# MEETING MINUTES
# SESSION OF THE CITY COMMISSION
# CITY OF KISSIMMEE
# CITY HALL, COMMISSION CHAMBERS
# 101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
# TUESDAY, DECEMBER 16, 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 Proclamation honoring Tammy Douglas, Executive Director of Help Now

City Manager Steigerwald read a proclamation in honor of Tammy Douglas, Executive Director of Help Now, as the Mayor and Commissioners presented the proclamation. The recipient thanked the City for their support and is greatful for the recognition.

3.B Swearing in Ceremony of Four New Police Officers

Swearing-in Ceremony of Four New Police Officers.

Police Chief Broadway administered the Oath of Office to Yuberki Tavarez, Ta'Heem Davis, D'Angelo Riascos, Juan Morales.

3.C Service Awards for October, November, and December 2025

The City Commission joins 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 years, and presented awards to those who were in attendance.

## 4. PUBLIC HEARINGS - FIRST AND SECOND READINGS

4.A Public Hearing - Final Reading - Proposed Ordinance #25-20 - Amending the Zoning Map designation from Multi-Family Medium Density Residential (RC-1) to Multi Family Medium Density Residential (RC-2): 2220 Fortune Road - ZMA-25-0009

AN ORDINANCE AMENDING ORDINANCE NO. 3110 KNOWN AS THE CITY OF KISSIMMEE LAND DEVELOPMENT CODE, REZONING THE PROPERTY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

Approval of a Zoning Map Amendment to change the Zoning Map designation from Multi-Family Medium Density Residential (RC-1) to Multi-Family Medium Density Residential (RC-2) on approximately 52.59 acres of land.

City Attorney Sanchez de Fuentes read Ordinance # 3127 by title. Planning Manager Brenda Ryan reviewed the project details attached to the agenda. Mayor Espinosa announced the Public Hearing with no response from the audience.

Mayor Espinosa moved to adopt Ordinance # 3127. Commissioner Eady seconded the motion.

Upon roll call, the vote was as follows:

| | |
|---|---|
| Commissioner Ortiz | AYE |
| Commissioner Eady | AYE |
| Commissioner Alvarez | AYE |
| Commissioner Martinez | AYE |
| Mayor Espinosa | AYE |

Motion carried 5 - 0.

4.B Public Hearing - First Reading - Proposed Ordinance # 25-21 - Land Development Code Text Amendment (Chapter 14-2: Terms Defined and Chapter 14-11: Signs)

AN ORDINANCE AMENDING THE CODE OF THE CITY OF KISSIMMEE, FLORIDA CODE OF ORDINANCES TITLES; REORGANIZING AND UPDATING CHAPTER 14-11 SIGNS; UPDATING SIGNAGE DEFINITIONS IN CHAPTER 14-2; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

Amendments to Chapter 14-2 (Definitions) and Chapter 14-11 (Signs) of the Land Development Code.

City Attorney Sanchez de Fuentes read Proposed Ordinance #25-21 by title. Senior Planner Ashley Cornelison presented an overview of the sign code update and summarized the September Workshop, highlighting the legislative requirement that prohibits regulating signs based on content. Mayor Espinosa announced the Public Hearing with no response from the audience

Mayor Espinosa made a motion to approve the Public Hearing and First Reading of Proposed Ordinance # 25-21. Commissioner Eady seconded the motion.

Motion carried 5 - 0.

**5. PUBLIC HEARINGS**

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

Mayor Espinosa opened the floor for public comment. Comment cards ("Exhibit A") were submitted, and those individuals spoke or documented their support of, opposition to, or neutrality of items and topics.

Ray Parsons presented a proposal with potential financial benefits contingent on Toho Water Authority approval. Brief discussion followed on property values and tax impacts.

Two individuals commented on the Business Boost 2.0 grant program, citing concerns about accountability, transparency, and conflicts of interest in the process. Jeremy Fetzer also provided comments regarding allocations received by his spouse’s business.

**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.*

Mayor Espinosa made a motion to approve the Consent Agenda in its entirety minus item 7.H. Commissioner Martinez seconded the motion.

Motion carried 5 - 0.

7.A Approval of City Commission Minutes from the December 2, 2025 Meeting

Approval of the December 2, 2025, commission meeting minutes.

7.B First Amendment with Premier Lawn Maintenance LLC

Approval of the First Amendment to the Landscape Services Agreement between the City and Premier Lawn Maintenance, LLC. (Contract #20240040)

7.C Advanced Purchase of a Fire Engine from Sutphen Corporation

Approval to proceed with the advanced purchase of a Sutphen Monarch Extreme Duty Engine utilizing SOURCEWELL Contract #113021 for the total sum of $1,089,625.00. If the invoice is paid in full within 30 days of PO acceptance, an $89,894.00 discount is offered, bringing the final cost to $999,731.00. (Contract #20260094)

7.D Authorization to Negotiate Construction Manager at Risk Agreement for Lakeside Fire Station and Durbin Park Community Center

Approval to authorize staff to negotiate an agreement with Core Construction for RFP2025-009, for Construction Manager at Risk services for the Lakeside Fire Station and Durbin Park Community Center Project.

