



**MEETING AGENDA
SESSION OF THE COMMISSION MEETING
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, SEPTEMBER 27, 2022 AT 6:00 PM**

1. MEETING CALLED TO ORDER

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Proclamation- Ashley Ann Cariño

3.B Presentation of Economic Development QTI company Eden Cosmetic & Wellness, Inc.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

5. PUBLIC HEARINGS

5.A Public Hearing - Adoption By Resolution of the Final Millage Levy and Final Budget for Fiscal Year 2022-2023

6. HEAR AUDIENCE

Anything requiring a vote will be heard at a later time.

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.

7.A Economic Development QTI Project: Eden Cosmetic & Wellness, LLC Incentive Agreement

7.B Clyde Avenue Replat - Final Plat (DRC#21-00042)

7.C Intergovernmental Transfer Agreement for Medicaid Managed Care Organization Payment Program

7.D Commission Ratification of Contract Reopeners with the Florida State Lodge Fraternal Order of Police (FOP) Representing the Police Officers, Corporals and Detectives Unit and the Contract for Sergeants Unit

7.E Citywide Janitorial and Custodial Services for various City facilities

7.F Authorization to execute an agreement with the Lunz Group for the design of the City of Kissimmee Fire Station No. 15

7.G Amendment to Federal Aviation Administration Airport Improvement Program Grant Agreement for Electrical Vault Project at Kissimmee Gateway Airport

7.H Kissimmee Main Street New Service Agreement for Fiscal Year 2022-2023

7.I Resolution Adopting the First Amendment to the Master Development Agreement between the City of Kissimmee, Downtown Kissimmee Community Redevelopment

Agency and Skyview Kissimmee Developer, LLC regarding the Beaumont Redevelopment Site.

7.J Ministerial Approval - General Pension Board - Janin Butler

7.K Ministerial Approval - Police Pension Board - Camille Alicea

8. DISCUSSION ITEMS

8.A Prospera Fiscal Year End Update and Approval of Services Agreement Renewal for FY2022-2023

8.B Advisory Board Appointments and Vacancies

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

9.B CITY ATTORNEY

9.C CITY COMMISSION

10. ADJOURNMENT

In accordance with Florida Statutes 286.105: Any person wishing to appeal any decision made by the Commission Meeting 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 State 286.26, persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk, 101 Church Street, Kissimmee, Florida, (407) 518-2309.

ITEM 3.A

Proclamation- Ashley Ann Cariño

Request

The request is for the Commission to present a Proclamation to Ashley Ann Cariño.

Explanation

N/A

Department: City Manager

Presenter: Mike Steigerwald

Attachment(s):

1. Proclamation- Ashley Ann Cariño

ITEM 3.B**Presentation of Economic Development QTI company Eden Cosmetic & Wellness, Inc.****Request**

Introduction of Eden Cosmetic & Wellness, Inc., an Economic Development QTI company.

Explanation

In 2018, the City of Kissimmee launched its Kissimmee Medical Arts District and included tailored incentives to attract new medical companies to the city. Eden Cosmetic and Wellness, LLC, is an eligible QTI medical company, purchasing and building out 316 W. Bass Street, Unit #203, located in the Medical Arts District. This medical investment will amount to over \$750,000 and offer the highest grade of non-surgical medical cosmetic procedures, as well as post-surgical therapeutic recovery services to its patients. Dr. Perez is committed to creating 7 medical jobs, with a company average wage of \$65,000 (which is 155% of the 2022 Osceola County Average Wage). The City of Kissimmee welcomes and thanks Dr. Perez for her investment in our economy.

Department: City Manager
Presenter: Belinda Kirkegard

Attachment(s):

None

ITEM 5.A

Public Hearing - Adoption By Resolution of the Final Millage Levy and Final Budget for Fiscal Year 2022-2023

Request

Adoption of the final millage levy of 4.6253 mills and final budget of \$240,953,811 for fiscal year 2022-2023.

