



MINUTES OF THE REGULAR SESSION OF THE CITY COMMISSION HELD TUESDAY, OCTOBER 15, 2019, AT 6:00 PM AT THE CITY OF KISSIMMEE, CITY HALL COMMISSION CHAMBERS LOCATED AT 101 CHURCH STREET, KISSIMMEE, FLORIDA

1. MEETING CALLED TO ORDER

Members Present: Mayor Jose Alvarez, Commissioners Olga Gonzalez, Felix Ortiz, Angela Eady, Jim Fisher

Staff Present: City Manager Mike Steigerwald, City Attorney Olga Sanchez de Fuentes, Deputy City Manager Desiree Matthews, Assistant City Manager Austin Blake, Records Specialist Eugenio Morales

Members Absent: City Clerk Linda Hansell

Mayor Alvarez called the meeting to order at 6:00 p.m.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, local Girl Scouts led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A. PROCLAMATION - DOMESTIC VIOLENCE AWARENESS MONTH

The request is for the City Commission to present a Proclamation in honor of "Domestic Violence Awareness Month."

City Manager Steigerwald read a proclamation in honor of Domestic Violence Awareness Month as the Mayor and Commission presented the proclamation to representatives from Help Now of Osceola and members of the Kissimmee Police Department.

Tammy Douglas, Executive Director of Help Now, thanked the City for the Proclamation and recognized members of the board of directors' present and highlighted the services the Osceola County Domestic Violence Taskforce provides to eliminate domestic violence.

3.B. PROCLAMATION - CENTRAL FLORIDA MOBILITY WEEK

The request is for the City Commission to present a Proclamation in honor of "Central Florida Mobility Week."

City Manager Steigerwald read a proclamation in honor of Central Florida Mobility Week as the Mayor and Commission presented the Proclamation to representatives of the City Development Services Department.

Doug Etheredge, Assistant Development Services Director, stated recognition of Mobility Week is a way for the City to bring awareness to transportation and planning efforts in the City of Kissimmee and to encouraged residents to think about alternate modes of transportation.

3.C. PRESENTATION OF RETIREMENT WATCH TO DEPUTY FIRE CHIEF ERIC CRUZ

Eric Cruz be presented with his retirement watch to honor his 30 years of service to the City of Kissimmee.

City Manager Steigerwald introduced Deputy Fire Chief Eric Cruz who joined the Mayor and Commissioners as the City Manager reviewed Deputy Chief Cruz's history with the Kissimmee Fire Department. The City Commission presented Deputy Chief Cruz with this retirement watch.

Eric Cruz thanked the Lord, the leadership in Kissimmee, and the City for his career and encouraged those in the Department enjoy every minute of their careers.

3.D. ECONOMIC DEVELOPMENT QTI COMPANY INTRODUCTION: PROJECT MACH1

Kissimmee's Economic Development Division will introduce Project Mach1 to the City Commission.

Belinda Kirkegard, Economic Development Director, introduced the item and Mach1 Aviation, LLC and their commitment to the City. Director Kirkegard announced the project will include new jobs, a new hangar, a helicopter dealership, and an aviation maintenance school that will all break ground in the next few months.

Fred Machado, Owner of Mach1, introduced his team; Tom Black, Amber Stewart, Josh Machado, and Sean Trinkle. Mr. Machado thanked the Commission for the opportunity to build in the City and provide support to other businesses at the Airport.

3.E. ECONOMIC DEVELOPMENT QTI COMPANY INTRODUCTION: VIP FAMILY PRACTICE

Kissimmee's Economic Development Division will introduce an expanding medical QTI company - VIP Family Practice.

Director Kirkegard introduced Dr. Frank Yanez of VIP Family Practice and reviewed the services they provide to our community. She stated VIP Family Practice is expanding and creating new jobs that will pay above the County's average wage.

Dr. Frank Yanez thanked the City of Kissimmee and stated he thinks this is a City of growth and he is glad to be here.

3.F. OSCEOLA COUNTY 2020 CENSUS PRESENTATION

Osceola County 2020 Census presentation.

Danicka Ransom, Assistant Human Services Director, provided a brief overview of the U.S. Census Program and reviewed her PowerPoint Presentation provided as part of the agenda. She stated Osceola County will participate in the Complete Count Committees (CCC) which are volunteers to increase awareness and motivate residents to respond to the 2020 Census.