7.E Contract with KUA for the Electrical Line Extension at Mill Run Park Fire Station

Approval to execute a contract with the Kissimmee Utility Authority (KUA) (Contract #20260091) for the permanent electrical line extension to serve the new Mill Run Park Fire Station, in the amount of $229,007, and to authorize the City Manager or their designee to execute any necessary documents to carry out the terms of the agreement.

7.F Sale of Surplus City Property at 1021 W. Oak Street, Kissimmee, FL

Approve the sale of surplus City-owned property located at 1021 W. Oak Street to Alemer Group for $1.31M

7.G Renewal and Fourth Amendment between the City and the Young Men's Christian Association (YMCA)

Approval to renew the agreement between the City and the Young Men's Christian Association (YMCA), (contract #20240322).

7.H First Amendment to First Right of Refusal to Lease Property at the Kissimmee Gateway Airport, Dyer-Thacker Commerce Park

Approval to renew First Amendment to First Right of Refusal, to Lease Airport Property with Kissimmee Place Development Group, Inc. (contract #20250081).

Item was removed from consent and placed on discussion.

7.I Dell Server purchase from Davenport Group

Approval to purchase Enterprise Dell Server equipment from Davenport Group using the NASPO ValuePoint Contract #23004 assigned to Dell Marketing, L.P. (43210000-23-NASPO-ACS), in the amount of $366,775.87 (Contract #20260034) and authorization for the City Manager to execute the Contract.

## 8. DISCUSSION ITEMS

7.H. First Amendment to First Right of Refusal to Lease Property at the Kissimmee Gateway Airport, Dyer-Thacker Commerce Park.

The City Manager presented an overview of Item 7.H., after which Mayor Espinosa opened the floor for discussion. The language in the agreement permitting a one-year extension was reviewed, and Mayor Espinosa proposed reducing the extension period to four months to establish realistic timelines.

Mayor Espinosa made a motion to approve the agreement with the condition that the extension period be amended from one year to four months. Commissioner Martinez seconded the motion.

Motion carried 5 - 0.

Ray Parsons addressed the Commission regarding Item 7.D., expressing concerns about the selection process and criteria. City Manager Steigerwald explained the distinction between professional services and a formal bid process and outlined the local vendor preference policy. Discussion followed on the committee's determination in selecting the vendor, and Mr. Parsons requested that local vendor preference be considered in these types of decisions as well as formal bids.

8.A 2026 City Commission Meeting Calendar

Establish the commission annual meeting calendar for 2026.

City Manager Steigerwald reviewed the proposed annual calendar.

Mayor Espinosa made a motion to approve. Commissioner Martinez seconded the motion.

Motion carried 5 - 0.

8.B Acceptance of Sculpture Donation and Authorization of Installation

Approval to accept the donation of a sculpture from the National Chamber of Arts/CAM USA, titled "The City of Love". Staff also requests direction on their request to install the sculpture at Lakefront Park and to authorize the use of Kissimmee Lakefront Park on February 14, 2026, for the purpose of holding a Mass Wedding Celebration of symbolic significance for the unveiling of the sculpture.

City Manager Steigerwald reviewed the request to hold a special event and sought Commission direction on waiving fees. He noted he would provide future updates on event specifications, sculpture size, attendance, and costs. Commission consensus was received to proceed with City coordination of the event.

Mayor Espinosa initiated discussion on opening opportunities in the real estate, finance, and insurance sectors, noting interest from Keller Williams. City Manager Steigerwald reviewed applicable code zoning provisions in the downtown district, which limit first-floor use to specific businesses. Development Services Director Craig Holland stated changes could be achievable by February or March. Commission consensus was received for staff to prepare code amendments for consideration by the Planning Advisory Board and City Commission.

Commission consensus was received to explore hosting opportunities for an NFL Superbowl Live Stream Event next year. Licensing issues were noted, as in the past government property could not be used for broadcast, though arenas and stadiums may be permissible.

## 9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald provided updates on upcoming events: Senior Brunch, City Employee Holiday Luncheon, The Haven on Vine Christmas Event, and Breakfast with Santa.

9.B CITY ATTORNEY

City Attorney Sanchez de Fuentes offered holiday greetings and a happy new year.