Explanation

Public notice of this hearing was given via an advertisement placed in the newspaper on September 25, 2022. The entire procedure, including the following order of discussion, is specified within State Statutes and should be followed explicitly.

RESOLUTION OF THE PROPOSED OPERATING MILLAGE

1. State that the Proposed Operating Millage is 4.6253 which is 8.90% more than the Rolled Back Rate of 4.2472.
2. Call for public comments or questions.
3. Have the attorney read the Resolution title and vote on adoption.

RESOLUTION ADOPTING THE FINAL BUDGET

1. The Resolution will adopt a Final Budget of \$240,953,811 and authorize 804 full and part-time positions. A schedule of positions authorized for each department and summaries of each Fund are attached to the Resolution.
2. Call for public comments or questions.
3. Have the attorney read the Resolution title and vote on adoption.

BACKGROUND:

The Tentative Millage and Tentative Budget were adopted by Resolutions approved at the September 13th Public Hearing.

As indicated above, the proposed millage rate is 4.6253 mills, which is the same millage rate that was levied for the current budget year. The final budget for the General Fund remained relatively the same as what was presented in July, with the exception of three position reclassifications. These reclasses consisted of freezing a vacant crime analyst position to reclass a part time Special Detail Coordinator to a full time Administrative Secretary in the Police Department, changing a vacant Community Service Officer position to a Health and Wellness Coordinator in the Police Department, as well as the upgrade of a Pension Coordinator to a Pension Administrator in the Human Resources Department. The General Fund also included revenue forecast adjustments based on current state trends, the inclusion of funding for General Pension Plan DROP changes, and the presentation of employee lump sum increases and reclasses approved at the July workshop. Lastly, Airport fund estimates were updated leading to a positive increase in fund balance.

Recommendation

Staff requests that the Public Hearing be conducted as outlined above. In addition, staff recommends the Commission adopt the two Resolutions.

REQUESTED CITY COMMISSION ACTION:

Adopt

Department: Finance

Presenter: Mike Steigerwald

Attachment(s):

1. FinalMillageReso FY23
2. FinalBudgetReso FY23
3. Budget Hearing Reports FY 23

ITEM 7.A

Economic Development QTI Project: Eden Cosmetic & Wellness, LLC Incentive Agreement

Request

City Commission approval of the Economic Development Incentive Agreement with Eden Cosmetic & Wellness, LLC.

Explanation

In 2018, the City of Kissimmee launched its Kissimmee Medical Arts District, and included tailored incentives to attract new medical companies to the city. Eden Cosmetic and Wellness, LLC, is an eligible QTI medical company, purchasing and building out 316 W. Bass Street, Unit #203, located in the Medical Arts District. This medical investment will amount to over \$750,000 (this does not include any employee training or salaries). Eden Cosmetic will offer the highest grade of non-surgical medical cosmetic procedures, as well as post-surgical therapeutic recovery services to patients. The company commits to creating 7 technical medical jobs, with a company average wage of \$65,000 (155% of the 2022 Osceola County Average Wage). The total incentives package value is over \$92,136.

The agreement includes the following incentives:

- 5 Day Building Fast Track Process (in-kind value)
- Brownfield Building Permit Fee Waiver (\$2,243.64 cash value)
- Building Life Safety or ADA Retrofit Rebate (\$25,000 max cash value)
- Local Hire Grant (\$25,000 max cash value)
- Kissimmee Mobility Fee Waiver (\$13,392.53 cash value)
- Medical Equipment Grant (\$15,000 max cash value)
- TV Commercial Creation (in-kind value)
- KUA Commercial Line Extension Fee Waiver (over \$10,000 value provided by KUA)

The above incentives are payable upon successful demonstration that the applicable terms in the incentive agreement have been met.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
00110603-503434		Decrease		\$80,636.17

Financial Summary:

The maximum cash impact to the City for this economic development agreement is \$80,636.17 with funds available in the Economic Development Division's budget under Other Contracted Services.

