



**MEETING AGENDA  
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**

**2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**

**3. PROCLAMATIONS AND SPECIAL PRESENTATIONS**

3.A Proclamation honoring Tammy Douglas, Executive Director of Help Now

3.B Swearing in Ceremony of Four New Police Officers

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

**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.

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

**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 December 2, 2025 Meeting

7.B First Amendment with Premier Lawn Maintenance LLC

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

- 7.D Authorization to Negotiate Construction Manager at Risk Agreement for Lakeside Fire Station and Durbin Park Community Center
- 7.E Contract with KUA for the Electrical Line Extension at Mill Run Park Fire Station
- 7.F Sale of Surplus City Property at 1021 W. Oak Street, Kissimmee, FL
- 7.G Renewal and Fourth Amendment between the City and the Young Men's Christian Association (YMCA)
- 7.H First Amendment to First Right of Refusal to Lease Property at the Kissimmee Gateway Airport, Dyer-Thacker Commerce Park
- 7.I Dell Server purchase from Davenport Group

**8. DISCUSSION ITEMS**

- 8.A 2026 City Commission Meeting Calendar
- 8.B Acceptance of Sculpture Donation and Authorization of Installation

**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**

#### **Proclamation honoring Tammy Douglas, Executive Director of Help Now**

##### **Request**

To present a proclamation to Tammy Douglas, Executive Director of Help Now, in recognition of her contributions to the community.

##### **Explanation**

N/A

Department: City Manager  
Presenter: Mike Steigerwald

##### **Attachment(s):**

1. Proclamation - Tammy Douglas

## **ITEM 3.B**

### **Swearing in Ceremony of Four New Police Officers**

#### **Request**

Swearing-in Ceremony of Four New Police Officers.

#### **Explanation**

Four new Police Officers have been hired as employees by the City of Kissimmee Police Department. Having the Officers sworn in at City Commission meetings serves as a formal introduction to the Mayor, City Commissioners, the citizens and the community. The procedure of swearing in new officers instills formality and professionalism at the start of their careers with the City of Kissimmee.

The new Police Officers to be sworn in are:

Yuberki Tavaréz  
Ta'Heem Davis  
D'Angelo Riascos  
Juan Morales

Department: Police  
Presenter: Charles Broadway

#### **Attachment(s):**

1. (S) Oaths for 4 new officers

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

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

**Explanation**

|         |           |          |                        |
|---------|-----------|----------|------------------------|
| Five    | VANESSA   | NUNEZ    | Police                 |
|         | DJENY     | CHARLES  | Police                 |
|         | HASSRAT   | CHAUDRY  | Fire                   |
|         | EDITH     | GONZALEZ | Parks and Recreation   |
|         | KENNETH   | MORRISON | Information Technology |
|         | CONNOR    | QUINN    | Fire                   |
|         | COLE      | TUTTLE   | Police                 |
|         | KAILEY    | WHITE    | Fire                   |
|         |           |          |                        |
| Ten     | MATTHEW   | CARRICK  | Fire                   |
|         | STEVEN    | COLE     | Fire                   |
|         | PHIL      | EWALD    | Fire                   |
|         | JOSE      | RIVERA   | Parks and Recreation   |
|         | IAN       | WOOTEN   | Fire                   |
|         | BRANDON   | BAKER    | Public Works           |
|         | DANIEL    | GATLIN   | Parks and Recreation   |
|         | AJYAI     | LATCHMAN | Police                 |
|         |           |          |                        |
| Fifteen | MICHAEL   | MCCLUNG  | Parks and Recreation   |
|         | RICHARD   | SALGADO  | Police                 |
|         | FRANCISCO | DORVILLE | Parks and Recreation   |
|         | BRANDON   | ILLGEN   | Police                 |
|         | DAVID     | PABON    | Fire                   |

|             |          |                 |              |
|-------------|----------|-----------------|--------------|
|             |          |                 |              |
| Twenty      | NAGEL    | ALTRUI DELESTRE | Public Works |
|             | JUSTIN   | KENNARD         | Fire         |
|             | ROYCE    | SCHOBY          | Fire         |
|             | RANDY    | SWINT           | Public Works |
|             | JEINLY   | ORTIZ           | Police       |
|             | VERONICA | CORREA          | Police       |
|             |          |                 |              |
| Twenty-Five | KENNETH  | BORO            | Fire         |
|             |          |                 |              |
| Forty       | SANDRA   | PEREIRA         | Finance      |

