



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, JULY 2, 2024 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Commissioners Olga Castano, Angela Eady, Carlos Alvarez, III, Janette Martinez

Staff Present: City Manager Mike Steigerwald, City Attorney Olga Sanchez de Fuentes, City Clerk Linda Hansell

Members Absent: Mayor-Commissioner Olga Gonzalez, Deputy City Manager Desiree Matthews, Assistant City Manager Austin Blake

Vice-Mayor Castano called the meeting to order at 6:00 PM.

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

After a Moment of Silence, Commissioner Alvarez led the audience in the Pledge of Allegiance.

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Check Presentation By Congressman Darren Soto

Congressman Darren Soto will present a check for \$1.8 million in federal appropriations for the Kissimmee Hotel-Conversion Affordable Housing project.

(Presentation 6:37 p.m.) Representative Darren Soto's presentation was delayed during the meeting and started immediately following "Hear the Audience". Prior to the check presentation, Representative Soto provided an update on funding allocations and for specific projects, as listed: Rapid Rehousing, Infrastructure Law, CHIPS Act, Inflation Reduction Act, and the Pact Act. But the highlight of today's presentation is the \$1.8 million approved Community Project funds for affordable housing for The Haven on Vine, which was approved and pasted in this budget. He applauded the City for its continued aggressiveness in addressing homelessness and affordable housing.

Representative Soto continued his presentation and thanked Commissioner Martinez for her participation in the recent Round Table event. He discussed projects under way which included: \$1.25 million for Columbia Avenue, \$1 million for Kissimmee Airport, \$3.5 million for Orange/Osceola improvement to I-4, \$1.3 billion for Poinciana Parkway, \$6 billion for expansion for, connection to SunRail and Brightline with a stop in Osceola County which would allow for weekend travel, SunRail routes to the Airport, theme parks and routes that would go to Tampa and Brightline to Miami.

Representative Soto commended the City on working on developing downtown Kissimmee with grants and programs to benefit businesses and improve commerce. The events like Boo on Broadway, Juneteeth, Pride Fest, and July 4th bring people to downtown.

Downtown housing is being developed with several walkable projects and that will bring more people into downtown and drive the economy forward. He thanked the City for being great landlords and partnering with him to keep his office in his hometown of Kissimmee.

Representative Soto wrapped up his presentation with comments on the Veterans Clinic

opening in downtown, NeoCity receiving the only CHIPS and Science Act funds in the State of Florida, which is being used for Aerospace. Valencia has graduated their first technicians who can now work on the Aerospace project for manufacturing and production. He discussed working with Toho Water to apply for funding to expand water supplies, and funding for \$600,000 for the design work with the Army Corp of Engineers for the Lake Toho and Shingle Creek project which prioritized to improve the lake which will be approximately \$160 million for the entire project.

The Commission wholeheartedly thanked Representative Soto for all the things he accomplished this year for the City as well as Osceola County, looking forward to working with him on future projects.

3.B Proclamation - Parks and Recreation Month

To present a proclamation to Ed Kilroy, Chairman of the Parks and Recreation Advisory Board, in honor of Parks and Recreation Month.

City Manager Steigerwald read a proclamation in honor of Parks and Recreation Month as Vice-Mayor Castano and the City Commission presented the proclamation to Parks and Recreation Board Chairman, Ed Kilroy, who was joined by members of the Parks and Recreation Advisory Board.

Chairman Kilroy stated the Parks and Recreation Advisory Board is excited to be part of the progress being made in the City.

3.C Proclamation- 10th Anniversary of RISE Community Solutions

To present a proclamation to Morgan Clement, Director of Advancement of RISE Community Solutions for their 10th year anniversary.

City Manager Steigerwald read a proclamation in honor of the 10th Anniversary of RISE Community Solutions as the Vice-Mayor and Commissioners presented a proclamation in their honor to Morgan Clement, Director of Advancement for RISE.