Recommendation

City of Kissimmee

Staff recommends approval of the agreement.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Manager

Presenter:

Attachment(s):

1. ED Incentives Agrmt Eden Cosmetic 8-2022

ITEM 7.B**Clyde Avenue Replat - Final Plat (DRC#21-00042)****Request**

City Commission approval of the final plat known as Clyde Avenue Replat.

Explanation

The owner of the property, Ana L. Disla, is requesting final plat approval without a guarantee since no public improvements are required. This property is located north of Patrick Street and west of South Clyde Avenue and is being platted into two lots/tracts for development purposes.

Recommendation

Staff recommends approval of the final plat for the Clyde Avenue Replat.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. Clyde Avenue Replat - Final Plat
2. Clyde Avenue Replat - Vicinity Map

ITEM 7.C

Intergovernmental Transfer Agreement for Medicaid Managed Care Organization Payment Program

Request

Enter into an Intergovernmental Transfer (IGT) agreement with the Agency for Health Care Administration (AHCA) in order to continue receiving supplemental payments for Medicaid patients transported by the Fire Department.

Explanation

Since 2016, a program has been in place for public Emergency Medical Service providers in the state of Florida to receive Public Emergency Medical Transportation (PEMT) Medicaid Fees for Service (FFS) Supplemental Payment reimbursements. To date, the City has received \$1,160,131 through the PEMT FFS program. In June of 2020, the Commission approved the City to enter into agreements with the seven Medicaid Managed Care Organizations (MCOs) in our region in order to receive additional supplemental payments for Medicaid patients transported by the Fire Department. The PEMT program provides supplemental payments to eligible public entities that meet specific requirements and provide emergency medical transportation to Medicaid recipients.

In order to continue to receive these funds, the City needs to execute a Letter of Agreement (LOA) with AHCA for IGTs not to exceed \$411,879.53 for FY22-23. These funds are included in the City's FY22-23 Budget. Once executed, the City can expect to receive an estimated net total of approximately \$619,108 in reimbursements from the MCOs.

Recommendation

Staff recommends approval of the IGT agreement with AHCA.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Fire

Presenter:

Attachment(s):

1. Kissimmee_PEMT_SFY_22-23_LOA

ITEM 7.D

Commission Ratification of Contract Reopeners with the Florida State Lodge Fraternal Order of Police (FOP) Representing the Police Officers, Corporals and Detectives Unit and the Contract for Sergeants Unit

Request

This is a request for Commission Ratification of Contract Reopeners with the Florida State Lodge Fraternal Order of Police (FOP) Representing the Police Officers, Corporals and Detectives Unit and the Contract for Sergeants Unit.

Explanation

The current Collective Bargaining Agreements (CBA) with the City and FOP continue in effect until September 24, 2024. However, pursuant to Article 37 of the (CBA) in the second and third years of the term of the CBA parties may reopen Article 28, "Wages" and up to two additional articles per side. The City and FOP have reached agreement on reopener negotiations for both bargaining units.

The substantive changes to the Police Officers, Corporals and Detectives Unit agreement are as follows:

Article 14: Off-Duty Police Details - Language was added to specify what was considered City Permitted Details and City-Sponsored Event Details and to specify who could fill the supervisor positions for City Permitted and City overtime details. There is also an increase in the hourly rate for these event details.

Article 19: Holidays - Juneteenth was added as a recognized holiday. Language was also added to include any additional holidays approved by the City Commission to be automatically applied to union members as well.

Article 22: Reimbursements - The CID and OCIB language was changed to state, the Major Crimes or Property Crimes Units and a federal, state or local task force full-time, regardless of which Division they are assigned to. Language was also added to clarify that part-time employees would not be entitled to a clothing allowance. The allowance was also increased from \$300 to \$625 per fiscal year.