Department: Human Resources & Risk Management  
Presenter: Mike Steigerwald

**Attachment(s):**

None

## **ITEM 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.**

### **Request**

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.

### **Explanation**

The property currently has a small 1,200 sq. ft. structure that was built in 1980. It has had an open-air fruit and vegetable market and temporary holiday sales in the recent past, but the majority of the property has remained vacant. The parcel was part of the Ivey Creek Mixed Use Planned Unit Development (MUPUD) that included the adjacent parcel to the southwest that is now owned by the Florida Department of Transportation (FDOT) and is not part of this rezoning request. The Ivey Creek MUPUD was removed with the rezoning to Multi-Family Medium Density Residential (RC-1) Zoning District at the January 17, 2023, City Commission meeting (ZMA-22-0006).

This rezoning to the 2nd tier of the Multi-Family Medium Density Residential (RC-2) Zoning District provides more flexibility that can facilitate reduced building coverage, which provides additional space for recreational amenities and stormwater management by allowing a greater height allowance. The property is adjacent to multi-family development to the north, northwest, and southwest areas of the parcel.

The existing Multi-Family Medium Density Residential (MF-MDR) Future Land Use designation considers whether there is an adequate supply of existing and/or projected public facilities. The Fortune Road widening project with Osceola County includes roadway widening to accommodate raised medians, additional turn lanes, and bike lanes that will convert the rural roadway into an urban roadway. The improvements adjacent to this parcel include a 6-10 foot wide pedestrian path, a dedicated right-turn lane, and a bike lane.

The RC-2 Zoning District is intended for the Multi-Family High Density Residential (MF-HDR) Future Land Use designation; however, both the MF-HDR and the property's current MF-MDR designation have the flexibility to accommodate lesser densities to protect environmentally sensitive lands or to achieve greater consistency with surrounding uses. The applicant has no intention or need to increase the current MF-MDR density (10-20 dwelling units per acre) to the higher density MF-HDR (21–25 dwelling units per acre) Future Land Use designation. This RC-2 Zoning Map Amendment is compatible and consistent with the property's current Multi-Family Medium Density Residential (MF-MDR) Future Land Use designation.

### **Recommendation**

The Development Review Committee (DRC) recommended approval on October 21, 2025.

The Planning Advisory Board recommended approval by a vote of 5-1 on November 19, 2025.

REQUESTED CITY COMMISSION ACTION:

Approve

Department: Development Services

Presenter: Brenda Ryan

**Attachment(s):**

1. ZMA-25-0009 Aerial Map
2. ZMA-25-0009 Vicinity Map
3. ZMA-25-0009 Site Data Tables
4. (S)ZMA-25-0009 Proposed Ord. 25-20
5. ZMA-25-0009 City Commission Ad
6. ZMA-25-0009 PAB Actions
7. ZMA-25-0009 DRC Comments
8. ZMA-25-0009 Supporting Documents



## **ITEM 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**

#### **Request**

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

#### **Explanation**

This is a request to amend Chapter 14-2 (Definitions) and Chapter 14-11 (Signs) of the Land Development Code. The need to amend these chapters was largely triggered by a Supreme Court determination (Reed v. Town of Gilbert) that signage cannot be treated differently based on content. It was also necessary to update the signage standards following the 2020 update to the Land Development Code, which established the Form-Based Code Area and replaced the development guidelines in the Vine Overlay and Downtown Community Redevelopment Area Overlay (DCRAO) Design Manual.

