



**MEETING AGENDA
SESSION OF THE CITY COMMISSION
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
TUESDAY, FEBRUARY 18, 2025 AT 6:00 PM**

1. MEETING CALLED TO ORDER

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. PROCLAMATIONS AND SPECIAL PRESENTATIONS

3.A Swearing In of New Firefighters

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

5. PUBLIC HEARINGS

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 Approval of City Commission Minutes from the February 4, 2025 Workshop and City Commission meeting

7.B Approval of early renewal of lease purchase agreement between the City of Kissimmee and Axon Enterprise, Inc.

7.C Purchase of Wheeled Hydraulic Excavator

7.D Sidewalk Easement for the Pinnacle at the Wesleyan Apartments

7.E Reclassification of Part-Time Police Accreditation Specialist to Full-Time Accreditation Manager

7.F Development Agreement between the City of Kissimmee and United Cerebral Palsy of Central Florida, Inc. (UCP) for the UCP Osceola Campus Charter School

7.G Interlocal Agreement between the City of Kissimmee and the Vine Street Community Redevelopment Agency regarding Bond Funding

7.H Disposal of City Assets

7.I Change Order to Increase the Funding and Extend the Completion Date for the Rehabilitation of 1703 Smith Street

7.J Subrecipient Agreement with Habitat for Humanity of Greater Orlando & Osceola County, Inc. to Construct New Housing

7.K Contract Extensions for Roofing Installation and Repair Contractor Services

7.L Business Leases for 1021 West Oak Street, Suite C and Suite F

8. DISCUSSION ITEMS

- 8.A East Central Florida Regional Planning Council Resilient Corridors Coalition Memorandum of Understanding
- 8.B Kissimmee Place Development Group, Inc.-Public Private Partnership Unsolicited Proposal

CITY COMMISSION RECESSES AND CONVENES AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD

- 8.C (VSCRA) Interlocal Agreement between the City of Kissimmee and the Vine Street Community Redevelopment Agency regarding Bond Funding
- 8.D (VSCRA) Change orders for Kissimmee Utility Authority Line Extension Contracts for the Vine Street CRA
- 8.E (VSCRA) Kissimmee Utility Authority Contract for Line Extension Services for streetlight upgrades on the Vine Street corridor.

COMMUNITY REDEVELOPMENT AGENCY BOARD ADJOURNS AND RECONVENES AS THE CITY COMMISSION

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 City Commission 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

Swearing In of New Firefighters

Request

Staff requests that our five new employees be sworn in as City of Kissimmee Fire Department Firefighters.

Explanation

Five new employees have been hired by the City of Kissimmee Fire Department. These employees have completed an extensive orientation and have now been assigned to a shift and station.

Staff requests that these employees be sworn-in in front of the City Commission to reflect the professionalism and respect their jobs warrant. This will also allow the Commissioners an opportunity to meet the new firefighters that will be serving this city.

The firefighters to be sworn in are:

Firefighter Robert Stumpf
Firefighter Matthew Roberts
Firefighter Logan Wade
Firefighter Michael Perceval
Firefighter Luis Morales

Department: Fire
Presenter: James Walls

Attachment(s):

1. (S) Swearing In of New Firefighters-Oaths of Office

ITEM 7.A**Approval of City Commission Minutes from the February 4, 2025 Workshop and City Commission meeting****Request**

Request Commission approval of the February 4, 2025, Workshop and City Commission Minutes.

Explanation

Minutes of the Commission workshop and meeting held on February 4, 2025, are attached for approval.

Recommendation

Staff recommends Commission approval.

REQUESTED CITY COMMISSION ACTION:

Department: City Commission

Presenter:

Attachment(s):

1. (S) CCM MIN FEB 04 2025 (Downtown Street Closures/Alcohol Sales Workshop)
2. (S) CCM MIN FEB 04 2025

ITEM 7.B

Approval of early renewal of lease purchase agreement between the City of Kissimmee and Axon Enterprise, Inc.

