



**MEETING MINUTES  
SESSION OF THE CITY COMMISSION  
CITY OF KISSIMMEE  
CITY HALL, COMMISSION CHAMBERS  
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054  
TUESDAY, JANUARY 20, 2026 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 Oath of Office for Fire Department Promotions**

Fire Chief Walls administered the Oath of Office to newly promoted Fire Department Personnel.

Fire Chief Walls administered the Oath of Office to Geoff Miller, Jeff Booher, Samson Van Offen, and Bryan Benson.

**3.B Presentation of the 2025 Festival of Lights Award Winners**

Presentation of the 2025 Festival of Lights Award Winners

Events Manager Veronika Frink reviewed the parade statistics and presented the awards to the recipients who were in attendance.

**3.C Proclamation - 2026 National CRNA Week**

Proclamation presentation to Laura Sanchez in recognition of Certified Registered Nurse Anesthetist Week (CRNA), January 18–24, 2026.

City Manager Steigerwald read a proclamation in honor of 2026 National CRNA Week as the Mayor and Commissioners presented the proclamation. Recipient, Laura Sanchez, thanked the City for their support.

**3.D Proclamation- "Kissimmee, City of Love Day"**

Presentation of "Kissimmee, City of Love Day" Proclamation to Yolanda Bernard, Vice President of the National Chamber of the Arts.

City Manager Steigerwald announced the item has been removed from the agenda.

**4. PUBLIC HEARINGS - FIRST AND SECOND READINGS**

**5. PUBLIC HEARINGS**

**5.A Public Hearing - Resolution to Adopt and Submit the First Amendment of the 2025-2029 Consolidated Plan and the PY25 CDBG Action Plan**

Request approval of the Resolution and Submittal of a Section 108 Loan Application and the Substantial Amendment to the 2025-2029 Consolidated Plan and 2025 Annual Action Plan.

Housing and Community Program Development Manager Frances DeJesus presented the

project details as outlined in the agenda. Mayor Espinosa announced the Public Hearing with no response from the audience.

Mayor Espinosa made a motion to approve the Public Hearing, adopt Resolution #02-2026 and Submit the First Amendment of the 2025-2029 Consolidated Plan and the FY25 CDBG Action Plan. Commissioner Carlos Alvarez seconded the motion.

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

NAY: None

Motion carried 5 - 0

**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 several speakers raised concerns related to retaliation, potential First Amendment violations, code enforcement issues, online and social media scrutiny, and overall decorum. One speaker also commended the city for hosting an excellent Martin Luther King Jr. event over the weekend.

**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 Martinez seconded the motion.

Motion carried 5-0.

**7.A** Approval of City Commission Minutes from the December 16, 2025 and January 6, 2026 meeting

Approval of the December 16, 2025, and January 6, 2026, commission meeting minutes.

**7.B** Investment Advisor Services Agreement with U.S. Bancorp Asset Management

Request approval of Investment Advisory Services (Contract #20240336) with U.S. Bancorp Asset Management, LLC.

**7.C** Resolution to Adopt the Fourth Amendment to the Local Housing Assistance Plan

Request approval for the Fourth Amendment to the Local Housing Assistance Plan covering SHIP Fiscal Years 2022-2024 and adopt the accompanying Resolution.

Resolution #03-2026

**7.D** Authorization to Negotiate Construction Engineering Inspection Services

Approval to begin contract negotiations with the top-ranked firms for Construction Engineering Inspection (CEI) Services, following completion of the Request for Qualifications (RFQ) selection process (RFQ2024-002).

**7.E** ESRI Small Government Enterprise Agreement

Request approval to renew the three-year Small Government Enterprise Agreement (SGEA) with Environmental Systems Research Institute (ESRI) for \$180,900 (Contract #20260137).

**7.F** Acceptance of the FY2025 Justice Assistance Grant Countywide Award

Request approval to accept the Justice Assistance Grant – Countywide (JAG-C) Program for \$34,000 (Grant #JAG26) and authorization to amend the budget accordingly.

7.G Task Order No. 7 for Professional Service Agreement with Avcon Inc.

Request approval of Task Order No. 7 of the professional service agreement, Contract #20230139, between the City of Kissimmee and AVCON, Inc., for construction administration and engineering services for the site development of Kissimmee Gateway Airport's Parcel 8.