Ms. Clement thanked the City of Kissimmee for recognizing their organization and stated it is an honor to offer services to our citizens.

3.D Employee of the Month for July

That the Commission join the City Manager in recognizing William "Will" Cruz of the Development Services Department as the Employee of the Month for July.

City Manager Steigerwald introduced Will Cruz of the Development Services Department, who is a Code Enforcement Officer. Code Enforcement Officers have one of the most difficult jobs in the City and Will is recognized for being respectful and having a fantastic personality, which is what makes him so exceptional at his job. All of these qualities led to his nomination and selection as Employee of the Month.

City Manager Steigerwald reminded everyone that the Employee of the Month is not selected by the Commission, City Manager, or department heads but by nominations that are reviewed and selected by a committee of their peers from all departments in the City and there is no greater honor.

Code Enforcement Officer Cruz thanked God, his wife and family, and he thanked his co-workers who helped make him who he is today. He has worked in many departments over his twenty (20) years of service, and he thanked each one. Finally, Officer Cruz thanked the City Manager and Commission for not laying people off during the down turn in the

economy; you are very much appreciated.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

- 4.A Public Hearing - Second and Final Reading - Proposed Ordinance #24-07 - Amending the Code of Ordinances, Chapter 28, Parks and Recreation, giving the City Manager the authority to implement or modify Parks and Recreation user rates, charges and fees.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 28, PARKS AND RECREATION, ARTICLE II, PARKS RULES AND REGULATIONS, DIVISION 1, GENERALLY, SECTION 28-20, POLICY OF USER FEES AND CHARGES, TO ALLOW THE CITY MANAGER TO MODIFY PARK AND RECREATION USER RATES, CHARGES AND FEES; AND PROVIDING AN EFFECTIVE DATE

Request approval of the Second and Final Reading of the Proposed Ordinance #24-07 giving the City Manager the authority to implement or modify Parks and Recreation user rates, charges and fees.

City Attorney Sanchez de Fuentes read Ordinance # 3102 by title.

City Manager Steigerwald reviewed the Second and Final Reading stating approval of this item would allow for the City Manager to implement or modify Parks and Recreation user rates, charges, and fees as needed due to inflation. Staff recommends approval after holding the Public Hearing.

Vice-Mayor Castano announced the Public Hearing with no response from the audience.

Commissioner Eady moved to approve the Final Reading of Ordinance # 3102. Commissioner Martinez seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Eady	AYE
Commissioner Alvarez	AYE
Commissioner Martinez	AYE
Vice-Mayor Castano	AYE
Mayor Gonzalez	ABSENT

Motion carried 4 - 0.

- 4.B Public Hearing - Second and Final Reading - Proposed Ordinance #24-08 - Amending the Code of Ordinances, Chapter 28, Parks and Recreation, Allowing the Use of Certain E-bikes on Bicycle or Pedestrian Ways within City Parks

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF KISSIMMEE, FLORIDA, CHAPTER 28, PARKS AND RECREATION, ARTICLE II, PARKS RULES AND REGULATIONS, DIVISION 2, REGULATIONS, SECTION 28-50, PROHIBITED ACTS, TO ALLOW THE USE OF CERTAIN E-BIKES ON BICYCLE OR PEDESTRIAN WAYS WITHIN CITY PARKS; AND PROVIDING AN EFFECTIVE DATE

Approval of the Second and Final Reading of the Proposed Ordinance #24-08 allowing the use of certain e-bikes on bicycles or pedestrian ways within City parks.

City Attorney Sanchez de Fuentes read Proposed Ordinance # 3103 by title.

City Manager Steigerwald reviewed the request and stated this would allow for Class 1 and Class 2 e-bikes within City Parks and, at the request of the City Commission, additional language was added to limit the use to pathways that are at least 10 feet in width. Concerns were raised by Risk Management, and it is being proposed that the rentals be provided by an approved vendor that would assume the responsibility of insurance liability and not the City's taxpayers. After holding the Public Hearing, staff recommended approval.