3.G. EMPLOYEE OF THE MONTH FOR OCTOBER

That the City Commission join the City Manager in recognizing **Paula Waksmonski**, Police Department, as October's Employee of the Month.

City Manager Steigerwald introduced Paula Waksmonski, October Employee of the Month, and stated Paula was nominated because of her commitment to her duties and work ethic. City Manager Steigerwald commented on the Police Records Unit and the importance of their job within the City. He thanked Paula for everything she does and reminded everyone the employee of the month is not selected by the management or supervisor, but rather by a committee of her peers, and there is no greater honor.

The Commission presented Ms. Waksmonski with small tokens appreciation.

3.H. SERVICE AWARDS FOR JULY, AUGUST AND SEPTEMBER

Request that the City Commission join the City Manager in recognizing employees who have reached milestones in years of service.

City Manager Steigerwald recognized the following employees for their years of service and dedication to the City:

Five-Years: Stephen Gonnella, Robert Kloznick, Heather Litteral, David Losey, Al Marrero Gonzalez, Jason Stewart, Mario Vega

Ten-Years: Lisette Mercado, Jonathan Padilla, Ian Thomas

Fifteen Years: Juan C. Hernandez, Jane Hodgson, Judy Serrano

Twenty Years: Eva Alayon, Wilson Munoz Jr., John Rudd

Twenty-Five Years: Frank Bachmann, Joan Robinson

Thirty Years: Eric Cruz

Any employee who was not able to attend tonight, will receive their gift at a later date.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A. PUBLIC HEARING - SECOND & FINAL READING - ANNEXATION - LANCASTER RANCH PARK: DRC#19-058 - PROPOSED ORDINANCE NO. 19-15

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN HEREIN DESCRIBED LAND TO THE CITY OF KISSIMMEE, FLORIDA, FURTHER PROVIDING FOR THE TERMS AND CONDITIONS OF SUCH LAND AFTER ITS ANNEXATION, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Approval to annex 52.21 acres of property located to the west of the City's Lancaster Ranch Park site, south of Pleasant Hill Elementary School, north of Shingle Creek and west of Pleasant Hill Road.

City Attorney Sanchez de Fuentes read Proposed Ordinance # 19-15 by title.

Doug Etheredge, Assistant Development Services Director, reviewed the request to annex a portion of the Lancaster Ranch into the City limits. The Commission previously hear the First Reading in July of this year. Staff has reviewed this and finds it in compliance and therefore recommends approval.

Mayor Alvarez announced the Public Hearing with no response from the audience.

Commissioner Jim Fisher made a motion to adopt Ordinance #3015 (Exhibit "A"). Commissioner Eady seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Ortiz	AYE
Commissioner Eady	AYE
Commissioner Fisher	AYE
Commissioner Gonzalez	AYE
Mayor Alvarez	AYE

Motion carried 5 - 0.

4.B. PUBLIC HEARING - SECOND & FINAL READING: LAND USE PLAN AMENDMENT (LARGE SCALE) - LANCASTER RANCH PARK: DRC#19-059 (LDR - County to REC - City) - PROPOSED ORDINANCE NO. 19-16

AN ORDINANCE AMENDING ORDINANCE NO. 2771 KNOWN AS THE ORDINANCE ADOPTING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE CITY OF KISSIMMEE, FLORIDA, UNDER THE AUTHORITY OF FLORIDA STATUTE 163.3184; DIRECTING THE

CITY MANAGER TO AMEND THE COMPREHENSIVE LAND USE PLAN AS HEREIN PROVIDED AFTER THE PASSAGE OF THIS ORDINANCE; PROVIDING FOR A PUBLIC HEARING AS REQUIRED BY LAW; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE

Approval of a large-scale land use map amendment to change the land use designation from LDR (Low Density Residential) - County to REC (Recreation) - City for 53.21 acres.

City Attorney Sanchez de Fuentes read Proposed Ordinance #19-16 by title.

Assistant Director Etheredge stated this is a Second and Final Reading of a Land Use Amendment that was heard by the Commission in July before it was transmitted to the Florida Department of Economic Opportunity which had no comments or issues and therefore staff recommends approval.