Article 28: Pay Plan - The new language reflects the 5% pay increase and the one-time bonus of \$2,500. It also specifies the pay for an officer promoted to corporal.

The substantive changes to the Sergeants agreement are as follows:

Article 14: Off-Duty Police Details - Language was added to specify what was considered City Permitted Details and City-Sponsored Event Details and to specify who could fill the supervisor positions for City Permitted and City overtime details. There is also an increase in the hourly rate for these event details.

Article 19: Holidays - Juneteenth was added as a recognized holiday. Language was also added to include any additional holidays approved by the City Commission to be automatically applied to union members as well.

Article 22: Reimbursements - The CID and OCIB language was changed to state, the Major Crimes or Property Crimes Units and a federal, state or local task force full-time, regardless of which Division they are assigned to. Language was also added to clarify that part-time employees would not be entitled to a clothing allowance. The allowance was also increased from \$300 to \$625 per fiscal year.

Article 28: Pay Plan - The new language reflects the 5% pay increase and the one-time bonus of \$2,500. It also specifies the pay for a corporal promoted to sergeant.

Recommendation

City of Kissimmee

Staff recommends approval of the Contract Reopeners with the Florida State Lodge Fraternal Order of Police (FOP) Representing the Police Officers, Corporals and Detectives Unit and the Contract for Sergeants Unit.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Attorney

Presenter:

Attachment(s):

1. Kissimmee Sgts. CBA 2022. Re-openers Redline (002)
2. Kissimmee Officers Corporals Detectives. CBA 2022. Re-openers Redline For Ratification
3. Kissimmee Sgts. CBA 2022. CLEAN COPY
4. Kissimmee Officers Corporals Detectives. CBA 2022. CLEAN COPY

ITEM 7.E

Citywide Janitorial and Custodial Services for various City facilities

Request

Approval of agreement with Halo Building Services to provide janitorial services for various City facilities.

Explanation

A procurement process seeking vendors to provide Janitorial Services (IFB2022-007) was conducted over the summer, with bids opened on August 25, 2022. These services will be provided via a continuing services agreement that provides for continuous janitorial and custodial services for various City facilities. There were a total of eleven bidders for this continuing services contract. The lowest bidder was disqualified due to past performance challenges, and Halo Building Services was the second lowest responsive and responsible bidder. Please see the Janitorial Services Bid Abstract attached to the agenda item for more details.

The approved contractor will provide janitorial services to both A and B facilities as listed on the bid abstract and proposal documents attached. Please note that the B facilities are considered high security facilities containing sensitive operations which have been separated out to outline further provisions, as necessary.

Halo Building Services submitted all the required contract documents, therefore staff is requesting approval of their agreement. The term of the agreement is for five (5) years unless otherwise terminated.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10140103-503435		Decrease		\$11,729.00
40945503-503435		Decrease		\$3,867.00
41145713-503435		Decrease		\$3,623.00
41145723-503435		Decrease		\$1,764.00
4617010-503435		Decrease		\$13,296.00
56045603-503435		Decrease		\$192,444.00

Financial Summary:

City-wide Janitorial Services will be split between the General Fund and Enterprise Funds (Building, Airport, Stormwater, Solid Waste, Weld Shops, and Facilities) budgets.

Recommendation

Staff recommends City Commission approval of the Citywide Janitorial and Custodial Services agreement with Halo Building Services in the amount of \$226,723.44.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. Janitorial Services Bid Abstract
2. Halo Building Services Proposal
3. Halo Building Services Contract

ITEM 7.F

Authorization to execute an agreement with the Lunz Group for the design of the City of Kissimmee Fire Station No. 15

Request

Request Commission authorization to enter into a contract with the Lunz Group for \$701,229.80 for the design of the City of Kissimmee Fire Station No. 15. The funds are budgeted and available in the Sales Tax Fund.