7.H First Right of Refusal with Sabal Aviation to Lease Property at Kissimmee Gateway Airport for Business AirPark

Approval of First Right of Refusal to Lease Airport Property with Sabal Aviation Kissimmee, LLC. (Contract #20260134)

## 8. DISCUSSION ITEMS

8.A Appeal of the Development Review Committee Decision to Renew a Conditional Use Special Event Permit Approval for Food Trucks at 1985 S. John Young Parkway

Request an appeal of the Development Review Committee (DRC) decision to renew a Conditional Use Special Event Permit approval for food trucks at 1985 S. John Young Parkway.

City Manager reviewed the request to appeal and the history of the property attached to the agenda. Mayor Espinosa opened the floor for discussion.

Commissioner Martinez stated she would abstain from voting, Form 8B attached (Exhibit "B"), and asked the commission to consider that the request before them was a renewal rather than a new application. City Manager Steigerwald clarified that the existing moratorium applies specifically to food trucks operating under the special event approval process, and that the current request falls within that category. Commissioners and the City Manager then discussed pending applications, the DRC's recommendation, the definition of a special event, and the relevant code provisions governing the approval process. It was noted that the applicant previously received approval under the city code's conditional use section, which permits the event to recur on a temporary basis. Commission consensus reached to uphold the additional 90-day extension, monitor the activity during that period, and allow the matter to return to the DRC for further review if necessary. The commission further acknowledged that the ordinance will be revised in the future.

Mayor Espinosa made a motion to uphold the DRC's decision to renew the permit for an additional ninety (90) days and for staff to continue monitoring the property's compliance. Commissioner Eady seconded the motion.

AYE: Commissioner Alvarez, Commissioner Eady, Mayor Espinosa

NAY: Commissioner Ortiz

ABSTAIN: Commissioner Martinez

Motion carried 3 - 1 - 1

## 9. HEAR CITY OFFICIALS

9.A CITY MANAGER

City Manager Steigerwald highlighted the success of the Commission Planning Retreat last Friday.

9.B CITY ATTORNEY

9.C CITY COMMISSION

Commissioner Eady emphasized that cooperation and unity are essential for the city to move forward.

**10. ADJOURNMENT**

There being no further business to come before the Commission, Mayor Espinosa adjourned the meeting at 6:55 PM.

*Jackie Espinosa*

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MAYOR-COMMISSIONER



ATTEST:

*Tameara Crespo*

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CITY CLERK



# PUBLIC COMMENT CARD

## REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 1/20/26AGENDA ITEM #: 8.A OR NON-AGENDA TOPIC: \_\_\_\_\_NAME: Celia L. BurgosADDRESS: 1985 S. Johnny CITY: Kissimmee STATE: FL ZIP: 34741  
PulleyPOSITION ON ITEM

- ☐ I SUPPORT THIS AGENDA ITEM
- ☒ I OPPOSE THIS AGENDA ITEM
- ☐ NEUTRAL

PUBLIC COMMENT

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

## 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 A LIMITED AMOUNT OF TIME 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.

# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 11/20/26

AGENDA ITEM #: 8-A OR NON-AGENDA TOPIC: \_\_\_\_\_

NAME: Lisandra Roman

ADDRESS: 1985 S. Johnny Highway CITY: Kissimmee STATE: FL ZIP: 34741

## POSITION ON ITEM

- ☐ I SUPPORT THIS AGENDA ITEM
- ☒ I OPPOSE THIS AGENDA ITEM
- ☐ NEUTRAL

## PUBLIC COMMENT

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

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1756

# **PUBLIC COMMENT CARD**

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 1/26/26

AGENDA ITEM #: \_\_\_\_\_ OR NON-AGENDA TOPIC: ✓

NAME: THOMAS RAPP

ADDRESS: 413 BROADWAY CITY: KISS STATE: FL ZIP: 34741

POSITION ON ITEM

- ☐ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
- ☐ NEUTRAL

PUBLIC COMMENT

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

INSTRUCTIONS:

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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 1/20/2024

AGENDA ITEM #: \_\_\_\_\_ OR NON-AGENDA TOPIC: Public Comment

NAME: Jeremy Getzov

ADDRESS: 120 Broadway St 304 CITY: Kissimmee STATE: FL ZIP: 34741

## POSITION ON ITEM

- ☐ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
- ☐ NEUTRAL

## PUBLIC COMMENT

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

## INSTRUCTIONS:

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

1756

DATE: 1/20/26

AGENDA ITEM #: \_\_\_\_\_ OR NON-AGENDA TOPIC: \_\_\_\_\_

NAME: Olga Carino

ADDRESS: Hidden Harbor CITY: Kissimmee STATE: FL ZIP: 34746

POSITION ON ITEM

- ☐ I SUPPORT THIS AGENDA ITEM  
☐ I OPPOSE THIS AGENDA ITEM  
☐ NEUTRAL

PUBLIC COMMENT

- ☒ I WISH TO SPEAK  
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# **PUBLIC COMMENT CARD**