Vice-Mayor Castano announced the Public Hearing with no response from the audience.

Commissioner Alvarez requested more information on regulations being posted for the use of e-bikes, golf carts, and scooters, and specifically requested whether the regulations are posted.

City Attorney Sanchez de Fuentes and City Manager Steigerwald responded by confirming that no speed limits are posted because they are on sidewalks and not roadways. E-bikes are regulated based on class and have a maximum speed of 20 mph. Class 1 and Class 2 are regulated to be less than 20 mph. Based on the discussion, Commissioner Alvarez requested his safety concerns relating to regulating speed in parks be discussed at a future meeting. City Manager Steigerwald summarized that the Commission could take action on this Public Hearing and then staff would research and bring back more information to the Commission in reference to regulating speed limits.

Commissioner Alvarez moved to approve Ordinance # 3103. Commissioner Martinez seconded the motion.

Upon roll call, the vote was as follows:

Commissioner Alvarez	AYE
Commissioner Martinez	AYE
Commissioner Eady	AYE
Vice-Mayor Castano	AYE
Mayor Gonzalez	ABSENT

Motion carried 4 - 0.

5. PUBLIC HEARINGS

5.A Public Hearing - City of Kissimmee Annual Action Plan and Adoption of Accompanying Resolution

Approval of the City of Kissimmee Annual Action Plan for Fiscal Year 2024 and its accompanying Resolution authorizing the Mayor to execute any necessary documents and certifications.

Frances DeJesus, Development Services, reviewed the Kissimmee Action Plan for FY 2024 and the Adoption of the Resolution to authorize the use of funds. This serves as an application to the US Department of Housing and Urban Development (HUD) for the use of funds under the CDBG (Community Development Block Grant) and the HOME Investment Program. Ms. DeJesus reviewed in detail the funding breakdown for both program activities as listed in the agenda item. The availability of Plan Funds was advertised in the Osceola News Gazette, a Public Meeting was held, and a survey was distributed. No public comments were received in addition to the survey.

Vice-Mayor Castano announced the Public Hearing.

Tiffany Jeffers, President, Black Empowerment and Community Council, expressed her appreciation to Police Chief Betty Holland and the members of the Kissimmee Police Department for their joint presentation of our nation's colors at the Vanguard Awards on June 20, 2024. In addition, Commissioner Angela Eady was awarded the "Champion of Civic Leadership and Community Development" and Deputy City Manager Desiree Matthews was awarded the "Pillar of Public Service and Community Development".

Commissioner Eady accepted the award for herself and Deputy City Manager Desiree Matthews.

City Attorney Sanchez de Fuentes clarified the presentation by Ms. Jeffers was not part of the Action Plan adoption and the Commission will need to vote on the Public Hearing.

Commissioner Martinez made a motion to approve the Public Hearing and Adopt Resolution # 12-2024. Commissioner Alvarez seconded the motion.

AYE: Commissioner Alvarez, Vice-Mayor Castano, Commissioner Eady, Commissioner Martinez

NAY: None

Motion carried 4 - 0.

6. HEAR AUDIENCE

John Cortez, 216 Old Mill Circle, Kissimmee, was unable to attend the June 18, 2024, meeting due to a death in his family. He expressed his disappointment with the Commission vote allowing a candidate who did not live in the City to be placed on the ballot. The other concern he had was the person who made the motion to approve the candidate had a working relationship with the approved Mayor candidate. Although he does not have the resources to fight what happened, he wanted to express his concerns and state he was not the only candidate that was affected by the Commission's action. Mr. Cortez stated he has lived here for 28 years, served in the House of Representatives, and worked for Congressman Darren Soto, and his mission is to work for the people in his role as a human being and not based on nationality. He expressed his frustration with the Commission and stated it was not personal, but he had to say something.