Throughout this project, staff worked with a consultant to develop an updated code that is clearer, simplified, and uses imagery and more accessible language. After meeting with the public, businesses, sign companies, City Commission, and the Planning Advisory Board, it was obvious that there was a need to create more transparency within the standards and establish a code that was both user-friendly and comprehensible. Considering this feedback, the proposed signage regulations have been streamlined to be clearer and more standardized. Photo examples were also incorporated throughout to provide back-up and assist with interpretation of the Code.

The last major update to the sign code was in 2012. At that time, sign standards were split into three locations: the Vine Overlay, the DCRAO Design Manual, and the general code. During the 2020 update to the Land Development Code, the Vine Overlay and DCRAO were replaced with the Form-Based Code area; the Vine Overlay sign standards were added as a section of the general sign code and the DCRAO manual remained in place. The proposed amendments would incorporate all standards for signage within the City into one cohesive document while remaining considerate of the needs of the two Community Redevelopment Areas.

As mentioned above, the Supreme Court made a determination in the case of Reed v. Town of Gilbert that signage cannot be treated differently based on content. For example, the current code has standards for "Garage Sale Signs," and "Political Signs" separately, which are not content neutral; therefore,, Garage Sale Signs, Political Signs, and others have been combined into a category labeled "Yard Signs." Language was updated throughout the code to provide standards for size, height, structure, placement, and other characteristics of a sign and eliminate the standards that refer to content.

The Planning Advisory Board reviewed this item on December 3, 2025, and determined that a requirement restricting the timeframe of yard signs, specifically for properties for lease or sale, to 12 months or until the property is leased or sold, whichever is less, would place an undue burden on landowners, real estate agents, and Code Enforcement. Thus, the Board recommended approval of City of Kissimmee

this ordinance subject to removal of that timeframe. These changes have been incorporated into the proposed ordinance included in this agenda packet.

### **Recommendation**

The Planning Advisory Board made a recommendation of approval by a vote of 6-0, subject to the condition that the statement in Table 11-5, Temporary Signs (Yard Signs), remove the 12-month time restriction for properties offered for rent or sale.

### **REQUESTED CITY COMMISSION ACTION:**

Approve

Department: Development Services

Presenter: Ashley Cornelison

### **Attachment(s):**

1. Proposed Ordinance 25-21
2. Signs Memo
3. Advertisement

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

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

**Explanation**

Minutes of the commission meeting held on December 2, 2025, are attached for approval.

**Recommendation**

Staff recommends Commission approval.

**REQUESTED CITY COMMISSION ACTION:**

Approve

Department: City Commission

Presenter:

**Attachment(s):**

1. (S) CCM MIN DEC 2 2025

## ITEM 7.B

### First Amendment with Premier Lawn Maintenance LLC

#### Request

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

#### Explanation

On September 26, 2023, the city entered into an agreement with Premier Lawn Maintenance LLC for ground maintenance services for the Kissimmee Civic Center, Rose Hill Cemetery, and Fire Station 12. Due to the master development agreement for the Kissimmee Civic Center, the city will no longer maintain these grounds. Both parties have agreed to amend the scope of work to exclude the Kissimmee Civic Center, effective February 1, 2026. This amendment reduces the cycle payment by \$750, bringing it to \$2,025, with a maximum of 39 cycles per year.

#### Financial Information

| Account #       | Project # | Increase / Decrease | Budget | Actual   |
|-----------------|-----------|---------------------|--------|----------|
| 00150203-504646 |           | Decrease            |        | \$4,875  |
| 00150503-504646 |           | Decrease            |        | \$74,100 |

#### Financial Summary:

The funds are already encumbered in the Parks and Cemetery Division budgets; this amendment will result in a deduction to the purchase order.

#### Recommendation

Approval of the First Amendment to the Landscape Services Agreement between the City and Premier Lawn Maintenance, LLC.