Request

Approval of the early renewal of lease purchase agreements under the Officer Safety Program for the Police Department, which includes Conducted Electrical Weapons (CEWs), body cameras, and digital evidence storage, extending the current agreements with Axon Enterprise, Inc. (Contracts 20230146 & 20240281) for a new five-year term.

Explanation

Axon Enterprise, Inc. is the current provider for the Officer Safety Program in the Police Department, which is composed of CEW units, body cameras and digital evidence storage currently under its fourth year of the lease purchase agreement. The initial agreement provided for sworn positions in the Patrol division, with later agreements adding School Resource Officers (SRO) and Community Engagement Officers (CEU). This new agreement would expand body camera coverage to include the Criminal Investigation Divisions, Special Task Force Officers and Lieutenants. Training and virtual reality support is provided by Axon.

This agreement upgrades the Department's less lethal taser from a Taser 7 model to a Taser 10, providing greater accuracy when using less lethal force. Renegotiating the current contracts prior to their completion saves the City \$1,624,419.67 over the new contract period and protection from future price increases. The first year's payment of \$394,060.57 will be covered by the current budget of \$406,260. Monies will be allocated in the next four operating budgets based upon the attached payment schedule to reflect a total purchase price of \$3,082,648.53 over the entire 5-year period.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
00190707-507171			406,260	394,060.57

Financial Summary:

In addition to this initial payment of \$394,060.57, future payments will be made over the next 4 years as follows:

FY 2026	\$658,385.51
FY 2027	\$667,211.26
FY 2028	\$681,494.27
FY 2029	\$681,496.92

Recommendation

City of Kissimmee

Staff requests Commission approval for entering into the new agreement with the five (5) year payments.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Police

Presenter:

Attachment(s):

1. Sole Source Axon Agenda Item 020325
2. Human Trafficking Affidavit Axon Agenda 020325
3. (S)Axon Master Agreement 020325
4. Agenda Item Draft Axon Agenda 020325

ITEM 7.C

Purchase of Wheeled Hydraulic Excavator

Request

Approval to purchase a M322 Wheeled Hydraulic Excavator from Ring Power Corporation in the amount of \$410,206.00.

Explanation

Stormwater Operations has budgeted to replace its 1993 excavator this year. Because of its versatility, the excavator is one of the most relied upon machines in the operations group and consequently receives heavy use that accelerates wear while decreasing reliability. The replacement unit would be used primarily for storm system repair along with other routine maintenance activities. Because of the machine's maneuverability, it also plays a major role in cleanup after storms.

The Fleet Maintenance division has reviewed the purchase in order to ensure compatibility and conformance to City standards. Procurement has also reviewed specifications to allow for competitive/comparative pricing.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
40945506-506494	SW2507	Decrease	\$425,000	\$410,206

Financial Summary:

Sufficient funds are available in the Stormwater Utility Fund in project SW2507.

Recommendation

Approval to purchase a Wheeled Hydraulic Excavator from Ring Power Corporation in the amount of \$410,206.00.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering
Presenter:

Attachment(s):

1. CITY OF KISSIMMEE QUOTE

City of Kissimmee

ITEM 7.D

Sidewalk Easement for the Pinnacle at the Wesleyan Apartments

Request

Approval of a sidewalk easement with Pinnacle at the Wesleyan, LLC, for the multifamily development known as Pinnacle at The Wesleyan Apartments. (Contract #20250169).

Explanation

Pinnacle at the Wesleyan, LLC, owns a parcel within the Kissimmee city limits currently being developed as a multifamily housing project known as the Pinnacle at the Wesleyan Apartments, also known as The Cove (DRC# 21-00090). The proposed sidewalk easement is necessary to accommodate a portion of the public sidewalk that will traverse the property, ensuring connectivity and public accessibility.

Recommendation

Approval of a sidewalk easement with Pinnacle at the Wesleyan, LLC, for public sidewalk access within the property associated with The Cove (DRC# 21-00090).

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. (S) Sidewalk Easement
2. Vicinity Map

ITEM 7.E

Reclassification of Part-Time Police Accreditation Specialist to Full-Time Accreditation Manager

Request

The Kissimmee Police Department requests the reclassification of our part-time Accreditation Specialist to a full-time Accreditation Manager (Pay Grade 21). This will increase our current civilian staffing allocation by one full-time position and will eliminate one part-time position.

