



**MEETING MINUTES
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, JANUARY 7, 2025 AT 6:00 PM**

1. MEETING CALLED TO ORDER

Members Present: Mayor Jackie Espinosa, Commissioners Noel Ortiz, Angela Eady, Carlos Alvarez, III, Janette Martinez

Staff Present: City Manager Mike Steigerwald, City Attorney Olga Sanchez de Fuentes, Deputy City Manager Desiree Matthews, Deputy City Manager Austin Blake, City Clerk Tameara Crespo

Mayor Espinosa 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 Employee of the Month for January

Staff requests that the Commission join the City Manager in recognizing Wendolyn "Yary" Nunez of the Development Services Department as the Employee of the Month for January.

City Manager Steigerwald introduced Yary Nunez and reviewed the qualities and attributes which led to her 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.

3.B Service Awards for October, November, and December 2024

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

City Manager Steigerwald acknowledged employees who've reached service milestones of five, ten, fifteen, twenty, twenty-five, and thirty-five years, and presented awards to those who were in attendance.

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing - Second and Final Reading - Proposed Ordinance #24-17 - Amending Chapter 38 to create Section 38-1: Public Camping or Public Sleeping and repealing Chapter 10, Article X: Panhandling.

AN ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE CITY OF KISSIMMEE, FLORIDA, CREATING AND ENACTING CHAPTER 38, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES," ARTICLE 1, "IN GENERAL," SECTION 38-1 "PUBLIC CAMPING OR SLEEPING" OF THE KISSIMMEE CITY CODE, AMENDING CHAPTER 1, "GENERAL PROVISIONS," SECTION 1-22, "GENERAL PENALTY," TO PROVIDE FOR PENALTY; AMENDING CHAPTER 42, "TRAFFIC AND VEHICLES,"

ARTICLE II, "PARKING, STANDING, STOPPING," DIVISION 1, "GENERALLY," SECTION 42-22(A), "HEARING TO CONTEST CITATION BEFORE CITY HEARING OFFICER" TO PROVIDE FOR CIVIL HEARINGS; REPEALING CHAPTER 10, "BUSINESSES AND BUSINESS REGULATIONS" ARTICLE X "PANHANDLING;" PROVIDING FOR FINDINGS, PURPOSE, INTENT AND DEFINITIONS; MAKING THE ACT OF PUBLIC CAMPING AN OFFENSE PUNISHABLE BY LAW, PROVIDING FOR PROGRAM IMPLEMENTATION REQUIREMENTS AND PROVIDING FOR ENFORCEMENT AND ADMINISTRATIVE PROCEDURES; PROVIDING SEVERABILITY, ADMINISTRATIVE CORRECTION, CODIFICATION, PUBLICATION REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Approval of the Second and Final Reading of the Proposed Ordinance #24-17 creating a section titled: Public Camping or Public Sleeping and repealing Chapter 10, Article X: Panhandling.

City Attorney Sanchez de Fuentes read Proposed Ordinance # 3112 by title. Mayor Espinosa announced the Public Hearing with no response from the audience.

Commissioner Eady made a motion to approve the Public Hearing and adopt Ordinance #3112. Commissioner Martinez seconded the motion.

AYE: Commissioner Eady, Commissioner Martinez, Mayor-Commissioner Espinosa, Commissioner Ortiz

NAY: Commissioner Alvarez

Motion carried 4 - 1.

5. PUBLIC HEARINGS

6. HEAR AUDIENCE *Anything requiring a vote will be heard at a later time.*

Ray Parsons, 111 Monument Avenue, recognized previous commissioners and discussed the downtown redevelopment project. He requested commission consideration to push the project toward completion.

Tom Kapp, 21 N Clyde Avenue, discussed oversized trucks on downtown streets, and spoke in support of reducing Broadway to two lanes.

At Mayor Espinosa's request, City Manager Steigerwald provided an update on the Connect Kissimmee Street Project, highlighting past commission decisions made through community outreach. He outlined the project objectives, current FDOT funding deadlines, and stated that the project will proceed as planned, though lane elimination options can be explored if the commission desires. City staff will consult with the project consultant to draft an amendment for commission approval, ensuring FDOT funding deadlines are met by May. Mayor Espinosa encouraged one-on-one meetings with her and management to address any further citizen concerns.

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

Motion carried 5 - 0.

7.A Approval of Minutes from the December 17, 2024 CRA Workshop and City Commission meeting

Request Commission approval of the December 17, 2024 CRA Workshop and City Commission meeting minutes.

7.B Design Services for Lakeside Fire Station & Community Center

Approval of the civil design services agreement (Contract #20250108) with KPM Franklin for the City of Kissimmee Fire Station Lakeside and the Lakeside Community Center in the amount of \$130,800.00. The funds are budgeted and available in the Bond Fund.

