



MINUTES OF THE WORKSHOP SESSION OF THE CITY COMMISSION HELD TUESDAY, FEBRUARY 9, 2021, AT 10:00 AM AT THE CITY OF KISSIMMEE CITY HALL, COMMISSION CHAMBERS LOCATED AT 101 CHURCH STREET, KISSIMMEE, FLORIDA

1. MEETING CALLED TO ORDER

Members Present: Mayor Olga Gonzalez, Commissioners Felix Ortiz, Carlos Alvarez, Jim Fisher, Olga Castano

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

Mayor Gonzalez called the meeting to order at 10:00 am.

2. PUBLIC COMMENTS

County Commissioner Cheryl Grieb, 612 Lakeshore Blvd, Kissimmee, expressed her appreciation to the City for addressing the homeless problem faced by the City and County. Commissioner Grieb provided information on possible funding options for programs with Park Place. Currently, Park Place has fourteen (14) beds off Martin Luther King at their facility, and there is a funding cycle through Florida Housing Finance for thirty (30) additional units with a component for an Assisted Living Facility (ALF). Park Place owns a 1-acre site for this facility and has a developer on board. A meeting is scheduled with the Park Place board and City and County support will be needed.

Jose Alvarez, 2703 Cecile Street, Kissimmee, came before the Commission representing the Osceola County Association of Realtors as the Chairman of the Public Policy Committee. Mr. Alvarez express that the City has been successful is working on homelessness and there are many projects that are available including Park Place. The second project Mr. Alvarez suggested the Commission focus on is the HOME project that assists with transitional housing and necessary services; the HOME site has been on the Commission priority list for several years. Mr. Alvarez thanked the Commission for allowing him to speak on behalf of the Association of Realtors.

Maria Bueno, 833 Del Prado Drive, Kissimmee, stated he and his girlfriend became homeless in 2019. The Salvation Army was there for them to help them as they lived out of their car and got their lives back on track.

Reverend Mary Downey, Chief Executive Officer for Hope Partnership (formerly Community Hope Center) spoke on their focus of homelessness and the diverse groups in our area. Their organization provides a wide variety of services and are a bridge to housing programs and providing a stable place for shelter. Rev. Downey encouraged the Commission to work together to feed, cloth, and transition the homeless into a safe shelter and continue with case

management to find solutions for permanent housing. Affordable housing continues to be an issue, but this is not the only solution as they are working toward renovations to an old hotel into apartments future development of a 5-acre property on US 192. Rev. Downey encouraged the Commission to continue working with the Hope Partnership.

Jeremy Fetzer, 19 Broadway, Kissimmee, applauded the Commission for taking on the issue of homelessness but he expressed concern with the parliamentary procedures that have not been followed from the November 17, 2020, motion by Commissioner Ortiz that received a vote of four (4) Ayes and one (1) Nay to dedicate \$1 million dollars every year for the next five (5) years to the Salvation Army. Commissioner Ortiz should bring this back for amendment or the Salvation Army should seek legal counsel. There was no motion to follow an RFP process.

Jeff Lehman, 1700 N. John Young Parkway, Kissimmee, Executive Pastor with First Baptist Church of Kissimmee, shared his experiences with their partnership with the Salvation Army and the Osceola Christian Ministry over the last 20 years.

Alejandro Lopez, 4944 Hook Hollow, Orlando, spoke in support of the Salvation Army and their mission to end suffering of the homeless. He expressed his appreciation to them for bringing hope to the hopeless.

Tammy Douglass, Executive Director of HELP Now, 108 Church St., Kissimmee, spoke in support of domestic violence survivors. HELP Now is not a homeless shelter but it is an emergency shelter for those who are victims of domestic violence.

Daniel Rivera, 700 Union Street, Kissimmee, spoke on behalf of the Osceola Christian Ministry through First Baptist Church. Mr. Rivera reviewed his service in Osceola County as both a Minister and a law enforcement officer and strongly encouraged the Commission to continue to support the services provided by the Salvation Army.

The following individuals are Salvation Army employees who spoke in support of the services provided to residents of Osceola County:

Robert Glinka, 416 W Colonial Dr., Orlando, Salvation Army employee.