Explanation

As we continue our commitment to providing the highest standards of public safety and ensuring our operations align with nationally recognized best practices, it has become increasingly evident that a full time Accreditation Manager is essential to manage and sustain our accreditation efforts effectively. Accreditation serves as a benchmark for excellence in law enforcement, demonstrating our adherence to rigorous standards in policies, procedures, training, and service delivery. While this endeavor reflects our dedication to transparency, accountability, and continuous improvement, it is a complex and ongoing process that requires significant time, expertise, and coordination.

Our research included the review of Accreditation Manager job descriptions from the City of Altamonte Springs, City of Sanford, City of Coconut Creek, and the average salary of an Accreditation Manager within the State of Florida from available data. The Kissimmee Police Department has been Accredited through the Commission for Florida Law Enforcement Accreditation since 2012.

The Kissimmee Police Department will absorb the increase in salary for the full-time accreditation by utilizing funds from current vacancies in the current fiscal year.

Recommendation

Staff requests Commission approval for the reclassification of part-time Police Accreditation Specialist to a full-time Accreditation Manager.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Police

Presenter:

Attachment(s):

1. Reclassification Memo
2. CFA-Edition-5.24-October-2024-1

ITEM 7.F

Development Agreement between the City of Kissimmee and United Cerebral Palsy of Central Florida, Inc. (UCP) for the UCP Osceola Campus Charter School

Request

Approval of a Development Agreement (contract #20250175) to deem UCP Osceola Campus a Project of Significant Importance to the City and acknowledge the Developer's request for flexibility from the Form-Based Code on specific design considerations for the project located at 200 W. Vine Street.

Explanation

The applicant, UCP Osceola Campus, is proposing to develop a 37,689 square-foot, single-story specialized charter school, which will include 27 classrooms, administrative and medical offices, as well as early childhood day care services. The development also includes 141 parking spaces, a playground, a covered seating area, and a basketball court. The applicant is proposing a water retention pond facing Vine Street, which is considered as a primary street. According to the applicant, due to the unique drainage challenges, which include being located within the 100-year floodplain, the northern area must accommodate the retention pond and flood storage. Additionally, the property's width of 300 feet presents a unique challenge as it does not provide sufficient space for a wet pond to be located within the side yard(s). Land Development Code Section 14-5-6 requires developments to be oriented towards a primary street.

UCP Osceola Campus Operations

- Provides high quality education and therapy for all students with and without disabilities as a state-of-the-art educational and pediatric therapy facility serving approximately 326 students.
- UCP Osceola Campus offers the designated support for a diverse range of educational needs, including cutting-edge classrooms, advanced technology, and specialized resources designed to support students with disabilities alongside their peers in an inclusive environment.
- While traditional schools typically maintain a ratio of one teacher per classroom, UCP adapts to the severe and diverse needs of its students by assigning one teacher and at least one paraprofessional to every classroom, with some classrooms requiring two paraprofessionals.
- Certain students with severe disabilities are provided with one-on-one support, meaning a dedicated staff member is assigned to work exclusively with the student throughout the day.
- UCP Osceola Campus features an enhanced pediatric therapy facility that will provide a range of services, including physical, occupational, and speech therapy, ensuring development and support for students.

Based on Section 14-5-14 of the City of Kissimmee Land Development Code (LDC), a Project of Significance to the City is defined as any development or redevelopment project with special site characteristics of such a size, especially very small or very large, determined by the City Manager to be of such economic or social importance to the city that warrants greater flexibility in the interpretation of this chapter. A Development Agreement will outline specific design considerations consistent with the overall design intent of the Form-Based Code area. This Development Agreement will be between the City of Kissimmee and United Cerebral Palsy of Central Florida, Inc.(UCP) for the UCP Osceola Campus.

Recommendation

City of Kissimmee

Approval to execute the Development Agreement between the City of Kissimmee and United Cerebral Palsy of Central Florida, Inc. (UCP).

