



MINUTES OF THE REGULAR SESSION OF THE CITY COMMISSION HELD TUESDAY, OCTOBER 6, 2020, AT 6:00 P.M. VIA COMMUNICATIONS MEDIA TECHNOLOGY (CMT) FOR PUBLIC ACCESS AND PARTICIPATION

1. MEETING CALLED TO ORDER

ROLL CALL: Commissioner Olga Gonzalez (Present), Commissioner Felix Ortiz (Present), Commissioner Angela Eady (Present), Commissioner Jim Fisher (Present), Mayor Jose Alvarez (Present)

Staff Present: City Manager Mike Steigerwald, City Attorney Olga Sanchez De Fuentes, Deputy City Manager Desiree Matthews, Assistant City Manager Austin Blake, City Clerk Linda Hansell

Members Absent: None.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Commissioner Fisher led the Commission in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A PROCLAMATION - HISPANIC HERITAGE MONTH

The request is for the City Commission to present a Proclamation in honor of "Hispanic Heritage Month."

Melissa Zayas-Moreno introduced Luisa Sanchez with Tertulia 4 Gatos Osceola, who made a brief presentation in Spanish. A video titled "Art in Public Places" was played for the audience and highlighted local artists Angee Ferrin, Alejandro Estrada, Alejandro Selmi, Edmundo Lopez and Rodrigo Salguero who are all celebrating their achievements.

3.B EMPLOYEE OF THE MONTH FOR OCTOBER

Request the City Commission join the City Manager in recognizing Kevin Campbell, Information Technology Department, as October's Employee of the Month.

City Manager Steigerwald reviewed the accomplishments of Kevin Campbell, Enterprise Applications Administrator in the Information Technology Department. Kevin is being recognized for his great work ethic and exceptional customer service.

City Manager Steigerwald reminded the Commission that individuals are selected by a committee of peers and there is no greater honor. Due to the social distancing, Human Resources will distribute tokens of appreciation from the Commission.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

None.

5. PUBLIC HEARINGS

5.A PUBLIC HEARING - PUD AMENDMENT: SUNBELT PHASE 1, DRC#20-00001 (UPDATE DESIGN & DEVELOPMENT STANDARDS)

Approval of a Planned Unit Development (PUD) Amendment to update the use and design standards for the Sunbelt Phase 1 Mixed Use PUD (MUPUD) on approximately 3.53 acres of land.

Planner Brenda Ryan reviewed the request and mentioned the hand-out (Exhibit "A") which is an update on the School Capacity Report. She stated the updates and changes are consistent with the surrounding areas and land development code. Staff recommends approval with conditions after holding the public hearing.

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

Commissioner Jim Fisher moved to approve the Public Hearing with Conditions as listed. Commissioner Angela 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.

6. HEAR AUDIENCE

None.

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

Upon Roll, the vote was as follows:

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

Motion carried 5-0.

7.A COMMISSION MINUTES APPROVAL

Request Commission approval of the Commission City Manager and City Attorney Evaluations and the Commission Minutes both from September 9, 2020.

7.B INTERNSHIP GRANT FROM FLORIDA AIRPORT COUNCIL (FAC)

Commission approval of acceptance of an internship grant from Florida Airport Council (FAC).

7.C GROUND AND BUILDING LEASE FOR FLORIDA COACH, INC. AT AEROSPACE PARK LOCATED AT KISSIMMEE GATEWAY AIRPORT

Approval for ground and building lease at the Airport Aerospace Park (former golf clubhouse property) with Florida Coach, Inc.

7.D SUBMIT AND ACCEPT A 2021 FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) GRANT

Approval to submit and accept, if awarded, a 2021 Florida Recreation Development Assistance Program (FRDAP) grant in the amount of \$50,000 to support the Oak Street Park pavilion replacement project.

7.E RATIFICATION OF EXECUTIVE ORDERS 2020-28 AND 2020-29

City Commission ratification of Executive Order 2020-28 issued September 21, 2020 and Executive Order 2020-29 issued September 28, 2020 for the extension of the Local Declaration of Emergency to October 4, 2020.