Mayor Alvarez announced the Public Hearing with no response from the audience.

Commissioner Jim Fisher moved to adopt and approve Ordinance #3016 (Exhibit "B"). Commissioner Angela Eady seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Eady	AYE
Commissioner Fisher	AYE
Commissioner Gonzalez	AYE
Commissioner Ortiz	AYE
Mayor Alvarez	AYE

Motion carried 5 - 0.

4.C. PUBLIC HEARING - FINAL READING - ZONING MAP AMENDMENT - LANCASTER RANCH PARK: DRC#19-060 (AC - COUNTY TO OS - CITY) - PROPOSED ORDINANCE No. 19-17

AN ORDINANCE AMENDING ORDINANCE NO. 2038 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE

Approval of a zoning map amendment to change the zoning designation from AC (Agriculture) - County to OS (Open Space) - City for 53.21 acres.

City Attorney Olga Sanchez de Fuentes read Proposed Ordinance #19-17 by title.

Assistant Director Etheredge stated this request is for a Zoning Map Amendment to change the Zoning from Agricultural to Open Space for this property. Staff has reviewed this and finds it to be in compliance and therefore recommends this request.

Mayor Alvarez announced the Public Hearing with no response from the audience.

Commissioner Angela Eady moved to adopt and approve Ordinance #3017 (Exhibit "C"). Commissioner Jim Fisher seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Fisher	AYE
Commissioner Gonzalez	AYE
Commissioner Ortiz	AYE
Commissioner Eady	AYE
Mayor Alvarez	AYE

Motion carried 5 - 0.

5. PUBLIC HEARINGS

5.A. PUBLIC HEARING - PUD AMENDMENT (UPDATE USE & DESIGN STANDARDS) - SAN SEBASTIAN VALLEY: DRC #19-00090

Approval of a Planned Unit Development (PUD) Amendment to update the use and design standards for the San Sebastian Valley development.

Assistant Director Etheredge introduced the item and explained this is to update the use and design standards after this project was discontinued during the down turn in the economy. This property has since changed hands and new developer requested changes to the standards to make the facilities more handicap accessible. Their request is for approval of these standards. Staff finds this request to be in compliance and therefore recommends approval.

Mayor Alvarez announced the Public Hearing with no response from the audience.

Commissioner Jim Fisher made a motion to approve the Public Hearing. Commissioner Olga Gonzalez seconded the motion.

AYE: Mayor Jose Alvarez, Commissioner Olga Gonzalez, Commissioner Angela Eady, Commissioner Jim Fisher, City Commissioner Felix Ortiz

NAY: None

Motion carried 5 - 0.

6. HEAR AUDIENCE

Dr. Amanda Wilkerson spoke before the Commission about the important of children reading and is part of a literacy support for children and families program. As part of their efforts, they are holding an event called “Jingle and Read All the Way” and they are inviting the Commission to attend the event and show their support. Dr. Wilkerson provided an invitation to each Commissioner (Exhibit "D").

7. CONSENT AGENDA

THE CONSENT AGENDA IS A TECHNIQUE DESIGNED TO EXPEDITE HANDLING OF ROUTINE MISCELLANEOUS BUSINESS OF THE CITY COMMISSION. THE CITY COMMISSION IN ONE MOTION MAY ADOPT THE ENTIRE AGENDA. THE MOTION FOR ADOPTION IS NON-DEBATABLE AND MUST RECEIVE UNANIMOUS APPROVAL. BY REQUEST OF ANY INDIVIDUAL MEMBER, ANY ITEM MAY BE REMOVED FROM THE CONSENT AGENDA AND PLACED UPON THE REGULAR AGENDA FOR DEBATE.

Commissioner Jim Fisher made a motion to approve the Consent Agenda in its entirety. Commissioner Angela Eady seconded the motion.

Motion carried 5 - 0.

7.A. COMMISSION MINUTES APPROVAL

Request Commission approval of the Commission Minutes for the meeting held on September 17, 2019 and the Commission Evaluation of the City Manager held on October 1, 2019.