Lurlee Diaz, 8849 Ville View Circle, Orlando, Salvation Army employee.

Onal Castor, 3220 Hopewell Drive, Kissimmee, Salvation Army employee.

Edmane Castor, 3220 Hopewell Drive, Kissimmee, Salvation Army employee.

John Swires, 3357 Amaca Circle, Orlando, retired Salvation Army employee.

Flosilda Concepcion, 2208 Cypress Trace Circle, Orlando, Salvation Army employee.

Dr. William Francis, 3102 Zaharias Drive, Orlando, Salvation Army employee.

Jorge Diaz, 700 Union St., Kissimmee, Administrator of the Salvation Army Osceola Emergency Center in Kissimmee.

Captain Ken Chapman, 416 W. Colonial Drive, Orlando, spoke as a representative of the Salvation Army and their mission to serve in the community. He provided a brief history of the Salvation Army and involvement in the community. Their desire is to continue working with the City by partnering in the City efforts to relieve homelessness. Captain Chapman encouraged the City Commission to consider their proposal to use the City funding to

purchase property and develop a shelter.

Jackie Espinosa, Downtown Merchant and property owner stated the merchants all see homelessness in a different light. They witness the homeless at night when everyone has gone home for the night. The homeless hang out near the buildings, sleep on the benches, and have a negative effect on property values. Ms. Espinosa encouraged the Commission to represent the citizens and the homeless in our community.

Marta Are via Zoom, CEO of the Homeless Services Network (HSN) of Central Florida. Ms. Are explained the HSN services and staffing necessary to maintain infrastructure and reviewed their goals and objectives. The Homeless Services Network is here to work with the City to move forward with this project.

3. WORKSHOP DISCUSSION

3.A PRESENTATION ON THE CITY OF KISSIMMEE'S EFFORTS TO ADDRESS HOMELESSNESS AND THE AFFORDABLE HOUSING CRISIS FROM 2015 TO PRESENT

Staff present on the City's efforts to support initiatives and organizations focused on services to the homeless, families who are precariously housed, and aimed at the prevention of homelessness.

City Manager Steigerwald reviewed the agenda item and introduced Deputy City Manager Desiree Matthews.

Deputy City Manager Desiree Matthews continued with a PowerPoint Presentation attached to the agenda. She provided an overview of the activities the City has participated in over the past 5-years. She explained data for calendar year 2020 that has been affected by the COVID-19 Pandemic. The City efforts have shifted and are focused on Rental Assistance and Mortgage Foreclosure Prevention Dollars.

The Approved Homelessness Strategy (2015/2016) included the four strategies listed below:

- 1) Maximize efficiency and effectiveness of City resources in reducing homelessness.
- 2) Evaluate opportunities to leverage funding.
- 3) Continue efforts to participate in regional initiatives and strategies.
- 4) Continue to drive solutions that address local issues.

Deputy City Manager Matthews continued by providing statistical information.

3.B DISCUSSION ON PURSUIT OF CITY PARTNERSHIP TO PROVIDE SERVICES TO THE HOMELESS AND PRECARIOUSLY HOUSED

Staff requests Commission direction regarding the pursuit of a partnership between the City and a non-profit partner to provide services for homeless individuals and families at risk of being homeless.

City Manager Steigerwald opened a discussion with the Commission on the motions made at the November 17, 2020, meeting and explained the direction given to City staff to review alternative funding sources to provide homeless services based on the motion by the Commission to provide funding to the Salvation Army. During staff's review of the budget, there was a significant amount of funding identified for borrowing to build a facility which would have minimal impact to the City annual budget when using debt services. The City has \$1.55 million in State and Federal Housing sources and COVID Relief funds currently and from a Capital standpoint it would be fiscally responsible to partner on this project. City Manager Steigerwald expressed that using funds from the Reserve Account is not sustainable as a long-term approach. It is imperative the Reserve Fund remain strong to meet the needs of the community in the future, but the City does have an opportunity to increase funding for social services whether that cost is to run a facility or pay the operating cost for a partner to run a facility for us. Staff recommends a Capital Project like Bridge Housing as the perfect opportunity to meet the needs of the community.