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter:

Attachment(s):

1. (S) UCP Osceola Campus - Development Agreement
2. UCP Osceola Campus - Aerial Map

ITEM 7.G

Interlocal Agreement between the City of Kissimmee and the Vine Street Community Redevelopment Agency regarding Bond Funding

Request

Approval of an Interlocal Agreement between the Vine Street Kissimmee Community Redevelopment Agency (CRA) and the City of Kissimmee, Contract #20250168, for the portion of the Series 2024 Capital Improvement Refunding Revenue Bonds associated with the Vine Street Kmart Site Acquisition.

Explanation

On October 31, 2024 the City purchased the Vine Street Kmart Site located at 2211 West Vine Street. The City spent a portion of the Series 2024 Bonds to make that acquisition. The debt was structured with the intent that CRA revenues would be used for the Kmart Project portion of the bonds. This Agreement obligates the CRA to use its Tax Increment Revenue to reimburse the City for the costs of the site.

Recommendation

Approval of the Interlocal Agreement with the Vine Street CRA for the portion of the Series 2024 Capital Improvement Refunding Revenue Bonds associated with the Vine Street Kmart Site Acquisition.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Economic Development

Presenter:

Attachment(s):

1. (S) Interlocal Agreement - Vine St. CRA-City - 2024 Bonds (02767589-3)

ITEM 7.H

Disposal of City Assets

Request

Approval to dispose of the asset items detailed in the attached report.

Explanation

The Charter states that the City Manager “shall not dispose of property belonging to the City, except on authority of the City Commission.” Therefore, staff is requesting approval to dispose of the items included on the attached list.

The items included on the attached list are slated to be auctioned, junked or scrapped and have not previously been approved for disposition by the City Commission. These items will be placed up for auction via George Gideon Auctioneers, Inc. online auction.

There are several vehicles on the list that may fulfill requests the City has received from several city governments in Puerto Rico for consideration to sell to them prior to sending the vehicles to auction. Staff will work with the requestors to determine if any of these vehicles meet their needs and whether a fair market value price can be agreed upon.

Recommendation

Staff recommends Commission approval to remove these items from the City’s equipment inventory listing and to either sell them at fair market value to other municipal governments or send those items to the auction for disposition.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Finance

Presenter:

Attachment(s):

1. February 2025 Asset Disposal

ITEM 7.I

Change Order to Increase the Funding and Extend the Completion Date for the Rehabilitation of 1703 Smith Street

Request

Approval of Change Order #1 and #2, contract #20240039, increasing the funding amount and extending the completion date for the rehabilitation of 1703 Smith Street.

Explanation

On October 1, 2024, the City Commission approved the rehabilitation of the property located at 1703 Smith Street, Kissimmee, FL 34741. The agreement stated an amount of \$65,659.20 and a completion date of December 27, 2024. However, the Council on Aging (COA), which is acting as the contractor on this project, was recently advised that the house needed additional electrical work due to substandard panels, wiring, and smoke detectors to bring it up to code.

The COA is requesting that the City increase the project budget by an additional \$4,574.00 and extend the completion deadline to April 30, 2025.

The Owner-Occupied Rehabilitation Agreement between the City, Osceola Council on Aging, and the property owner, Rosemary Holt, will be amended accordingly and given to the Mayor for her signature at a later time.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
11225103 503434	SHIP 2021 - Rehab Construction String	Decrease	4,574	4,574

Financial Summary:

There is no fiscal impact on the General Fund since this is a grant funded project.

Recommendation

Approve Change Order #1 and #2, contract #20240039, increasing the funding amount and extending the completion date for the rehabilitation of 1703 Smith Street.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services
Presenter:

City of Kissimmee

Attachment(s):

1. Change Order #001
2. Change Order #002

ITEM 7.J

Subrecipient Agreement with Habitat for Humanity of Greater Orlando & Osceola County, Inc. to Construct New Housing

Request

Approve and execute the State Housing Initiatives Partnership (SHIP) Program Agreement, contract number #20240038, between the City of Kissimmee and Habitat for Humanity of Greater Orlando & Osceola County, Inc. to construct two affordable homes on Lincoln Street.