Explanation

The City of Kissimmee Fire Department sought submittals from architects for architectural and design services for the construction of a new Fire Station No. 15 to service the growing local population. This Fire Station will border the Kissimmee Gateway Airport and will provide services including structural firefighting, emergency medical service (EMS) and Aircraft Rescue & Fire Fighting (ARFF). The City envisions a split floor plan design, with the ARFF service being within the Airport secure boundary.

RFQ2022-002 was legally advertised on February 6, 2022. The Request for Qualifications (RFQs) submissions were due on March 4, 2022. Four companies submitted RFQs. The selection committee met on Tuesday, March 15, 2022, to evaluate and score the proposals, at which time they selected the top two firms to return for interviews. The firms were interviewed on April 5, 2022 and the consensus of the selection committee was to request that Commission authorize staff to enter into a contract with the highest-ranked proposer, the Lunz Group of Lakeland, Florida.

- The Lunz Group - Lakeland, Florida
- Schenkel & Shulz - Orlando, Florida
- Bentley Architects & Engineering - Longwood, Florida
- ForeFront Architect - Clermont, Florida

A recommendation of award was posted, and no protests were received.

The selection committee was comprised of staff from the Fire Department, the Kissimmee Gateway Airport, and the Public Works & Engineering. Scoring consideration was based on but not limited to the firm's experience with similar type completed projects.

The Facilities Construction and Maintenance Manager will act as the Owner's Representative for the design and construction phase of the project. Civil Engineering is also included in this phase of the project.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
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10435106-506292	ST2209	Decrease	\$500,000	\$490,650
10435106-506292	To Be Assigned	Decrease	\$6,500,000	\$201,579

Financial Summary:

Funds for this project are available in project ST2209 in the amount of \$490,650. The remaining balance of \$201,579.80 will come from the Fire Station No. 15 Sales Tax project in the FY23 budget. This project number is not yet assigned.

Recommendation

Staff recommends the Commission authorize and execute the contract with the Lunz Group for the design of the City of Kissimmee Fire Department's new Fire Station No. 15 in the amount of \$701,299.80.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Fire

Presenter:

Attachment(s):

1. Fire Station No. 15 Design Agreement
2. Exhibit A - Scope of Service - Lunz Group Proposal
3. Short List Results

ITEM 7.G

Amendment to Federal Aviation Administration Airport Improvement Program Grant Agreement for Electrical Vault Project at Kissimmee Gateway Airport

Request

Request City Commission approval of an Amendment to the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant for Airport Electrical Vault Project in the amount of \$4,740.92

Explanation

The purpose of the change is for utility construction fees required by the Toho Water Authority. These fees represent a percentage of the final construction costs for public and private utilities, which amounts to 1% of the sanitary sewer, lift station, water and fire line construction line items and 2% for the force main and flow meter line items. The FAA will cover 100% of these costs under the AIP Grant previously accepted by the City Commission on August 18, 2020. FAA's participation requires the utilities to be under City ownership, therefore the City will assume the ownership and operation of the utilities, including any charges and fees related to these utilities.

The Amendment to the AIP Grant reflects the additional costs approved by the FAA.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
47070106-506393	AP2003	Increase	4,741.00	
47000334-334410	AP2003	Increase	4,741.00	

Financial Summary:

FAA will pay 100% of the additional costs, totaling \$4,741.

Recommendation

Staff recommends Commission approval of Amendment to the AIP Grant Agreement with the Federal Aviation Administration for the Airfield Electrical Vault Project in the amount \$4,741.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Airport
Presenter:

City of Kissimmee

Attachment(s):

1. Utility Construction Costs - TWA - Kissimmee Airport Elec. Vault
2. Construct Aifield Electrical Vault ISM-SOG-3-12-0038-037-2020-Grant Agreement (part 1) - signed

ITEM 7.H

Kissimmee Main Street New Service Agreement for Fiscal Year 2022-2023

Request

Staff requests approval of a new service agreement with Kissimmee Main Street for Fiscal Year 2022-2023, from October 1, 2022 to September 30, 2023.