Alex Alemi, 424 Lakeshore Blvd, Kissimmee, requested to speak on item 8.A. "Accessory Dwelling Unit (ADU Pilot Program)". Mr. Alemi wanted to hear the presentation on the City findings, but he does not feel it goes far enough to solve the loss of available affordable housing. He explained that the City is losing more than 1,000 units a year of affordable housing due to the price of housing units. He recently read a book, "*Escaping the Housing Trap*" by Charles Marohn and Daniel Herriges. The book provides insight and suggestions on how to address the issue. Mr. Alemi suggested that the City needs to develop the way we have historically, which was incrementally, with the next steps opening doors for legal, permitting, and finance. Permitting is an area that could be improved by having a specific type of unit or a pre-approved plan that could be used to build a cottage on your property. This idea would be you walking into City Hall in the morning and walking out with approved plans at noon and breaking ground an hour later. Another suggestion would be low-rate loans to property owners that would be paid back on incremental increases in tax revenue. He likes the way the Commission is thinking, and he wants the Commission to think bigger. At the

request of Commissioner Martinez, Mr. Alemi is going to provide some of his data to the Commission prior to the next meeting.

Commissioner Eady thanked Mr. Alemi for his input and she believes the State Legislature or Federal Government need to upgrade the definition of affordable housing or at least change the formula for affordable housing.

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.

Commissioner Martinez made a motion to approve the Consent Agenda in its entirety. Commissioner Eady seconded the motion.

Motion carried 4 - 0.

- 7.A Approval of City Commission Minutes from the June 18, 2024 meeting
Request Commission approval of the June 18, 2024 Commission Minutes.
- 7.B LED Stadium Lighting for Fortune Road
Approve and execute the LED Softball Field Stadium Lighting for Fortune Road in the amount of \$562,000, City Contract 20240392 with Musco Sports Lighting, LLC
- 7.C Approval of Agreement with Miller Electric Co.
Approval of an agreement with Miller Electric Co. (contract # 20240399) to provide video surveillance and access control security system installation, maintenance, repairs, and upgrades.
- 7.D FY 24-25 Human Trafficking - Law Enforcement Technology Solicitation Grant Application
Approval to submit an application to the FY 24-25 Human Trafficking (Grant #FLALL25) - Law Enforcement Technology Solicitation from the Florida Alliance to End Human Trafficking.
- 7.E Approval of a Permanent Right-of-Way Easement between BDQC Kissimmee, LLC and the City of Kissimmee.
Approval of a Permanent Right-of-Way Easement between BDQC Kissimmee, LLC and the City of Kissimmee to accommodate streetscape zone requirements on Main Street.
- 7.F Continuing services contract renewal for Planning Services
Requesting approval to renew contracts Inspire Placemaking Collective, Inc. (f/k/a S&ME, Inc.) (#23001424), Vanasse Hangen Brustlin, Inc. (#20240350), and GAI Consultants, Inc. (#20240102) for continuing general planning services.
- 7.G Continuing Professional Engineering Services Contract Extensions
Approval to extend the Engineering Continuing Services contracts with the following firms: (1) Consor Engineer, LLC. # 20230228, (2) Kimley-Horn and Associates, Inc. # 20230229, (3) Michael Baker International, Inc. # 20230232, (4) RS&H, Inc. #20230230, (5) BCC Engineering, LLC. #20230226, (6) Burgess & Niple, Inc.# 20230227, and (7) Metro Consulting Group, LLC. #20230231
- 7.H SHIP Owner Occupied Rehabilitation Agreement for the property located at 710 Ginwright Court
Approval of the State Housing Initiatives Partnership (SHIP) allocation for the property

located at 710 Ginwright Court, Kissimmee, FL 34744 and authorize the City Manager to execute this SHIP Owner Occupied Rehabilitation agreement under contract #20240038 with Habitat for Humanity of Greater Orlando and Osceola County, and any related documents necessary for the completion of the work and close-out process.