#### REQUESTED CITY COMMISSION ACTION:

Approve

Department: Parks & Recreation

Presenter:

#### Attachment(s):

1. (S) First Amendment to Premier Lawn Maintenance Mowing Agreement

## ITEM 7.C

### Advanced Purchase of a Fire Engine from Sutphen Corporation

#### Request

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)

#### Explanation

The Fire Department is requesting Commission approval to purchase a Sutphen Monarch Extreme Duty Fire Engine through SOURCEWELL Contract #113021 at a total cost of \$1,089,625.00. An early-payment discount of \$89,894 is available if the invoice is paid in full within 30 days of purchase order acceptance, reducing the final cost to \$999,731. The estimated completion time for this apparatus is approximately 35–37 months from the date Sutphen receives the signed proposal. Funding for this engine is included in the FY2025/2026 Budget.

#### Financial Information

| Account #       | Project # | Increase / Decrease | Budget    | Actual  |
|-----------------|-----------|---------------------|-----------|---------|
| 10435206-506495 | ST2608    |                     | 1,000,000 | 999,731 |

#### Financial Summary:

Funding for this project was budgeted in project ST2608, account 10435206-506495.

#### Recommendation

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, and to pay the invoice in full within 30 days of PO acceptance, which will provide an \$89,894.00 discount, bringing the final cost to \$999,731.00.

#### REQUESTED CITY COMMISSION ACTION:

Approve

Department: Fire

Presenter:

#### Attachment(s):

1. (S) Sutphen Proposal for Engine

City of Kissimmee

## **ITEM 7.D**

### **Authorization to Negotiate Construction Manager at Risk Agreement for Lakeside Fire Station and Durbin Park Community Center**

#### **Request**

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.

#### **Explanation**

The Public Works & Engineering Department requested the Purchasing Division to solicit proposals from qualified firms for the selection of an experienced Construction Manager at Risk (CMAR) company to oversee the Lakeside Fire Station and Durbin Park Community Center Project. The selected CMAR will collaborate with the design consultants throughout the design, bid/award, and construction phases of the project.

A Request for Proposals (RFP2025-009) was issued and advertised on August 22, 2025, in the Orlando Sentinel, Demand Star, and Vendor Link. The bid opening took place on October 21, 2025.

After evaluations were completed, the selection committee requested presentations from the top three ranking firms. After the presentations, the selection committee discussed and unanimously selected Core Construction as the firm for this project. Copies of the bid submissions and abstracts were provided following the opening.

If the City is unable to reach an agreement with Core Construction, negotiations will proceed with the second-highest-ranked firm, Balfour Beatty Construction, LLC. Once negotiations are completed, the final construction cost will be brought back to the City Commission for final approval.

#### **Recommendation**

Approve and negotiate an agreement with Core Construction for Construction Manager at Risk services for the Lakeside Fire Station and Durbin Park Community Center Project.

#### **REQUESTED CITY COMMISSION ACTION:**

Approve

Department: Public Works & Engineering  
Presenter:

#### **Attachment(s):**

1. Authorization to Place Bid on Agenda
2. Notice of Intent to Award - RFP2025-009 CMAR Kissimmee Lakeside Fire Station & Community Center

## ITEM 7.E

### Contract with KUA for the Electrical Line Extension at Mill Run Park Fire Station

#### Request

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.

#### Explanation

The Mill Run Park Fire Station Project requires the relocation and extension of KUA's underground electrical feeder lines to establish permanent utility service at the new facility. KUA has prepared Line Extension Contract No. EO0026394, outlining the estimated cost and scope of services.

The proposed work includes the underground relocation of existing feeder lines, conduit installation, and all associated improvements necessary to meet KUA standards and deliver a permanent point of service.

As the exclusive electrical provider within the service territory, KUA is the only entity authorized to perform this work. Construction will commence following contract execution and payment of the required deposit.