Explanation

The City of Kissimmee and the Downtown Kissimmee Community Redevelopment Agency (CRA) have been longtime proponents of the Kissimmee Main Street Program and its contributions to the vitality of Downtown Kissimmee. Every year, through a Service Agreement between the City, CRA and Kissimmee Main Street, Kissimmee Main Street provides business recruitment and retention services, supporting and furthering small businesses throughout Downtown Kissimmee.

In addition, to attracting significant attention to Downtown Kissimmee with its annual signature events, Main Street has provided downtown businesses with critically needed support services, such as:

- Assisting new businesses with navigating local and state ordinances and regulations
- Assisting with basic business functions, such as business plans, finance and marketing
- Connecting downtown businesses to COVID-19 recovery resources and funding

Main Street has demonstrated its position as a valuable resource partner to the City and CRA. Staff is requesting approval of a new Service Agreement for FY 2022-2023 to allow Main Street to continue to provide business recruitment and retention services in Downtown Kissimmee.

Per the Agreement, Main Street responsibilities are:

A. Business Recruitment:

1. Conduct shopper surveys and market analysis to identify the types of businesses desired within the Main Street District.
2. Develop and implement an effective plan to promote vacant properties within the Main Street District.
3. Maintain current information on downtown business demographics. This information shall be posted on the Main Street website and available to the City's Development Services Department as well as the City's Economic Development Department.
4. Develop a marketing plan that promotes businesses and events in the Main Street District. Main Street shall work and meet regularly with the City's Communication and Public Affairs team to ensure all marketing plans work cohesively with the City's overarching message.
5. Promote and support the New Business Start-Up Grant in partnership with Kissimmee Utility Authority.
6. Work to explain the City building and renovation processes to prospective business owners. Main Street shall work with Development Services and other City Departments to develop a full understanding of the processes for the City's permitting and code enforcement offices.

B. Business Retention:

1. Create and distribute a Main Street newsletter that contains relevant business information and promotes downtown events.

City of Kissimmee

2. Coordinate or assist with events and activities with businesses in the area to promote existing businesses in the Main Street District.
3. Work with the University of Central Florida Business Incubator, the Small Business Development Center, and Prosper to provide assistance to small businesses in the Main Street District.
4. Help Main Street District businesses navigate the City's permitting processes, signage processes and act as a general liaison between the City and the Main Street District businesses.

This Agreement also requires the City to provide resources and training to Main Street staff in support of business assistance efforts.

Upon approval of this Agreement, the City and CRA shall provide funding in the amount of One Hundred Forty-Nine Thousand and Seven Hundred Thirty-Four Dollars (\$149,734.00) to Main Street for salary and benefits for two full-time employee positions; the City shall provide One Hundred Nineteen Thousand and Seven Hundred Thirty-Four Dollars (\$119,734.00) and the CRA shall provide Thirty Thousand Dollars (\$30,000.00). These positions are an Executive Director position and a Small Business Liaison position.

The CRA shall provide additional funding in the amount of Twenty Thousand Dollars (\$20,000.00) to Main Street for the purpose of administrative expenses, maintaining a website, and recruiting and retaining businesses in the CRA District. This funding shall be distributed quarterly in \$5,000.00 increments.

The Main Street Board has approved and signed the new Agreement.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
00125103-503434		Decrease	\$119,734	\$119,734

Financial Summary:

The City has sufficient funds to support this annual agreement.

Recommendation

Staff recommends approval of a new service agreement with Kissimmee Main Street for Fiscal Year 2022-2023, from October 1, 2022 to September 30, 2023.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services
Presenter:

Attachment(s):

1. Kissimmee Main Street Annual Report 2021-2022
2. Kissimmee Main Street Funding Agreement (2022-23)

ITEM 7.I

Resolution Adopting the First Amendment to the Master Development Agreement between the City of Kissimmee, Downtown Kissimmee Community Redevelopment Agency and Skyview Kissimmee Developer, LLC regarding the Beaumont Redevelopment Site.