9.C CITY COMMISSION

Commissioner Martinez reviewed upcoming local events and thanked Luz Nieves for her organizational support. Commissioner Ortiz expressed appreciation to meeting attendees, extended full support to the Police and Fire Departments, and offered holiday greetings, noting the mission to improve the City. Commissioner Eady reported on the successful Festival of Lights Parade and addressed a recent incident involving a resident at her home, noting such actions are unacceptable. Parade attendance was reported to be 8,500, the largest to date. Mayor Espinosa thanked Justin Hetu and Alibeth Suarez for their social media efforts, reviewed the turnout for her bingo event and addressed recent rumors about staff changes by providing clarification.

## 10. ADJOURNMENT

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 7:24 PM.

Jackie Espinosa

MAYOR-COMMISSIONER

ATTEST:

Tameara Crespo

CITY CLERK

CITY OF KISSIMMEE 1883

# PUBLIC COMMENT CARD

Exhibit "A"

## REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 12-16-25

AGENDA ITEM #: HEAR THE AUDIENCE

NON-AGENDA ITEM: MAIN ST. IMPROVEMENT

NAME: RAY PARSONS

ADDRESS: 117-B BROADWAY CITY: KISS STATE: FL. ZIP: 34741

*CHECK ALL THAT APPLY:*

- [x] I WISH TO SPEAK
- [ ] I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

- [x] I SUPPORT THIS AGENDA ITEM
- [ ] I OPPOSE THIS AGENDA ITEM
- [ ] NEUTRAL

INSTRUCTIONS:

- COMPLETE ONE (1) CARD FOR EACH TOPIC; INCLUDE AN AGENDA ITEM IF APPROPRIATE (ABOVE)
- PLEASE SUBMIT YOUR COMMENT CARD TO THE CITY CLERK
- WHEN YOUR NAME IS CALLED, APPROACH THE PODIUM AND STATE YOUR NAME AND ADDRESS FOR THE RECORD
- YOU WILL HAVE 3 MINUTES TO VOICE YOUR OPINION, ADDITIONAL TIME PERMITTED ONLY BY AUTHORITY OF THE COMMISSION
- ONCE SUBMITTED, THIS COMMENT CARD BECOMES A PUBLIC RECORD PURSUANT TO FLORIDA STATUTE 119

THE CITY COMMISSIONS RULES OF DECORUM WILL BE ENFORCED. ANY PERSON MAKING PERSONAL,DISRESPECTFUL AND SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE CITY COMMISSION OR WHILE ATTENDING THE COMMISSION MEETING SHALL BE REMOVED FROM THE ROOM.

CITY OF
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1883

# PUBLIC COMMENT CARD

## REQUEST TO ADDRESS THE CITY COMMISSION

**DATE:** 12/16/25

**AGENDA ITEM #:**

**NON-AGENDA ITEM:** Business Boost 2.0

**NAME:** Stephanie Nelson

**ADDRESS:** 1715 Sunny St **CITY:** Kissimmee **STATE:** FL, **ZIP:** 34741

*CHECK ALL THAT APPLY:*

- [x] **I WISH TO SPEAK**
- [ ] **I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK**

- [ ] **I SUPPORT THIS AGENDA ITEM**
- [x] **I OPPOSE THIS AGENDA ITEM**
- [ ] **NEUTRAL**

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# PUBLIC COMMENT CARD
## REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 12/16/25

AGENDA ITEM #:

NON-AGENDA ITEM: Boss Boost

NAME: Lillian Evans

ADDRESS: 1715 sunny CITY: st STATE: Fla ZIP: 34741

*CHECK ALL THAT APPLY:*

- [x] I WISH TO SPEAK
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- [ ] I SUPPORT THIS AGENDA ITEM
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CITY OF KISSIMMEE 1883

# PUBLIC COMMENT CARD

## REQUEST TO ADDRESS THE CITY COMMISSION

**DATE:** 12/16/2025

**AGENDA ITEM #:**

**NON-AGENDA ITEM:** Public Comment

**NAME:** Jeremy Fetzer

**ADDRESS:** 120 Broadway Ste 304 **CITY:** Kissimmee **STATE:** FL **ZIP:** 34741

*CHECK ALL THAT APPLY:*

- [x] **I WISH TO SPEAK**
- [ ] **I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK**
- [ ] **I SUPPORT THIS AGENDA ITEM**
- [ ] **I OPPOSE THIS AGENDA ITEM**
- [ ] **NEUTRAL**

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CITY OF KISSIMMEE 1883

# PUBLIC COMMENT CARD

## REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 12-16-25

AGENDA ITEM #: 7-C

NON-AGENDA ITEM:

NAME: RAY PARSONS

ADDRESS: 117-B BROADWAY CITY: KISS STATE: FL ZIP: 34741

*CHECK ALL THAT APPLY:*

- [x] I WISH TO SPEAK
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