City Manager Steigerwald continued by explaining the motion by the Commission to expend funds without a process or open solicitation; this has been ruled by the City Attorney as invalid and in violation of the Florida Statutes.

City Attorney Sanchez de Fuentes stated Florida Statute 287.057 states any contract for services over \$35,000 must be open for competitive solicitation and be available to all vendors simultaneously and because it is over \$95,000 there must be a committee of individuals who have knowledge and experience in the field to review and make a recommendation to the Commission. It is Attorney Sanchez de Fuentes' legal opinion that the vote was not clear and there was a different view from individual Commissioners on the direction given to staff.

Mayor Gonzalez questioned if this is open to all non-profits.

City Manager Steigerwald explained the process with open solicitation for this project will be defined by the Commission. In the end, the Commission will still have the final decision on selection.

Mayor Gonzalez and Commissioner Castano both encouraged everyone to work together to make this project a reality.

City Manager Steigerwald explain the criteria and scoring that would be used as part of the request for qualifications and ultimately the funding agreement with the partner that is selected.

Commissioner Ortiz asked if he needs to take his motion back.

Attorney Sanchez de Fuentes clarified the process with bids.

Commissioner Ortiz is in support of the social service agencies and he wants staff to give him more detail on the requirement that would invalidate the vote of the Commission from November, he expressed his plans to continue to fight for the Salvation Army to receive the funds.

Attorney Sanchez de Fuentes stated the vote was illegal and therefore not valid as it did not follow the due process of the law.

City Manager Steigerwald reminded the Commission that we can define in the RFQ the amount of funds spent on administration and other services. Staff is not recommending funds set aside currently for social service agency funding be used during this process. Staff would draft a proposed RFQ for the Commission to review, including services to be provided, qualifications, and outcomes that would be provided annually by the vendor(s). Once the bid documents are approved, they would be published for 30-days with a deadline for submittals. Staff recommends a committee of experts in the field and not an internal committee of staff as we are not experts.

Commissioner Fisher made a motion to direct staff to prepare RFQ/RFP document and bring back to the Commission for review. Commissioner Ortiz seconded the motion for discussion.

Commissioner Castano stated she is looking forward to working on this project.

Commissioner Fisher stated we have a fiduciary responsibility to spend money wisely. We have a regional impact with Park Place, HOME, and the development on the Toho property. He felt if the City builds a facility, we should own it and have someone run it for us. If we are unhappy with the job being done, we can contract with another agency.

Upon roll call, the vote was as follows:

Commissioner Alvarez	AYE
Commissioner Fisher	AYE
Commissioner Castano	AYE
Commissioner Ortiz	AYE
Mayor Gonzalez	AYE

Motion carried 5 - 0.

Commissioner Ortiz made a motion to apply a 25% cap for salaries in the RFQ/RFP document for the homeless shelter project. Commissioner Fisher seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Fisher	AYE
Commissioner Castano	AYE
Commissioner Ortiz	AYE
Commissioner Alvarez	AYE
Mayor Gonzalez	AYE

Motion carried 5 - 0.

City Manager Steigerwald informed the Commission there was an opening for Leadership Osceola 2021 Class and Commissioner Castano expressed interest in attending. Currently there are no designated funds budgeted specifically for this function; Commission approval is required.

Commissioner Fisher made a motion to approve Commissioner Castano's attendance at Leadership Osceola and the use of \$1,500 in funds from the Commission Travel and Training Budget. Commission Ortiz seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Castano	AYE
Commissioner Ortiz	AYE
Commissioner Alvarez	AYE
Commissioner Fisher	AYE
Mayor Gonzalez	AYE

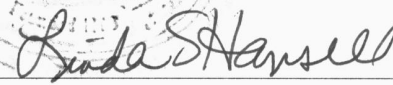
Motion carried 5 - 0.

4. ADJOURNMENT

There being no further business to come before the Commission, Mayor Gonzalez adjourned the meeting at 11:56 AM.


MAYOR-COMMISSIONER

ATTEST


CITY CLERK