Explanation

Habitat for Humanity of Greater Orlando & Osceola County, Inc. submitted a funding application to request \$75,000 to assist with the construction cost of two homes located on Lincoln Street - 599 Lincoln Street and 623 Lincoln Street.

The Local Housing Assistance Plan (LHAP) which covers the years 2022 through 2024 includes New Construction of Infill Housing for Sale as a strategy under the City's SHIP program. City staff reviewed the application, and determined that the request meets the requirements of the strategy as described in the LHAP. Under this strategy, the developer, in this case Habitat for Humanity, will receive a deferred loan in the amount of \$75,000 (\$37,500 per unit) to assist in the development and construction of the two lots. Once the construction is completed, before the sale of the units to income eligible homebuyers, the deferred loan will be forgiven and a restrictive covenant will be placed on each of the properties. The restrictive covenants will ensure the properties remain affordable for 10 years after they are purchased.

This project is being funded by the SHIP Program. It is part of the Habitat's Builders Blitz 2025.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
11225108 508282	SHIP2022	Decrease	75,000	75,000

Financial Summary:

There is no financial impact on the General Fund since this is a grant-funded project.

Recommendation

Approve and execute the State Housing Initiatives Partnership (SHIP) Program Agreement, contract number #20240038, between the City of Kissimmee and Habitat for Humanity of Greater Orlando & Osceola County, Inc. to construct two affordable homes on Lincoln Street.

REQUESTED CITY COMMISSION ACTION:

City of Kissimmee

Approve

Department: Development Services

Presenter:

Attachment(s):

1. (S) Lincoln St SHIP Habitat Agmt

ITEM 7.K

Contract Extensions for Roofing Installation and Repair Contractor Services

Request

Approval to extend the continuing services contracts for Roofing Installation and Repair Contractor Services with the following contractors: (1) Advanced Roofing, Inc. (Contract #20230046), (2) Atlas Apex Roof LLC (Contract #20230168), and (3) Springer-Peterson Roofing and Sheet Metal (Contract #20230067).

Explanation

On March 1, 2022, the City Commission approved the selection of four contractors: Advanced Roofing, Inc., Atlas Apex Roof LLC, Springer-Peterson Roofing and Sheet Metal, and Roof Control Services, Inc. for continuing services contracts for Roofing Installation and Repair Contractor Services for City facilities. These contracts were awarded on a task-order basis for an initial three-year term, with the option for two one-year extensions. This extension would be the first of the two available.

At this time, three contractors, Advanced Roofing, Inc., Atlas Apex Roof LLC, and Springer-Peterson Roofing and Sheet Metal, have submitted the required extension documentation. Staff is requesting approval to extend their contracts through March 1, 2026. The remaining contractor, Roof Control Services, Inc., will be presented for Commission approval once the necessary extension documentation is received.

Recommendation

Approval to extend the continuing services contracts for Roofing Installation and Repair Contractor Services with Advanced Roofing, Inc., Atlas Apex Roof LLC, and Springer-Peterson Roofing and Sheet Metal for an additional year, setting the new expiration date as March 1, 2026.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Public Works & Engineering

Presenter:

Attachment(s):

1. (S) Advanced Roofing Contract Extension 2025
2. (S) Atlas Apex Roofing Contract Extension 2025
3. (S) Springer-Peterson Roofing and Sheet Metal Contract Extension 2025

ITEM 7.L

Business Leases for 1021 West Oak Street, Suite C and Suite F

Request

Request approval of the two (2) business leases for 1021 West Oak Street, Suite C, Perfect Stitch, contract number 20250179 and Suite F, Amazing T's, contract number 20250181.

