MEETING MINUTES
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

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 Swearing In of New Firefighters

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

Fire Chief Jim Walls administered the Oath of Office to Firefighters: Robert Stumpf, Matthew Roberts, Logan Wade, Michael Perceval, and Luis Morales

4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

5. PUBLIC HEARINGS

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

Jordan Rivera, 1912 Ernest Street, Kissimmee, FL, discussed the Osceola Response T.E.A.M. “Open the Freezers” operation, which provides food to the community through donations. He also provided his business card for the commission and staff (Exhibit "A").

Ray Parsons, 117-B Broadway, Kissimmee, FL requested an update on the downtown streetscape project. City Manager Steigerwald confirmed the project is on schedule, with the bidding opening in spring/summer and work set to begin in the fall. He noted that the project will span several years.

Rubin Anderson, 308 Lesesne Street, Kissimmee, FL, addressed remarks from a previous commission meeting, highlighting his community involvement and dedication to the city and black history.

Keith Dinatale, 205 Lakeview Drive, Kissimmee, FL representing the American Legion, provided an update and project overview of “The Wall that Heals”; serving as a Vietnam memorial replica coming to Kissimmee, and emphasized the need for volunteers and donations.

Chared Aguirre, 7800 Southland Blvd, Orlando, FL, representing Local 737, invited the commission to a meeting at the Hilton Palace and urged them to carefully consider the hotel development proposals.

Ella Wood, 1833 Biscayne Drive, Winter Park, FL representing Local 737 also discussed the upcoming hotel project in Kissimmee, urging a workshop to review proposals and ensure the city benefits from the revenue. She emphasized the land's value and the need for public benefit, advocating for the best decision for the City's long-term success.

Santiago Fernandez, 8496 Ridgewood Avenue, Cape Canaveral, FL representing KPDG, Inc. reviewed his background and introduced the development team. He underlined the importance of hotel development downtown and the potential attraction that Kissimmee offers, sharing their vision for the city.

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 5 - 0.

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

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

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

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.

7.C Purchase of Wheeled Hydraulic Excavator

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

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

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

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

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.

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

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.

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

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.

7.H Disposal of City Assets

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

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

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.

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

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.

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

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).

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

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.

8. DISCUSSION ITEMS

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

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.

Economic Development Director David Rodriguez introduced Luis Nieves from the East Central Florida Regional Planning Council, who reviewed a PowerPoint presentation attached to the agenda regarding the Brownfields Program.

Commissioner Eady made a motion to approve. Commissioner Alvarez seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Commissioner Martinez, Mayor-Commissioner Espinosa, Commissioner Ortiz
NAY: None

Motion carried 5 - 0.

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

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

City Manager Steigerwald reviewed the project history and the number of proposals for each property, recommending a workshop to ensure compliance with public-private partnership rules, and to allow all entities to present their proposals. He also suggested approving KPDG to move forward with the airport parcel under the Right of First Refusal for the next planning phase.

City Attorney Sanchez de Fuentes pointed out missing criteria that the developer had not submitted, despite the city's request. KPDG representative Santiago Fernandez, with legal counsel Ms. Montgomery, was unaware of the missing documents but pledged to provide them quickly, despite concerns about creating a public record. City Attorney Sanchez de Fuentes confirmed the lease draft is in progress.

Mayor Espinosa stressed protecting public funds due to the large investment and urged KPDG to bring all necessary information to the workshop.

Commissioner Alvarez made a motion to schedule a future workshop to evaluate the proposals received and allow KPDG to proceed with the next phase of the airport parcel development as a non P3, pending submission of a revised proposal, subject to legal review and approval. Commissioner Eady seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Commissioner Martinez, Mayor-Commissioner Espinosa, Commissioner Ortiz
NAY: None

Motion carried 5 - 0.

<u>CITY COMMISSION RECESSES AND CONVENES AS THE COMMUNITY REDEVELOPMENT AGENCY BOARD</u>

8.C <u>(VSCRA) Interlocal Agreement between the City of Kissimmee and the Vine Street Community Redevelopment Agency regarding Bond Funding</u>

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.

Economic Development Director David Rodriguez reviewed the project details attached to the agenda.

Board member Martinez made a motion to approve. Board member Eady seconded the motion.

AYE: Board member Alvarez, Board member Eady, Board member Martinez, Chairwoman Espinosa, Board member Ortiz
NAY: None

Motion carried 5 - 0.

8.D <u>(VSCRA) Change orders for Kissimmee Utility Authority Line Extension Contracts for the Vine Street CRA</u>

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.

Economic Development Director David Rodriguez reviewed the details of the two change orders attached to the agenda.

Board member Alvarez made a motion to approve. Board member Martinez seconded the motion.

AYE: Board member Alvarez, Board member Eady, Board member Martinez, Chairwoman Espinosa, Board member Ortiz
NAY: None

Motion carried 5 - 0.

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

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

Economic Development Director David Rodriguez reviewed the need for the line extensions and confirmed that the work has not yet started.

Board member Alvarez made a motion to approve. Board member Martinez seconded the motion.

AYE: Board member Alvarez, Board member Eady, Board member Martinez, Chairwoman Espinosa, Board member Ortiz
NAY: None

Motion carried 5 - 0.

COMMUNITY REDEVELOPMENT AGENCY BOARD ADJOURNS AND RECONVENES AS THE CITY COMMISSION

9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald provided updates on upcoming events: Taste of Kissimmee at Ruby Plaza and the Black History Month Celebration at Chambers Park.

9.B CITY ATTORNEY

9.C CITY COMMISSION

Commissioner Martinez expressed excitement for the upcoming workshop to review the hotel proposals. Commissioner Ortiz thanked Interim Chief Anzueto for his service as he prepares to depart the city. Commissioner Eady proposed that the city consider running an employee food pantry, and City Manager Steigerwald agreed to explore the idea. Mayor Espinosa invited the community to the Osceola County Fair, Silver Spurs Rodeo, and a Puerto Rican Chamber of Commerce Meeting at Matador.

10. ADJOURNMENT

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

2/18/2025

MAYOR-COMMISSIONER

KISSIMMEE
Founded 1883
IN GOD WE TRUST

ATTEST:

Tameara Crespo

CITY CLERK

Exhibit "A"

OSCEOLA RESPONSE

T.E.A.M

OPEN THE FREEZERS

407-414-2660

Donate

Find The Freezer

Search & Rescue ▪ Food Bank ▪ Elderly Help ▪ Storm Team
Disaster Relief ▪ Events ▪ Fundrasers ▪ Safety Patrol

help@osceolaoert.org

sam# sasdelpx2quq