7.B. AWARD OF FEDERAL HOME FUNDS FOR THE REHABILITATION OF OAK LEAF LANDINGS APARTMENTS

Approval to award HOME funding in an amount not to exceed \$139,188 to subsidize the rehabilitation of the Oak Leaf Landings Apartments and execute the necessary HOME agreements.

7.C. AUTHORIZATION TO PURCHASE THE ANNUAL CITY VEHICLE REQUIREMENTS FROM THE STATE CONTRACT, SHERIFF’S CONTRACT, OR CITY’S BID

Authorization to purchase the FY 2019-20 City vehicle requirements from the State contract, Sheriff's contract, or the City bid, whichever is most cost-effective, considering the requirements of the departments.

7.D. KISSIMMEE ECONOMIC DEVELOPMENT CONTRACT FOR PROJECT MACH1

Staff requests approval of the Kissimmee Economic Development contract with Project Mach1.

7.E. KISSIMMEE ECONOMIC DEVELOPMENT CONTRACT WITH VIP FAMILY PRACTICE

Staff requests approval of the Kissimmee Economic Development contract with VIP Family Practice.

7.F. AMENDMENT TO THE PROFESSIONAL SERVICE AGREEMENT WITH AVCON, INC. FOR THE AIRPORT WILDLIFE MANAGEMENT PLAN

Staff requests approval of Amendment #8 to the professional service agreement between the City of Kissimmee and AVCON, Inc. dated December 19, 2017, for the Airport Wildlife Hazard Management Plan.

7.G. ACCEPTANCE OF GRANT FROM THE UNITED STATES DEPARTMENT OF JUSTICE OFFICE OF JUSTICE PROGRAMS

Request City Commission approval of the acceptance of Fiscal Year 2019 Bulletproof Vest Partnership Grant from the United States Department of Justice Office of Justice Programs.

7.H. KUA CONTRACTS FOR LINE EXTENSIONS FOR THE DEVELOPMENT OF THE HANSEL PLANT SITE BY MOSAIC PARTNERS IV, LLC

Staff requests approval of three Kissimmee Utility Authority (KUA) contracts for line extensions for KUA infrastructure changes as required to commence development of the Mosaic project at the Hansel Plant site.

7.I. DISPOSAL OF CITY ASSETS

Request Commission approval to dispose of the asset items detailed in the attached report.

8. DISCUSSION ITEMS

None.

9. HEAR CITY OFFICIALS

9.A. CITY MANAGER

CITY MANAGER STEIGERWALD

City Manager Steigerwald had no items or comments for the Commission.

9.B. CITY ATTORNEY

CITY ATTORNEY SANCHEZ DE FUENTES

City Attorney Sanchez de Fuentes informed the Commission she will be out at a conference this coming Thursday and Friday for the Florida Association of Police Attorneys but will be available by email.

9.C. CITY COMMISSION

COMMISSIONER GONZALEZ

No comment.

COMMISSIONER ORTIZ

Commissioner Ortiz reminded the audience of Boo! on Broadway Friday, October 25th. This is going to be a great event with 4,000-5,000 children in attendance.

COMMISSIONER FISHER

Commissioner Fisher wished himself a happy birthday and stated on Saturday he will be turning 66 years old. Commissioner Fisher offered a special thank you to Finance Director Amy Ady.

MAYOR ALVAREZ

Mayor Alvarez thanked the Parks & Recreation Department for the Viva Osceola Event, which had 3,000 - 4,000 attendees. He thanked Parks staff, the Police Department, and the Fire Department.

Mayor Alvarez reviewed the Commission's action from the October 1, 2019 regarding the renewal of the Kissimmee Main Street contract for six months. He stated after the meeting he received comments and concerns from taxpayers about the City paying for staff of Kissimmee Main Street and having them be considered City Employees. He stated he spoke with the City Attorney and City Manager to discuss this situation.

Mayor Alvarez made a motion to amend the previously approved agreement that the Executive Director and the Small Business Recruitment/Retention employees no longer remain employees of the City and instead the City would provide funding directly to Kissimmee Main Street to use towards salaries and benefits.

Mayor Alvarez asked Attorney Sanchez de Fuentes to provide further explanation.