#### Financial Information

| Account #         | Project # | Increase / Decrease | Budget          | Actual       |
|-------------------|-----------|---------------------|-----------------|--------------|
| 36035106 - 506292 | FD2528    | Decrease            | \$12,361,882.00 | \$229,007.00 |

#### Financial Summary:

Adequate funding for the electrical line extension at Mill Run Park Fire Station project is readily available in the accounts listed above.

#### Recommendation

Approval of the contract with the Kissimmee Utility Authority for the electrical line extension to serve the Mill Run Park Fire Station in the amount of \$229,007, and authorization for the City Manager or their designee to execute any associated documents or change orders necessary to carry out the terms of the agreement.

#### REQUESTED CITY COMMISSION ACTION:

Approve

City of Kissimmee

Department: Public Works & Engineering  
Presenter:

**Attachment(s):**

1. (S) EO0026394 KUA Contract Signed



## **ITEM 7.F**

### **Sale of Surplus City Property at 1021 W. Oak Street, Kissimmee, FL**

#### **Request**

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

#### **Explanation**

The property was originally acquired as part of the Oak Street Widening Project through funding received by the Florida Department of Transportation, as portions of the parcel were needed to expand the roadway. Although construction on the widening project remains ongoing, the remaining land and structures are no longer needed for transportation purposes. The City engaged a broker to market the property, resulting in four qualified offers, with Alemer Group submitting the highest and most competitive proposal. The offer includes a cash purchase of \$1,310,000 with a 15-day due diligence period. A 6% broker commission will be paid and split between the two representing brokers.

An independent appraisal was obtained in accordance with Section 166.045(1), Florida Statutes, confirming compliance with municipal requirements governing the disposition of real property. The completed appraisal is exempt from public disclosure until the transaction closes, as provided under Section 119.071(1)(c), Florida Statutes. The offer submitted by Alemer Group is favorable relative to the completed appraisal.

#### **Recommendation**

Approve the sale of 1021 W. Oak Street to Alemer Group for \$1,310,000 and authorize the City Manager to execute the purchase and sale agreement, any related closing documents, and any future documents necessary to complete the transaction, and to take all administrative actions required to finalize the sale and proceed to closing.

#### **REQUESTED CITY COMMISSION ACTION:**

Approve

Department: City Manager

Presenter:

#### **Attachment(s):**

None

## **ITEM 7.G**

### **Renewal and Fourth Amendment between the City and the Young Men's Christian Association (YMCA)**

#### **Request**

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

#### **Explanation**

The YMCA entered into an agreement with the City to provide community services in October 1989, and the agreement was extended by the First, Second, and Third Amendments. This renewal will further extend the current agreement for twelve (12) months, with an option to extend for twelve (12) additional months, expiring September 30, 2027.

City Staff desires to renew the current term for an additional year. The amended agreement includes a CPI increase in the lease in accordance with the original contract terms.

#### **Recommendation**

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

#### **REQUESTED CITY COMMISSION ACTION:**

Approve

Department: Airport

Presenter:

#### **Attachment(s):**

1. (S) Fourth Amendment Renewal to YMCA Agreement \_ DEC. 2025. CAO (003) executed

## **ITEM 7.H**

### **First Amendment to First Right of Refusal to Lease Property at the Kissimmee Gateway Airport, Dyer-Thacker Commerce Park**

#### **Request**

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

#### **Explanation**

Kissimmee Place Development Group, Inc., has requested renewal of the First Right of Refusal for approximately eight and a half (8.5) acres to develop the Dyer-Thacker Commerce Park along the north side of M.L.K. Jr. Blvd. The First Right of Refusal was originally granted on December 17, 2024 for a period of one year. A lease was signed May 21, 2025, for the design/construction of a Hyatt Studio Hotel and the applicant has been making progress towards development of this project. The proposed intent for the remaining acres will focus on developing aviation training facilities and optional aviation student housing to support the community, the airport, and aviation workforce development.

Additional leases will be long-term, at fair market value, and enable the design, construction, management/maintenance of the grounds and facilities for the duration of the lease agreement.