7.F CENTRALSQUARE TECHNOLOGIES ANNUAL SOFTWARE MAINTENANCE FOR ONESOLUTION PUBLIC SAFETY SOFTWARE SUITE

Approval of the annual maintenance contract for OneSolution Public Safety Software suite with CentralSquare Technologies in the amount of \$148,000.

7.G TYLER TECHNOLOGIES ANNUAL SOFTWARE MAINTENANCE FOR ENTERPRISE RESOURCE PLANNING (ERP) SOFTWARE SUITE

Approval of the payment for the annual software maintenance for Tyler Technologies ERP software suite in the amount of \$185,000.

7.H BUDGET AMENDMENT TO REFLECT AUCTION REVENUE FOR SALE OF COMPUTER EQUIPMENT

Approval to amend the Information Technology budget for auction proceeds in the amount of \$4,003.

7.I REQUEST TO APPROVE DRAINAGE AND UTILITY EASEMENT AGREEMENT FOR MIRADOR WOODSIDE PROJECT

Approval of non-exclusive access, drainage, maintenance and utility easement agreement for Mirador Woodside project.

7.J FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR MOSAIC

Approve and authorize the Mayor to sign the First Amendment to the Amended and Restated Development Agreement with Mosaic Development LLC and Mosaic at Lake Toho LLC.

7.K AUTHORIZATION FOR THE CITY MANAGER TO SIGN ALL NECESSARY DOCUMENTS THAT MAY BE REQUIRED FOR THE CLOSING AND THE SALE OF THE PROPERTY KNOWN AS THE HANSEL PLANT SITE

The City Commission to authorize the City Manager to sign all necessary documents that may be required for the closing and sale of the property known as the Hansel Plant site to Mosaic Development LLC and Mosaic at Lake Toho LLC.

Resolution # 21-2020 (Exhibit "B").

7.L PURCHASE OF BUDGETED COMPUTER EQUIPMENT

Approval to purchase Fiscal Year 2020-21 budgeted servers, personal computers, printers, and associated equipment from the State or National purchasing contracts with the option to purchase directly from a certified reseller or the manufacturer if the price is lower than what is available from applicable contracts.

7.M APPROVAL OF MICROSOFT OFFICE LICENSE PURCHASE

Approval of the purchase of 434 Microsoft Office 2019 licenses in the amount of \$120,881.40 to be purchased through the GSA Schedule.

7.N COMMISSION RATIFICATION OF CONTRACT REOPENER WITH THE POLICE BENEVOLENT ASSOCIATION REPRESENTING THE POLICE SERGEANTS

Approval of the ratification of the Police Benevolent Association (PBA) collective bargaining reopener for the Police Sergeants.

Resolution # 22-2020 (Exhibit "C").

7.O CHASE BANK OSCEOLA SQUARE - FINAL PLAT (DRC#20-00066)

City Commission approval of the final plat known as Chase Bank Osceola Square.

7.P BUDGET AMENDMENT TO ESTABLISH MARK DURBIN MEMORIAL SCHOLARSHIP FUND

Approval of an amendment to the FY 2020-21 budget to establish the Mark Durbin Memorial Scholarship Fund through the Education Foundation of Osceola County.

8. DISCUSSION ITEMS

8.A REQUEST BY MR. CARLOS RAMIREZ TO ADDRESS THE CITY COMMISSION ON DOWNTOWN HOLIDAY DECORATIONS

Mr. Carlos Ramirez requests to address the City Commission regarding the Holiday decorations

for Downtown Kissimmee.

Carlos Ramirez, 23 Broadway, Kissimmee, reviewed a request made to City Manager Steigerwald and Deputy City Manager Matthews back in January of 2020. He requested an upgrade to the City Downtown Holiday decorations in the hopes of increasing foot traffic downtown which would be a benefit to local businesses. He mentioned other Cities that have made the enhancements and requested an update on any steps the City has taken.

City Manager Steigerwald informed the Commission that after Mr. Ramirez made his original presentation in January, staff formed a committee to review the issue downtown. We were not able to complete the project due to COVID-19 and the shutdown. Kissimmee Utility Authority did reach out last week in the hopes of doing something with the City to install LED lighting in the medians on Broadway. Staff asked for consensus on including Main Street in the decorations.

The City Commission thanked Kissimmee Utility Authority for stepping up and aiding in the process.