7.C Bid Award for Shingle Creek Regional Trail South Phase 2A Lancaster Loop Project

Approval to award the bid for the construction of the Shingle Creek Regional Trail South Phase 2A project to Atlantic Civil (contract # 20250094), in the total project amount of \$6,602,715.94. This project will be funded by the Florida Department of Transportation (FDOT) and the City of Kissimmee local fund, FIN 442334-1-58-01.

7.D Interlocal Agreement with Toho Water Authority for Utility Line Relocations for the City of Kissimmee Connect Kissimmee Complete Streets Project

Approval of Interlocal Agreement between City of Kissimmee (COK) and Toho Water Authority (TWA) relating to utility line relocations for the Connect Kissimmee Complete Streets project (contract # 20250135), in the total utility line relocations project amount of \$6,677,440. This amount will be funded by Toho Water Authority.

7.E Municipal Inter-Local Voluntary Cooperation Mutual Aid Agreement for the Kissimmee Police Department

Approval to enter into a Municipal Interlocal Voluntary Cooperation Mutual Aid Agreement (contract #20250138) with various jurisdictions that will expire on January 1, 2029.

8. DISCUSSION ITEMS

8.A Advisory Board Vacancy: Board of Adjustment

The Commission is requested to make appointments to fill a vacancy on the Board of Adjustment.

Commissioner Martinez received a qualified application which was distributed for consideration. (Exhibit "A").

Commissioner Alvarez made a motion to appoint Jeffrey Wolff to the Board of Adjustment. Commissioner Eady seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Commissioner Martinez, Mayor-Commissioner Espinosa, Commissioner / Board Member Ortiz

NAY: None

Motion carried 5 - 0.

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald reminded the audience about the Martin Luther King Festival this Saturday at Lakefront Park.

9.B CITY ATTORNEY

9.C CITY COMMISSION

Commissioner Martinez provided community updates and announcements. Commissioner Alvarez announced his excitement about future city projects. Mayor Espinosa expressed gratitude to everyone who contributed to the city's inaugural menorah lighting, and anticipates many more events that promote diversity and inclusivity.

10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 6:37 PM.



ATTEST:

Tameara Crespo

CITY CLERK

MAYOR-COMMISSIONER

Advisory Board Application



Submitted on	7 January 2025, 1:19PM
Receipt number	17
Related form version	8

Applicant Information

First Name	Jeffrey
Last Name	Wolff
Street Address	1503 Regal Cove Blvd
City	Kissimmee
State	FL
Zip Code	34744
Phone	3214452141
Email	jeff@cflbsolutions.com
Name of Employer	Central Florida Building Corporation, Inc
Are you a resident of the City of Kissimmee?	No, I do not live in the City of Kissimmee
Do you own/operate a business in the City of Kissimmee?	Yes, I own/operate a business in the City of Kissimmee
Legal Name of Business Owned/Operated by Applicant	Central Florida Building Corp, Inc
Street Address of Business Owned/Operated by Applicant	815 Mabbette Street
City of Business Owned/Operated by Applicant	Kissimmee
State of Business Owned/Operated by Applicant	FL
Zip Code of Business Owned/Operated by Applicant	34741

Board Interest & Qualifications

Please select all advisory boards you wish to serve on: Historic Preservation Advisory Board

Please list any community activities, including organizations for which you have volunteered or any boards you have served on.

Kissimmee Mainstreet, Economic Development Board, Osceola Planning Advisory Committee

Please list any special skills or certifications?

Florida Certified General Contractor, Business Owner, Design & Drafting Degree

Please attach your resume or proof of qualification and/or licenses.

[Wallet Card 2026.pdf](#)

Demographics & Certifications

Are you a member of any of the following minority groups?

White, non-hispanic

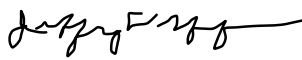
What is your gender?

Male

Are you physically disabled?

No, I am not physically disabled

Signature



[Link to signature](#)



STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

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STATE OF FLORIDA DEPARTMENT
OF BUSINESS AND PROFESSIONAL
REGULATION

CBC1257020
CERTIFIED BUILDING CONTRACTOR
WOLFF, JEFFREY DONALD
CENTRAL FLORIDA BUILDING CORPORATI

ISSUED: 07/22/2024

Signature
LICENSED UNDER CHAPTER 489, FLORIDA STATUTES
EXPIRATION DATE: AUGUST 31, 2026

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CONSTRUCTION INDUSTRY LICENSING BOARD

LICENSE NUMBER: CBC1257020

EXPIRATION DATE: AUGUST 31, 2026

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

WOLFF, JEFFREY DONALD
CENTRAL FLORIDA BUILDING CORPORATION INC
815 MABBETTE ST SUITE 108
KISSIMMEE FL 34741



ISSUED: 07/22/2024

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