devices during the meeting."

2. WORKSHOP DISCUSSION

2.A SPECIAL EVENTS POLICY UPDATE

Staff would like to update the City Commission on the status of Special Events, the 2020-2021 Special Event Calendar and review the Board's Policy and Procedures as it relates to the use of Kissimmee Lakefront Park for Public Events. Staff would like to share a few policy ideas for City Commission discussion and consideration.

2.B DISCUSSION ON PARADE ROUTES

Staff would like to review the current and proposed parade route options with the City Commissioners and update the Board on the Parade Survey results. Staff would like feedback on the 2020-2021 Parade/Road closure calendar.

2.C FUTURE EVENT VENUE IMPROVEMENTS

Staff would like to discuss an opportunity to maximize pending capital improvements for the Berlinsky Community House and Kissimmee Civic Center while considering performing arts and small convention space needs.

3. ADJOURNMENT

IN ACCORDANCE WITH FLORIDA STATUTES 286.105: ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

IN ACCORDANCE WITH FLORIDA STATUTE 286.26, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 101 CHURCH STREET, KISSIMMEE, FL 34741, (407) 518-2309.

ITEM 2.A

SPECIAL EVENTS POLICY UPDATE

Request

Staff would like to update the City Commission on the status of Special Events, the 2020-2021 Special Event Calendar and review the Board's Policy and Procedures as it relates to the use of Kissimmee Lakefront Park for Public Events. Staff would like to share a few policy ideas for City Commission discussion and consideration.

Explanation

The City of Kissimmee hosts about 250 private and public events and activities for our citizens and visitors to enjoy. The Parks and Recreation Department offers festivals and parades to promote civic pride, participant exposure and positive economic impacts. With operations, logistics and security being our #1 goal, a team of professionals work tirelessly to offer safe and memorable experiences. The Parks and Recreation Department recognizes and works closely with our fellow Kissimmee departments like; City Administration, Communications and Public Affairs (CAPA), Kissimmee Police Department (KPD), Kissimmee Fire Department (KFD), Risk Management, Building/Permitting and an array of partners to make sure all offerings are efficient and safe.

Given the popularity of Lakefront Park, Kissimmee Civic Center and Berlinsky Community House, we are often faced with difficult challenges to manage the demands, expectations and the uses within established rules, policies and ordinances. This discussion and the proposed changes can help us provide more consistent and better service to our internal and external customers.

Recommendation

Seeking input and direction on future special events and suggested policy changes.

REQUESTED CITY COMMISSION ACTION:

No Action

Attachment(s):

1. EVENT RESERVATION APPLICATION
2. Timeline with KG KP edits
3. Events, Parades and Venues Presentation v.3

ITEM 2.B

DISCUSSION ON PARADE ROUTES

Request

Staff would like to review the current and proposed parade route options with the City Commissioners and update the Board on the Parade Survey results. Staff would like feedback on the 2020-2021 Parade/Road closure calendar.

Explanation

Parades offer a great opportunity to showcase a community, celebrate and embrace diversity and enhance downtown exposure while drawing business to Kissimmee. A parade or 5K race may seem like a low impact activity, but they impose significant impacts to those around the event. These closures take an extraordinary amount of time and planning to implement. The logistics are not without challenges, especially with the cost and man hours associated with making our offerings wholesome, safe and secure. Currently, the City hosts about half a dozen activities/parades that require temporary road closures. Staff will review logistical issues, outcomes of the downtown survey and route determinations for future parades.

Recommendation

Seeking input and direction on future parades and road closures for 2020-2021.

REQUESTED CITY COMMISSION ACTION:

No Action

Attachment(s):

None

ITEM 2.C

FUTURE EVENT VENUE IMPROVEMENTS

Request

Staff would like to discuss an opportunity to maximize pending capital improvements for the Berlinsky Community House and Kissimmee Civic Center while considering performing arts and small convention space needs.

Explanation

Berlinsky Community House

As one of the most popular small event venues in the County, the Berlinsky Community House is booked most of the year and serves a number of diverse community needs. The original structure was built in 1929 with later additions of the east and west wings to expand the building. It currently provides approximately 7,700 square feet of event rental space for the public. The building has the following spaces: main floor, stage, kitchen, restrooms, office, storage, and a loft. Due to its age and popularity, the city has invested significant funding into the maintenance and preservation of this structure.

In April of 2019, the City hired GEC Consultants, Inc. to perform geotechnical engineering exploration for the underpinning project with the goal of stabilizing the structure. During this process, several issues surfaced that required further investigation. In response, staff procured the professional services of the LUNZ Group/BBM Structural Engineers to provide an architectural and structural analysis of the building. In summary, the following findings were presented:

- Due to the age of the building and the number of modifications made over the years, as built drawings are not available, so weight load data and descriptions of supports/connections were not available
- Several areas of the building are not ADA Compliant
- Roof trusses show considerable deterioration
- Roof repairs over the years are adding an unknown amount of weight to the compromised roof trusses
- The loft is unusable due to instability and hazardous condition
- Mold and lead paint (mold has been addressed)

During the evaluation, it was also determined that the amount of organic soils (muck) under the foundation of the building will make longer term stabilization a challenge. This may result in the need for ongoing monitoring and possible remediation in the future after significant repairs are done. Lastly, the improvements to the Lakefront Park and the Veteran's Memorial adjacent to the building will be costly to secure in order to prevent damage when foundation work is being performed on the building. While a significant amount of work is recommended, the structural integrity of the building is considered safe as long as no work commences. Once under construction, the roof integrity can not be guaranteed.

Based on the reports, the following cost estimates were received for the City's consideration:

- 1) Underpinning, foundation associated repairs, and mold remediation: \$250k-\$450k
- 2) Complete building renovation: \$2,048,982

3) New Building of comparable size/layout : \$2,764,949 (rough estimate)

Civic Center

In 2018, the City Commission approved moving forward with analyzing the feasibility of converting the Civic Center into a Performing Arts Venue. A feasibility study was conducted, and preliminary planning and design took place to determine the scope and cost of what was proposed. Since that time, the City has attempted to identify opportunities to access to the Tourist Development Tax funds available to assist with renovating the Civic Center for the performing arts use. There is an increasing need for convention and banquet space in Osceola County as evidenced by the number of government related events that take place in hotels outside of the City and on the outskirts of the County. This use was also supported in the Feasibility Study conducted by CSL in 2018.

During this workshop, staff would like to discuss the unique opportunity available to better meet the banquet and small convention space needs of our businesses and residents, while meeting the performing arts needs in two locations.

Recommendation

Commission discussion and direction.

REQUESTED CITY COMMISSION ACTION:

Commission Direction

Attachment(s):

None