Mr. Ramirez concluded by stating he feels the City has fallen behind on maintenance on Broadway and the Downtown Corridor. Mr. Ramirez also mentioned sanitation stations and other amenities offered in neighboring cities and requested the City consider adding them to downtown. Mr. Ramirez felt vendors and commercial businesses are suffering and need to be thrown a life line and if nothing is done to protect pedestrian traffic, we are going to lose business.

8.B ANNUAL ADVISORY BOARD APPOINTMENTS

Commission reappointment of existing board members who wish to continue serving and/or make appointments to fill any vacancies. All current board members continue to serve until reappointed or replaced.

City Commissioner Felix Ortiz moved to approve a 30-day extension of the Board of Adjustment vacancy. Commissioner Angela Eady 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.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

CITY MANAGER STEIGERWALD

City Manager Steigerwald reminded the Commission of the update from the Governor last week regarding the re-opening as we enter Phase III. The City is bringing the remainder of our workforce back full-time starting Monday, October 12th. There will be some exceptions for high risk and employees and those with younger children participating in virtual education. Overall, we predict 97% of our workforce will return. Plans are to continue to follow safety protocols and precautions with the continuation of health screenings, mask requirements, and limiting the size of meetings. Reservations are opening for parks facilities and room rentals for small events that do not require staff set-up since we are using some Parks and Recreation staff to assist with the distribution and review of CARES Act applications for assistance with rental and mortgage assistance as well as utility grants for City residents.

City Manager Steigerwald reminded the Commission of the two (2) consent items approved for Mosaic. The closing on the Hansel Plant site will be done on Friday and the developer plans to have 300 multi-family units ready for occupancy within the next year.

City Manager Steigerwald confirmed he will be out of town Thursday through Monday.

City Manager Steigerwald updated the Commission on the Mark Durbin Scholarship with the Education Foundation. With the Commission approval tonight, our next step is to schedule a meeting with the Education Foundation and set up the specifics of the program. The proposal is for a 4-year partial scholarship for students interested in a degree in Public Administration. Deputy City Manager Matthews and Assistant City Manager Blake have volunteered to be the review committee. Applications will be gathered by the Education Foundation as they provide full services pertaining to maintaining the funds and raising additional dollars for the scholarship. This program should be available for students by 2022.

9.B CITY ATTORNEY

CITY ATTORNEY SANCHEZ DE FUENTES

Nothing.

9.C CITY COMMISSION

COMMISSIONER GONZALEZ

Nothing

COMMISSIONER ORTIZ

Nothing.

COMMISSIONER EADY

Commissioner Eady followed up on Carlos Ramirez's comments regarding sanitation stations and whether they are feasible in downtown

City Manager Steigerwald advised staff would need to investigate it due to the risk of vandalism and them being stolen

COMMISSIONER FISHER

Commissioner Fisher stated the Celebration of Life for Mr Durbin was very up-lifting; he is going to miss him

MAYOR ALVAREZ

Mayor Alvarez stated Mr Durbin created a good line of succession with City Manager Steigerwald and Deputy City Manager Matthews to follow in his footsteps. He will be truly missed.

10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Alvarez adjourned the meeting at 6.32 PM.


ATTEST

CITY CLERK


MAYOR-COMMISSIONER

Exhibit "A"
Hand-out School District of Osceola County
Planning Services Department – School Capacity Report / Three Year Outlook
Item 5.A.

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK

Item 5.A
Hand-out
Brenda Ryan

Update

Date: 9/15/20
SDOC #: 2019/20-0126
Jurisdiction: Kissimmee
DRC #: 20-00001
Project Name: Sunbelt Phase 1/Nueva Andalucia-Elevation changes
Project Location: Ixora Ct & Mill Slough Rd
Comments Due Date: Immediate
AC 3 53