Request

Staff requests the City Commission approve the resolution adopting the first amendment to the Master Development Agreement between the City of Kissimmee, Downtown Kissimmee Community Redevelopment Agency and Skyview Kissimmee Developer, LLC regarding the Beaumont Redevelopment Site.

Explanation

The City has had a long-term goal of adding more housing in the Downtown Kissimmee Community Redevelopment Area (CRA) to increase the number of full-time residents in Kissimmee's Downtown and support the growing number of employers in the Medical Arts District. The Beaumont Redevelopment Site, currently a city-owned property of approximately 20 acres, is located on the south side of Martin Luther King Jr. Boulevard between Central and Clyde Avenues. The City acquired this property in 2018 for the purpose of fostering redevelopment consistent with the City's goals for the CRA and the Medical Arts District, and the Downtown Kissimmee CRA Redevelopment Plan.

In 2020, the City issued RFQ2020-006 to solicit a qualified private sector master developer to spearhead the redevelopment project to include varying medium and high density residential unit types, and mixed use and commercial buildings to compliment the nearby Medical Arts District. On November 2, 2020, the City Commission accepted Skyview's proposal and authorized the City Manager to negotiate with Skyview to acquire and develop the property. On December 21, 2021, the City Commission approved the Master Development Agreement between the City of Kissimmee, the CRA and Skyview.

The purpose of the Master Development Agreement was to establish the responsibilities of the Parties, the development schedule, applicable development regulations and standards, and to memorialize the public-private partnership created for the Beaumont Redevelopment Project, including incentives and associated obligations.

This Amendment seeks to make the following minor modifications to the Master Development Agreement:

- a. Extends the time of performance to allow an extra year to complete construction of the project;
- b. Replaces the Conceptual Site Plan attached as an exhibit to the Agreement with a more specific Site Plan reflecting the Developer's current site improvement plans;
- c. Clarifies the amount and type of workforce housing provided by the Developer within the redevelopment project;
- d. Describes the Developer's intent to abandon specific public ROWs; and
- e. Provides for signatures of both the City and the CRA to approve and ratify the Agreement and the Amendment.

Recommendation

City of Kissimmee

Staff recommends the City Commission approve the resolution adopting the first amendment to the Master Development Agreement between the City of Kissimmee, Downtown Kissimmee Community Redevelopment Agency and Skyview Kissimmee Developer, LLC regarding the Beaumont Redevelopment Site.

REQUESTED CITY COMMISSION ACTION:

Adopt

Department: Development Services

Presenter:

Attachment(s):

1. Resolution First Amendment to Skyview MDA

ITEM 7.J

Ministerial Approval - General Pension Board - Janin Butler

Request

Request Commission ministerial approval of Janin Butler as the selected seventh member of the General Pension Board of Trustees. Ms. Butler is a current member whose term expires on September 30, 2022.

Explanation

As is written in the City Code; the General Pension Board has a seventh member (Trustee) who shall be chosen by a majority of the previous six (6) Trustees and shall be a legal resident of the City or own a business located in the City. The seventh person shall not be a member of the plan, a retiree, or an employee or an officer of the City or Toho Water Authority. The seventh Trustee shall be ratified by the City Commission and have the same rights of each of the other six (6) Trustees who have been appointed or elected. This position will serve a two-year term unless vacated sooner.

If ratified (approved), Ms. Butler's new term will expire September 30, 2024.

Recommendation

Staff and the General Pension Board recommend approval.