Attorney Sanchez de Fuentes stated Mayor Alvarez came to her asking for assistance on how to form a motion if he wanted to reopen this issue. She stated the Mayor wanted the Main Street staff to be autonomous and no longer report to the City as employees, but the City would provide

funding to Kissimmee Main Street at an amount totaling what we would normally pay employees of the City. The staff would then be on their own and would not have to comply with City rules and regulations such as completing timesheets; which they are not doing now. Their day-to-day operational functions would no longer be with the City and they would report directly to the Executive Board.

Commissioner Fisher asked if this would mean the Board of Directors would hire and fire.

Mayor Alvarez clarified the board already does this, but this would remove them as employees from the City. The City has them on our payroll, but they don't report to us.

Commissioner Eady, when called upon by the Mayor for comment, stated she needed a moment to think about this.

Commissioner Ortiz does not understand why there are these issues with Main Street when we give out so much money to non-profit, yet we do not see any assistance being provided from the non-profits we fund. Commissioner Ortiz stated he knows someone trying to get medicine and he has communicated this issue and yet there is still no help being provided but we continue to talk about Main Street, we need to let them do their job. He does not understand why this is coming back to the Commission after we already approved the contract.

Commissioner Gonzalez stated that she agrees with Commissioner Ortiz and has nothing additional to add.

Mayor Alvarez restated that we are not taking anything away from Main Street and we are continuing to fund staffing, but they will not be employees of the City of Kissimmee.

Commissioner Eady asked why the staff of Kissimmee Main Street does not report to the City if they are City employees.

Attorney Sanchez de Fuentes stated that by the Contract, they are employees of the City and should be following the rules and regulations of the City; however, the Main Street Director is hired and fired by the Main Street Executive Board but then the Main Street Director hires the other staff. The City Manager has the ability to fire at will. The City does not oversee the day-to-day operations.

Commissioner Eady stated that if they are technically employees of the City, then let them become under the umbrella and be managed by the City.

Commissioner Eady asked the Attorney if there would be a problem with changing the agreement since we are working on an amendment now to have them report to the City.

Attorney Sanchez de Fuentes stated that it would be a policy decision; she would defer this to the City Manager.

Mayor Alvarez stated the only change is to remove them being employees of the City. There is no City staff that has any oversight of the Main Street employees.

City Manager Steigerwald stated he does not recommend having City employees report to an outside Board as the City mission would not necessarily align with the Main Street Board. It is his recommendation that we provide the funding and let them be autonomous.

Commissioner Ortiz stated he did not want to see the City take away benefits from these employees.

After Commission discussion it was restated that the City would provide the funding for salary and benefits. It would be up to the Kissimmee Main Street Board to provide those benefits to their employees.

Mayor Alvarez restated his motion to amend the previously approved agreement that the Executive Director and the Small Business Recruitment/Retention employees no longer remain employees of the City, and instead, the City will provide funding directly to Kissimmee Main Street to use towards salaries and benefits. Commissioner Fisher seconded the motion for discussion.

Commissioner Fisher stated that if the staff from Main Street had reported to the City and were doing what was asked by failing to provide reports, lost their 501(c)3, they would probably have been fired. They did not report to us and therefore he believes this is a cleaner way of handling it. Their Board will have the ability to provide salary and benefits as they see fit.

Mayor Alvarez asked for any other additional discussion, with no response from the Commissioner, he called for the vote.

AYE: Mayor Jose Alvarez, Commissioner Angela Eady, Commissioner Jim Fisher

NAY: Commissioner Olga Gonzalez, City Commissioner Felix Ortiz

Motion Passed 3 - 2.

10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Alvarez adjourned the meeting at 6:58 p.m.

ATTEST:


CITY CLERK


MAYOR-COMMISSIONER

Exhibit "A"
Ordinance # 3015
Annexation of 1351 Pleasant Hill Road (Lancaster Ranch)
Item 4.A.

Exhibit "B"
Ordinance # 3016
Adopting Comprehensive Plan – Land Use
1351 Pleasant Hill Road (Lancaster Ranch)
Item 4.B.

Exhibit "C"
Ordinance # 3017
Zoning Map Amendment
1351 Pleasant Hill Road (Lancaster Ranch)
Item 4.C.

Exhibit "D"
Jingle and Read All the Way Invitation
Item 6

An invitation was discussed but none was found to have been distributed.