Current FLU: LDR
Requested FLU: N/A
Current Zoning: MXD
Requested Zoning: N/A

PID: 13-25-29-2198-0001-0010
 13-25-29-2198-0001-0140

If proposed project increases utilization of schools above adopted level of service, applicant will obtain a Letter of Agreement outlining an accommodation plan for the students generated by this project, consistent with the provisions of Sections 6 1 - 6 7 of the Interlocal Agreement for the Planning and Coordination of Public Schools throughout Osceola County (as required by Section 163 31777 F S [2012]) "The County/Cities and the applicant must collaborate with the School Board to identify available means that might be used to achieve sufficient capacity to accommodate the development, which may include, but not be limited to developer contributions, project phasing, or developer provided facility improvements." If you should have any questions please feel free to contact the Osceola School District Planning Services Department at 407-518-2964

Total Proposed Residential Units by Type

SF	14	TH	0	MF	0
Single Family		Townhome		Multi-Family	
Condo	0	MH	0	STR	0
Condominium		Mobile Home		Short Term Rental	
HOP	0	VV	0	AWH	0
Housing for Older Persons		Vacation Villas		Affordable-Workforce Housing	

Estimated Number of New Students Generated by Proposed Development

Elem. (K-5) 3 **Middle (6-8)** 2 **High (9-12)** 3

Student Generation Calculations

Example Calculation 100 (SF Units) x 0 178 (Elem. Rate) = 18 (Students)

Residential Categories					
Total Units	SF	TH	MF	Condo	MH
14	14	0	0	0	0

Student Generations Rates			
	Elem (K-5)	Middle (6-8)	High (9-12)
SF	0 178	0 087	0 154
TH	0 122	0 052	0 095
MF	0 192	0 076	0 124
CONDO	0 069	0 029	0 047
MH	0 133	0 056	0 075

Total Students	
Elem (K-5)	3
Middle (6-8)	2
High (9-12)	3

Level of Service (LOS)

School Boundaries Impacted	2019-2020			2022-2023		
	COFTE	Permanent Student Capacity	Current Level of Service	3 YR Projected COFTE	Projected COFTE w/ Impact	Projected LOS w/ Impact
MCES	868	1,120	77%	893	1,186	106%
DJMS	1,059	1,318	80%	1,048	1,231	93%
GWHS	1,553	2,113	73%	1,635	2,087	99%

Comments

The School District of Osceola County reserves its right to ensure proper mitigation of any impact on school capacity and the collection of Educational System Impact Fees.

Per discussion with City of Kissimmee staff on 09 15 2020, the PUD Amendment will increase the development by 14 SF residential units Mill Creek Elementary School and Denn John Middle School are projected NOT to have capacity to serve the potential students generated through the 2022-2023 school year Capacity may be met through existing space reconfigurations, classroom wing additions, the addition of relocatables, redistricting and/or charter schools

The Gateway High School Comprehensive Renovation is the fourth project on the voter-approved Half-Cent Sales Tax Referendum Priority List The comprehensive reconstruction and improvement of this aging school facility will ensure it is maintained to serve the students, teachers, and the citizens of Osceola County

THE SCHOOL DISTRICT OF OSCEOLA COUNTY, FLORIDA
PLANNING SERVICES DEPARTMENT
SCHOOL CAPACITY REPORT - THREE YEAR OUTLOOK

Date: 9/15/20
SDOC #: 2019/20-0126
Jurisdiction: Kissimmee
DRC #: 20-00001

Comments cont.

The District has a history of working closely with the County and two municipalities to alleviate school capacity issues created by expanded residential development. The District does not object to the expansive residential development proposed but we do want to ensure proper mitigation of such impact on school capacity and the collection of Educational System Impact Fees.

Exhibit "B"
Resolution # 21-2020
Authorizing City Manager to Sign Necessary Document for Sale of Hansel Plant Site
Item 7.K.

RESOLUTION NO. 21-2020

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
KISSIMMEE AUTHORIZING THE CITY MANAGER TO
EXECUTE AND DELIVER ALL NECESSARY DOCUMENTS
REQUIRED FOR THE VALID TRANSFER AND SALE OF THE
HANSEL PLANT SITE TO MOSAIC at LAKE TOHO, LLC.**

WHEREAS, The City of Kissimmee and Mosaic Development entered into an Amended and Restated Development Agreement dated August 7, 2018, "Development Agreement" for the development of land located in downtown Kissimmee, consisting of two parcels Parcel 1 (Hansel Plant) site and Parcel II (Toho Square site), and

WHEREAS, Mosaic Development assigned its rights to develop the Hansel Plant Site to Mosaic Toho LLC pursuant to that certain Assignment and Assumption of Amended and Restated Development Agreement dated August 19, 2020, by and between Mosaic Development and Mosaic Toho, and

WHEREAS, Mosaic is exercising the option to purchase the Hansel Plant Site and the parties desire to proceed with the conveyance of the property

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS
OF THE CITY OF KISSIMMEE, FLORIDA, THAT**

Section 1 The foregoing recitals are true, correct legislative findings incorporated by this reference.