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 01/20/26

AGENDA ITEM #: \_\_\_\_\_ OR NON-AGENDA TOPIC: \_\_\_\_\_

NAME: VERONICA BERNARD

ADDRESS: 115 Bradburn CITY: Kissimmee STATE: FL ZIP: 34741

## POSITION ON ITEM

- ☐ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
- ☒ NEUTRAL

## PUBLIC COMMENT

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

## INSTRUCTIONS:

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# **PUBLIC COMMENT CARD**

REQUEST TO ADDRESS THE CITY COMMISSION

1756

DATE: 1-20-26

AGENDA ITEM #: \_\_\_\_\_ OR NON-AGENDA TOPIC: \_\_\_\_\_

NAME: Jose Barreto

ADDRESS: 1091 Hidden CITY: Kissimmee STATE: FL ZIP: 34746

POSITION ON ITEM

- ☐ I SUPPORT THIS AGENDA ITEM
- ☐ I OPPOSE THIS AGENDA ITEM
- ☒ NEUTRAL

PUBLIC COMMENT

- ☒ I WISH TO SPEAK
- ☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

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# PUBLIC COMMENT CARD

REQUEST TO ADDRESS THE CITY COMMISSION

DATE: 1/20/26  
AGENDA ITEM #: 2.0 <sup>Boost</sup> / ~~Recreation~~ OR NON-AGENDA TOPIC: \_\_\_\_\_  
NAME: Lillian Edwards  
ADDRESS: 1715 Sunny CITY: Kiss STATE: FLA ZIP: 34741

POSITION ON ITEM

- ☐ I SUPPORT THIS AGENDA ITEM  
☐ I OPPOSE THIS AGENDA ITEM  
☐ NEUTRAL

PUBLIC COMMENT

- ☒ I WISH TO SPEAK  
☐ I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK

INSTRUCTIONS:

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# **PUBLIC COMMENT CARD**

REQUEST TO ADDRESS THE CITY COMMISSION

DATE:

1/20/26

AGENDA ITEM #:

Boost 2.0

OR NON-AGENDA TOPIC:

NAME:

Stephanie Nelson

ADDRESS:

1715 Sunny St.

CITY:

Kissimmee

STATE:

FL

ZIP:

34741

POSITION ON ITEM

☐

**I SUPPORT THIS AGENDA ITEM**

☐

**I OPPOSE THIS AGENDA ITEM**

☐

**NEUTRAL**

PUBLIC COMMENT

☒

**I WISH TO SPEAK**

☐

**I DO NOT WISH TO SPEAK AND WAIVE MY OPTION TO SPEAK**

INSTRUCTIONS:

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# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

|                                                                                    |                     |                                                                                                    |                                                                             |
|------------------------------------------------------------------------------------|---------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| LAST NAME—FIRST NAME—MIDDLE NAME<br><i>Martinez Janette</i>                        |                     | NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE<br><i>City of Kissimmee Commission</i> |                                                                             |
| MAILING ADDRESS<br>Current Commissioner's Partial Home Address / Telephone Numbers |                     | THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:              |                                                                             |
| CITY<br><i>Kissimmee</i>                                                           | COUNTY<br><i>FL</i> | <input checked="" type="checkbox"/> CITY                                                           | <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY |
| DATE ON WHICH VOTE OCCURRED<br><i>1/20/26</i>                                      |                     | NAME OF POLITICAL SUBDIVISION:                                                                     |                                                                             |
|                                                                                    |                     | MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE   |                                                                             |

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

## APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Janette Martinez, hereby disclose that on January 20, 20 26:

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, \_\_\_\_\_;
- ☐ inured to the special gain or loss of my relative, \_\_\_\_\_;
- ☐ inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- ☐ inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

1/20/26  
Date Filed

Janette Martinez  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

## **Public Records Exemptions**

| <b>Reason</b>                                                                 | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Page</b> |
|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Current<br>Commissioner's<br>Partial Home<br>Address/<br>Telephone<br>Numbers | F.S. 119.071 (4)(d)(2)(z): The partial home addresses and telephone numbers of Public Officers are exempt. "Public Officer" means the Governor, Lt. Governor, the elected State Cabinet Members (the Chief Financial Officer, Attorney General, and Agriculture Commissioner), and elected state and local officials (state representatives and senators, the county property appraiser, the county supervisor of elections, the school superintendent, school board members, and any mayor, city commissioner, or county commissioner). "Partial home address" means the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the partial home address, except the city and zip code. | 14          |