Explanation

The City Commission previously passed Resolution 02-14 approving the Local Agency Program (LAP) Agreement with the Florida Department of Transportation (FDOT) to obtain property necessary through eminent domain for the construction of improvements to the intersection of John Young Parkway and West Oak Street. In 2019, the City purchased the property located at 1021 West Oak Street, using FDOT funding as part of the eminent domain action. As a result, the leases of the tenants in the building were assigned and assumed by the City, and the City became their landlord. In exchange for the tenants being able to remain on the property through 2022 with no increase in rent, the tenants waived any claims for business damages they might have had in the eminent domain action, and the City committed to constructing a parking cure on the property. The tenants have been paying rent to the City since that time. The construction of the parking lot cure has been completed, and the intersection improvements are projected to begin next month. Staff is recommending renewing the tenant's expired leases. The leases expire on September 30, 2027, unless terminated early. The leases for the following tenants are being renewed:

The commercial tenant at 1021 West Oak Street, Suite C, is Thomas Designs, Inc. d/b/a Perfect Stitch, a Florida Corporation.

The commercial tenant at 1021 West Oak Street, Suite F, is Thomas Designs, Inc. d/b/a Amazing T's, a Florida Corporation.

Recommendation

Approval of the two (2) business leases for 1021 West Oak Street, Suite C (Perfect Stitch) and Suite F (Amazing T's).

REQUESTED CITY COMMISSION ACTION:

Approve

Department: City Attorney

Presenter:

Attachment(s):

1. (S) Lease Agreement - 1021 W. Oak St., Ste. F (Amazing Ts)
2. (S) Lease Agreement - 1021 W. Oak St., Ste. C (Perfect Stitch)

ITEM 8.A

East Central Florida Regional Planning Council Resilient Corridors Coalition Memorandum of Understanding

Request

Approval of the Resilient Corridors Coalition Memorandum of Understanding (MOU), Contract #20250167, between the East Central Florida Regional Planning Council and the City of Kissimmee.

Explanation

In 2011, the City of Kissimmee established a regional brownfield area, known as the Kissimmee Environmental Redevelopment Area (KERA), a 4,514 acre area. Establishing KERA allowed the City to benefit from federal, state and local economic and redevelopment incentives related to brownfields.

In 2017, the City of Kissimmee joined the East Central Florida Regional Planning Council (ECFRPC) Resilient Corridors Coalition (formerly the Orange Blossom Trail/ SR 441 Brownfield Assessment Coalition), referred to as the Coalition, in order to apply for funding opportunities from the U. S. Environmental Protection Agency (EPA) Brownfields Program. The current Coalition members are City of Apopka, City of Palm Bay and Little Growers, Inc.

In 2020, the Coalition with the ECFRPC as the lead applicant, submitted an application for the EPA Brownfields Program Coalition Assessment Grant and was subsequently awarded a grant in the amount of \$600,000, which was distributed among Coalition members for the following purposes:

- Revitalize land and prevent contamination
- Attract investment
- Preserve greenfield areas
- Generate new jobs

Grant funds were divided into the following categories:

1. Project Management & Reporting
2. Community Involvement/ Engagement
3. Site Identification/ Assessment
4. Cleanup Planning

In 2024, the Coalition reapplied for the EPA Brownfields Program Coalition Assessment Grant and was awarded \$1.5 million. The MOU memorializes the understanding of Coalition members of their respective responsibilities. ECFRPC will serve as the administrator and fiscal agent for the entire grant period, which is from October 1, 2024 to September 30, 2028. A representative from ECFRPC will be present to address any questions or concerns from the Commission.

ECFRPC's Director of Economic Development Luis Nieves-Ruiz, FAICP will share information about the ECFRPC Brownfields Program.

Recommendation

City of Kissimmee

Approve the Resilient Corridors Coalition Memorandum of Understanding (MOU), between the East Central Florida Regional Planning Council and the City of Kissimmee.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Economic Development

Presenter: David Rodriguez

Attachment(s):

1. Brownfields Presentation - Kissimmee_Feb.2025
2. (S) - 1.23.2025 MOU Brownfields 2024 2028

ITEM 8.B

Kissimmee Place Development Group, Inc.-Public Private Partnership Unsolicited Proposal

Request

This request is to update the Commission on the Kissimmee Place Development Group, Inc. Unsolicited Proposal and seek direction from the City Commission.

Explanation

On December 9, 2024, the City received an unsolicited proposal pursuant to section 255.065, Florida Statutes (Florida's Public Private Partnership Statute) for hotel/conference center developments involving several City-owned parcels.