Section 2 The City Commission has followed the procedures as set forth in Florida Statute, the City of Kissimmee Charter and the City of Kissimmee's Code of Ordinances for the adoption of this Resolution to sell and convey the property to Mosaic at Lake Toho, LLC.

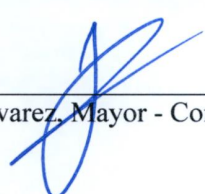
Section 3 The City Commission does hereby authorize the City Manager, Mike Steigerwald, or his designee, to make, execute, and deliver the Purchase Agreement and all other necessary documents required to sell and convey the property to Mosaic at Lake Toho, LLC.

DONE AND RESOLVED this 6th day of October 2020

ATTEST:


Linda Hansell, City Clerk

CITY OF KISSIMMEE


Jose Alvarez, Mayor - Commissioner

Approved as to form and legality,

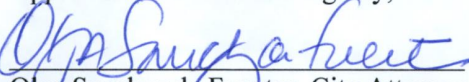

Olga Sanchez de Fuentes, City Attorney

Exhibit "C"
Resolution # 22-2020
Commission Ratification of Contract Re-Opener for Police Benevolent Association (Sergeants)
Item # 7.N.

RESOLUTION NO. 22-2020

**A RESOLUTION OF THE CITY COMMISSION RATIFYING THE
CHANGES TO THE FLORIDA POLICE BENEVOLENT
ASSOCIATION, INC., SERGEANT'S UNIT COLLECTIVE
BARGAINING AGREEMENT.**

WHEREAS, the City of Kissimmee (City) and the Florida Police Benevolent Association, Inc , Sergeant's Unit (Cert #1356), (PBA) entered into a Collective Bargaining Agreement (CBA) effective October 1, 2018 through September 30, 2021; and

WHEREAS, Pursuant to Article 37 of the CBA, the Parties are able to re-open Articles for negotiation prior to the expiration of the Agreement; and

WHEREAS, The City and PBA have reached agreement on reopener negotiations for the Police Sergeants and the City Commission does ratify same to be incorporated into the CBA

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS
OF THE CITY OF KISSIMMEE, FLORIDA, THAT:**

Section 1 The foregoing recitals are true, correct legislative findings incorporated by this reference.

Section 2. The City Commission does hereby ratify the changes to the original CBA, which in sum are as follows:

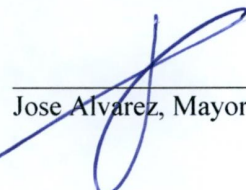
- A. Article 12 titled "Grievance and Arbitration Procedure" is amended to allow the Arbitrator to rule on the arbitrability of issues brought to arbitration if either party raises the issue of arbitrability
- B. Article 19 titled "Additional Holiday Leave," is amended to provide for an increase in Additional Holiday from forty hours (40) to sixty-four hours (64)
- C. Article 27 titled "Use of Department Vehicles" is amended to provide an increase in allowed air miles from twenty-five (25) air miles to thirty (30) air miles from the Kissimmee Police Station to be eligible for an assigned take-home vehicle
- D. Article 28 titled "Pay Plan" has been amended to provide a three percent (3%) pay increase (2% COLA and 1% Merit) effective October 1, 2020.

DONE AND RESOLVED this 6th day of October 2020.

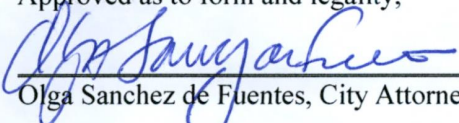
ATTEST:


Linda Hansell, City Clerk

CITY OF KISSIMMEE


Jose Alvarez, Mayor - Commissioner

Approved as to form and legality,


Olga Sanchez de Fuentes, City Attorney