REQUESTED CITY COMMISSION ACTION:

Appoint/Reappoint

Department: City Manager

Presenter:

Attachment(s):

None

ITEM 7.K

Ministerial Approval - Police Pension Board - Camille Alicea

Request

Request Commission approval of the ministerial appointment of Camille Alicea as the fifth member of the Police Pension Board of Trustees

Explanation

The City Code requires two (2) trustees shall be residents appointed by the City Commission and two (2) trustees shall be members of the pension system who shall be elected by a majority of the police officers who are in the pension system. The fifth trustee shall be chosen for a two-year term in even-numbered years by a majority of the previous four (4) trustees as provided. The fifth member's name shall be submitted to the City Commission as a ministerial duty. The fifth trustee shall have the same rights as each of the other four (4) trustees appointed or elected as herein provided and shall serve a two-year term unless he or she vacates the office sooner. The fifth member selected to continue to serve is Camille Alicea. If approved, her new term will expire September 30, 2024.

Recommendation

Staff and the Police Pension Board recommend approval.

REQUESTED CITY COMMISSION ACTION:

Appoint/Reappoint

Department: City Manager

Presenter:

Attachment(s):

None

ITEM 8.A

Prospera Fiscal Year End Update and Approval of Services Agreement Renewal for FY2022-2023

Request

Prospera's Vice President, Mrs. Katia Media, will present a summary of their efforts for FY 2021-22 to the City Commission and respectfully requests approval of a continued contract for FY 2022-23.

Explanation

The City of Kissimmee has had a formal agreement with Prospera since 2016. Prospera provides entrepreneurs with technical support towards the creation, development and evolution of their businesses.

Mrs. Katia Medina, Vice President of Prospera, will provide the City Commission with a fiscal-year update on the activities even performed by the organization, for their contracted services in FY 2022-23.

The attached funding agreement outlines the City's expectations of services for the coming fiscal year.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
00110603-503434		Decrease		\$10,000

Financial Summary:

Contingent upon City Commission approval of the City's FY 2022-23 budget - funding for this program has been allocated in the Economic Development Division's "Other Contracted Services", in the amount of \$10,000.

Recommendation

Staff recommends approval of the funding agreement with Prospera, for \$10,000, to continue to provide technical support and assistance to our business community.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Manager
Presenter: Belinda Kirkegard

City of Kissimmee

Attachment(s):

1. Prospera Services Agreement FY 22-23
2. Prospera Central Florida - 9.2022-Kissimmee update

ITEM 8.B

Advisory Board Appointments and Vacancies

Request

The Commission is requested to appoint/reappoint multiple vacancies on advisory boards due to a resignation and term expiration dates approaching.

Explanation

- Seat #1 will be assigned to the Board of Adjustment vacancy due to the resignation of Fernando Homs.
- Seat #2 will be assigned to the Fire Pension Board vacancy. The current member (R. LeWayne Johnson, Esq.) is seeking reappointment.
- Seat #3 will be assigned to the Police Pension Board vacancy. The current member (Lisandra Roman) is seeking reappointment.

The Commission will have 30-days to make these appointments or an extension will be necessary. If no extension is requested, the appointment will automatically roll over to the next Commissioner in the rotation.

Commissioner Rotation:	Date Assigned:	Advisory Board:	Appointment Expires:	Requirements:
Seat #1 - Castano <i>*No applications currently on file*</i>	09/13/2022	Board of Adjustment	05/31/2023	City Resident and must have a Florida License as an Engineer, Architect, Surveyor or Contractor. Members may be a resident or non-City resident; non-residents must either own real property or maintain a business office within the City.
Seat #2 - Eady	09/27/2022	Fire Pension Board	09/30/2022	City Commission appointment, must be a City Resident
Seat #3 - Alvarez	09/27/2022	Police Pension Board	09/30/2022	City Commission appointment, must be a City Resident

Recommendation

Staff recommends the Commission make appointments to fill vacancies on the Board of Adjustment, Fire Pension and Police Pension Boards.

REQUESTED CITY COMMISSION ACTION:

City of Kissimmee

Appoint/Reappoint

Department: City Manager

Presenter: Mike Steigerwald

Attachment(s):

None