#### **Recommendation**

Staff recommends approval to renew First Amendment to First Right of Refusal, to Lease Airport Property with Kissimmee Place Development Group, Inc.

#### **REQUESTED CITY COMMISSION ACTION:**

Approve

Department: Airport

Presenter:

#### **Attachment(s):**

1. (S) First Amendment to First Right of Refusal Agreement to Lease Property Dyer-Thacker Commerce Park-KPDG

## ITEM 7.I

### Dell Server purchase from Davenport Group

#### Request

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.

#### Explanation

This purchase is to replace the City's current end-of-life server hardware purchased in 2020. As part of the Information Technology Department's goal to create and maintain a state-of-the-art information management system, the department plans to adopt newer technologies that have proven to be aligned with this goal in a timely manner. This purchase is an example of such technology to ensure the City has secure and supported technology. This solution delivers faster server performance, improved reliability, and simplified administration.

This purchase of Dell Server equipment will be made using the NASPO cooperative purchasing agreement fulfilled by Davenport Group.

#### Financial Information

| Account #       | Project # | Increase / Decrease | Budget  | Actual     |
|-----------------|-----------|---------------------|---------|------------|
| 10460106 506494 | ST2510    | Decrease            | 400,000 | 366,775.87 |

#### Financial Summary:

This purchase is an infrastructure improvement and is budgeted in the Sales Tax fund.

#### Recommendation

Approve purchase of 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 and authorize the City Manager to execute the Contract.

#### REQUESTED CITY COMMISSION ACTION:

Approve

Department: Information Technology  
Presenter:

#### Attachment(s):

City of Kissimmee

1. (S) Davenport Group Dell Server Purchase

**ITEM 8.A**  
**2026 City Commission Meeting Calendar**

**Request**

Establish the commission annual meeting calendar for 2026.

**Explanation**

Each year, the City Commission approves a calendar for the upcoming year to help staff plan agenda items and to inform the Commission, staff, and the public of the meeting schedule. Commission meetings are held on the 1st and 3rd Tuesdays of each month.

Staff recommends the Commission adopt the proposed calendar for 2026, including the dates set for the Annual Commission Retreat, Budget Workshop, and Budget Hearings. The Budget Hearings are tentatively scheduled for the 2nd and 4th Tuesdays in September. However, since the City is required by statute to defer its adoption dates to Osceola County and the Osceola County School District, these dates will be confirmed later in the year.

Although Commission meetings are set, workshops and CRA meetings may be scheduled as needed throughout the year.

**Recommendation**

Approval to adopt the 2026 City Commission Meeting Calendar

**REQUESTED CITY COMMISSION ACTION:**

Approve

Department: City Manager

Presenter: Mike Steigerwald

**Attachment(s):**

1. 2026 Commission Meeting Dates

## **ITEM 8.B**

### **Acceptance of Sculpture Donation and Authorization of Installation**

#### **Request**

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, authorize use of the 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.

#### **Explanation**

The National Chamber of Arts (CAM USA), who presented a proposal to market Kissimmee as "The City of Love" at the Commission workshop on October 27, 2025, is seeking authorization to install and donate a sculpture titled "The City of Love" to the City of Kissimmee. The organization has identified Lakefront Park as the desired location for the piece as part of its cultural and artistic outreach efforts. The sculpture is intended to serve as a permanent landmark for weddings, anniversaries, celebrations, and tourism promotion within the City of Kissimmee.

The sculpture's estimated value is \$10,000, which exceeds the City's \$2,500 threshold for administrative acceptance of donations. As a result, City Commission approval is required to formally accept the donation as well as authorize placement of the sculpture in Lakefront Park.

#### **Recommendation**

Commission Direction.

#### **REQUESTED CITY COMMISSION ACTION:**

Commission Direction

Department: City Manager

Presenter: Mike Steigerwald

#### **Attachment(s):**

1. National Chamber of Arts\_Sculpture 02.14.26
2. The City of Love Sculpture