To finalize its franchise application before December 31, 2024, the proposer (Kissimmee Place Development Group, Inc.), requested the City expedite the execution of a Non-Binding Letter of Intent to Lease, and Right of First Refusal.

On December 17, 2024, City staff requested that the City Commission consider the unsolicited proposal, the Non-Binding Letter of Intent to Lease, and Right of First Refusal, and give feedback on whether it desired to move forward. If the City Commission desired to move forward, it was further requested to ratify and authorize the City's technical resources for due diligence, including engaging consultants.

The City Commission approved the Non-Binding Letter of Intent to Lease and Right of First Refusal. Further, Staff received feedback to negotiate an appropriate consultant scope of review for this type of proposal, and approval for staff to publish 30 days' notice required by section 163.380, Florida Statutes.

Notice as required by section 163.380 was published in the Osceola Gazette on January 16, 2025, and again on February 6, 2025.

A second public meeting is required under Florida's Public Private Partnership Statute, wherein the Commission must consider all the following factors:

- The benefits to the public.
- The financial structure of and the economic efficiencies achieved by the proposal.
- The qualifications and experience of the private entity that submitted the proposal and such entity's ability to perform the project.
- The project's compatibility with regional infrastructure plans.
- Public comments, including those of all impacted governments, submitted at the meeting.

City staff intended to complete its analysis and bring recommendations to the City Commission by February 18, 2025. However, in the course of working to do so, two circumstances changed:

1. First, the City received two additional unsolicited proposals for hotel/conference center projects in the immediate vicinity of the project.
2. Additionally, the City learned that its planned consultant, GAI, does not have sufficient qualifications to evaluate the market elements and impacts to the City. The City received a well-qualified proposal from CBRE, Inc. but at a far greater cost than initially anticipated. The

proposal also includes other real estate marketing services not previously available to the City.

In addition, prospective developers have until Monday, February 17 at 3:00 p.m. to submit competing proposals for development of the subject parcels, so there may be further proposals to consider.

To address these changes in circumstances, Staff seeks direction from the City Commission on whether it would like to hold a workshop discussion on the downtown parcels and additional proposals received before proceeding further with the proposal from Kissimmee Place Development Group, Inc.

Recommendation

REQUESTED CITY COMMISSION ACTION:

Commission Direction

Department: City Manager

Presenter: Mike Steigerwald

Attachment(s):

1. KPDG_Proposal December 2024
2. First Right of Refusal Agreement to Lease Property Dyer-Thacker Commerce Park (Contract #20250132)_Dec-18-2024_completed
3. Non-Binding Letter of Intent (KPDG)_Jackie Espinosa_Dec-17-2024_completed
4. CBRE Proposal to Kissimmee_P3 January 2025
5. R210133.02 Kissimmee Development Assistance_Proposal_01.09.2025

ITEM 8.C

(VSCRA) Interlocal Agreement between the City of Kissimmee and the Vine Street Community Redevelopment Agency regarding Bond Funding

Request

Approval of the Interlocal Agreement between the Vine Street Community Redevelopment Agency (CRA) and the City of Kissimmee, Contract #20250168, for the portion of the Series 2024 Capital Improvement Refunding Revenue Bonds associated with the Vine Street Kmart Site Acquisition.

Explanation

On October 31, 2024 the City purchased the Vine Street Kmart Site located at 2211 West Vine Street. The City spent a portion of the Series 2024 Bonds to make that acquisition. The debt was structured with the intent that CRA revenues would be used for the Kmart Project portion of the bonds. This Agreement obligates the CRA to use its Tax Increment Revenue to reimburse the City for the costs to purchase the site.

Recommendation

Approval of the Interlocal Agreement between the Vine Street CRA and the City of Kissimmee for the portion of the Series 2024 Capital Improvement Refunding Revenue Bonds associated with the Vine Street Kmart Site Acquisition.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Economic Development

Presenter: David Rodriguez

Attachment(s):

1. (S) Interlocal Agreement - Vine St. CRA-City - 2024 Bonds (02767589-3)

ITEM 8.D

(VSCRA) Change orders for Kissimmee Utility Authority Line Extension Contracts for the Vine Street CRA

Request

Approval of change orders for Contract #20230210 and Contract #20230212 for the Kissimmee Utility Authority Contract for Line Extension Services for the streetlight upgrades on the Vine Street corridor.