7.I SHIP Owner Occupied Rehabilitation Agreement for the property located at 1725 Foxhall Circle

Approval of the State Housing Initiatives Partnership (SHIP) allocation for the property located at 1725 Foxhall Circle, Kissimmee, FL 34741 and authorize the City Manager to execute this SHIP Owner Occupied Rehabilitation agreement under contract #20240039 with Osceola Council on Aging, Inc. and any related documents necessary for the completion of the work and close-out process as long as it does not exceed his signature approval.

7.J Selection of the Local Government Contribution for Affordable Housing RFA-2024-1

Approval of the Simpson Crossings Apartments as the selection of the City of Kissimmee Local Government Contribution to participate in the Florida Housing Finance Corporation (FHFC) RFA2024-201 and authorize the Mayor to sign the FHFC Local Government Verification of Contribution Form.

7.K First Right of Refusal with 667KM, LLC to Lease Property at Kissimmee Gateway Airport

Approval of a First Right of Refusal with 667KM, LLC to Lease Property at Kissimmee Gateway Airport, Aviation Way Business Airpark, Contract No. 20240391.

7.L Acceptance of funding from the Florida Department of Law Enforcement Cyber Task Force Grant

Authorize the Chief of Police to execute the FDLE Orlando Cyber/ESST Financial Assistance Agreement (Grant CYBER24) with the Florida Department of Law Enforcement (FDLE).

7.M Designation of Opioid Settlement Funds to Osceola Mental Health, d/b/a Park Place Behavioral

Approval to allocate to Osceola Mental Health Inc. d/b/a Park Place Behavioral \$110,546.65 of settlement dollars that have been received by the City and continue to contribute all future allocations of settlement dollars up to a total of \$500,000 in support of the Residential IV program.

8. DISCUSSION ITEMS

8.A Accessory Dwelling Unit (ADU) Pilot Program

Staff requests Commission input and direction on a proposed pilot program to provide funding assistance for new accessory dwelling units for eligible low income individuals.

This items is being postpone to July 16, 2024.

8.B Florida League of Cities Voting Delegate 2024

Commission designation of a voting delegate for the Florida League of Cities Annual Conference being held August 15-17, 2024 at the Diplomat Beach Resort in Hollywood, Florida.

The Commission discussed their ability to attend the Florida League of Cities Conference and City Manager Steigerwald answered questions concerning the travel and training budget for all Commission members to attend the conference. The consensus of the Commission is for Commissioner Eady to be the voting delegate.

Motion by Commissioner Alvarez for Commissioner Martinez to be the delegate, which was seconded by Vice-Mayor Castano. Prior to the vote, there was additional discussion among the Commission and Commissioner Eady was added as an attendee.

The initial vote was rescinded.

Commissioner Eady nominated herself to be the voting delegate. Commissioner Alvarez seconded the motion.

Motion carried 4 - 0.

8.C Request for Commissioner Martinez to attend the upcoming Osceola Chamber Board of Directors Retreat

Motion to approve the attendance of Commissioner Martinez at The Osceola Chamber Board of Directors Retreat in Louisville, KY, and for the associated expenses to be covered by the City.

City Manager Steigerwald briefed the Commission that Commissioner Martinez was invited to attend the retreat due to her seat on the Chamber Board. The request is for approval for Commissioner Martinez to attend the Osceola Chamber Retreat being held in Louisville, Kentucky. Because this travel is not budgeted, the Commission will have to approve the request to spend funds from the travel budget. The estimated cost would be approximately \$2,000, including registration and any meals or incidentals not included in the registration fee.

Commissioner Eady made a motion to approve Commissioner Martinez's attendance at the Osceola Chamber Retreat. Commissioner Alvarez seconded the motion.

Motion carried 4 - 0.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald reminded the Commission of the Monumental 4th of July on Thursday at 7:00 p.m. and fireworks are planned for 9:00 pm or as soon as possible if delayed by weather. The public can sign up for updates for the event by visiting the City website.