Explanation

In 2023, the Vine Street Community Redevelopment Agency (CRA) approved the Kissimmee Utility Authority (KUA) Contracts for Line Extension Services for the installation of new streetlights on Vine Street. The upgrades were divided into the following sections:

1. Michigan Ave to Main Street
2. Main Street to John Young Parkway
3. John Young Parkway to Thacker Ave.
4. Thacker Ave. to Phillip Street
5. Phillip Street to Dyer Blvd.
6. Dyer Blvd to Armstrong Blvd.
7. Armstrong Blvd. to Hoagland Blvd.

Costs for upgrades in sections 3 and 4 are higher than the estimated amount. Therefore, Staff requests a change order for the following contracts related to these sections.

PO Number	Contract Number	Section	Amount	Change Order Amount	Total
23001847	20230212	4	\$91,453.68	\$42,549.14	\$134,002.82
23001848	20230210	3	\$154,324.03	\$15,750.80	\$170,074.83

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10725506- 506393	CR2503	Decrease	750,000	58,299.94

Financial Summary:

The total amount needed for the Change orders (\$58,299.94) will come from the FY 24-25 Capital Budget "Legacy Project".

Recommendation

Approval of changes orders for Contract #20230210 and Contract #20230212 for the Kissimmee Utility Authority Contract for Line Extension Services for the streetlight upgrades on the Vine Street corridor.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Economic Development

Presenter: David Rodriguez

Attachment(s):

1. Contract 20230212 Kua Line Extension Contract
2. Contract 20230210 Kua Line Extension Contract
3. Contract 20230212 Invoice
4. Contract 20230210 Invoice

ITEM 8.E

(VSCRA) Kissimmee Utility Authority Contract for Line Extension Services for streetlight upgrades on the Vine Street corridor.

Request

Approval of the Kissimmee Utility Authority Contract for Line Extension Services, Contract #20250166, for streetlight upgrades on the Vine Street corridor.

Explanation

The Vine Street Community Redevelopment Agency (CRA) aspires to create strong lighting elements to establish district identity and improve visual edges along streets and thoroughfares. Furthermore, inadequate street lighting is one of the five key factors contributing to unsafe conditions in the CRA area.

The 2012 CRA Master Plan prioritizes the development and implementation a streetscape plan that includes lighting, landscaping and public realm enhancements. The CRA is actively making strides that contribute to the enhancement of the public realm — the CRA adopted the Landscape Master Plan in 2022 and is working with the Florida Department of Transportation on the US 192 resurfacing project that encompasses the entire Vine Street corridor.

Working with the Kissimmee Utility Authority (KUA), the CRA is currently upgrading the existing halogen sphere streetlights to new LED mongoose lights along the Vine Street corridor, which were divided into the following sections:

1. Michigan Ave to Main Street
2. Main Street to John Young Parkway
3. John Young Parkway to Thacker Ave.
4. Thacker Ave. to Phillip Street
5. Phillip Street to Dyer Blvd.
6. Dyer Blvd to Armstrong Blvd.
7. Armstrong Blvd. to Hoagland Blvd.

Sections 1-4 and 7 are complete. At this time, Staff is requesting approval of the Contract for Line Extension Services for upgrades in sections 5 and 6, with an estimated total of \$211,436.09.

Financial Information

Account #	Project #	Increase / Decrease	Budget	Actual
10725506- 506393	CR2503	Decrease	750,000	211,436

Financial Summary:

This project is programmed in the FY 24-25 Capital Budget as "Legacy Project".

City of Kissimmee

Recommendation

Approval of the Kissimmee Utility Authority Contract for Line Extension Services for streetlight upgrades on the Vine Street corridor.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Economic Development

Presenter: David Rodriguez

Attachment(s):

1. (S) VSCRA-KUA Contract for Line Extension on Vine St.