City Manager Steigerwald will be out of the office from July 4th through July 14th and will return on July 15th. Austin Blake will be Acting City Manager through Sunday, July 7th and Desiree Matthews will be Acting City Manager from July 8th until his return.

City Manager Steigerwald recognized City Clerk Linda Hansell who was recently selected by the Florida Association of City Clerk as the "Florida City Clerk of the Year for 2023-2024".

9.B CITY ATTORNEY

Nothing.

9.C CITY COMMISSION

Commissioner Eady commented on an African-American Baptist Church in Kissimmee that is older than the City of Kissimmee, and she requested staff look into this because they would like to be admitted to become a Historical Landmark.

City Manager Steigerwald summarized that staff could look into this as it could be part of

the Historic Preservation Board; he will have a member of the Planning staff get information back to Commissioner Eady.

Commissioner Alvarez wished everyone a safe 4th of July and commented on watching over the children, Police, and Fire. Have a safe, enjoyable 4th of July.

Commissioner Martinez commended City Manager Steigerwald and his staff for the work they've done in keeping employees working during a time when the City was experiencing a downturn in the economy during COVID. She further expressed her appreciation for Code Enforcement and the comments we have received on how helpful they have been in answering questions and working with the citizens. Commissioner Martinez announced a Town Hall meeting that she is hosting on July 18, 2024, at 6:00 pm at 806 Emmett Street, Kissimmee. Citizens are invited to attend to hear details on projects in Kissimmee and provide comments and feedback. The second event is on July 13, 2024. The Mercy Foundation will be holding a Free Clinic for the public, you can make appointments in advance.

Commissioner Martinez commented on the Resolution 06-2019 that was passed in 2019 but was used during Election Qualifying at the June 18, 2024, Commission meeting. She recommended language be added that would allow for law enforcement or outside agencies to do a background check as part of due process to confirm candidates would qualify for participation in the election. She suggested including in our process requirements for utility bills, or affidavits from the property owner when it involves a renter/lease.

During the Commission discussion on whether this would require a Charter Change, City Attorney Sanchez de Fuentes stated Resolution 06-2019 was passed as guidelines in addition to the City Charter. Staff can bring a new Resolution with stronger language to the Commission for approval prior to the next election cycle. Resolution 06-2019 was a product of the 2018 election when we had residency issues as well, and we felt we had accurately addressed those concerns. Additional language to reinforce the Charter's intent and close any gaps in the process is something we can do better.

Commissioner Martinez thanked the staff and read her suggested language that she would forward to the City Attorney.

Vice-Mayor Castano commented on the qualifying process and the pressure the Commission was under to make a decision quickly. It was uncomfortable and we should have been given more time and included the Supervisor of Elections and an investigator in the process. The Commission needs to be prepared.

Commissioner Eady stated this is not a new process and when you have questions, that is the time to ask.

Commissioner Alvarez questioned whether there is an investigation ongoing related to this issue. City Manager Steigerwald stated the Election Qualifying was decided by the Commission that night and the only other comments we were aware of were made by Jeremy Fetzer who stated he filed a complaint with the Florida Department of Law Enforcement. We are unaware of the status of any case with FDLE.

Commissioner Martinez concluded that the candidate in question provided the documents to the Clerk with an affidavit. At this point, it is a legal matter about whether the information provided was true or false and whether they broke the law. Based on the documentation

provided to the Commission, the vote was taken as 5-0. If the Commission was uncomfortable, the outcome of the vote should have been different.

City Attorney Sanchez de Fuentes will bring back a Resolution to the Commission for consideration. City Manager Steigerwald would like to get his done quickly.

10. ADJOURNMENT

There being no further business to come before the Commission, Vice-Mayor Castano adjourned the meeting at 7:13 PM.



ATTEST:

Linda S Hansell
CITY CLERK

Olga Gonzalez

MAYOR-COMMISSIONER