

**TOWN OF LAKE HAMILTON  
MINUTES  
SPECIAL MEETING  
TUESDAY, MAY 10, 2022  
5:00 PM**

The Town Council of Lake Hamilton held a Special Meeting on Tuesday May 10, 2022, at 5:00 PM, at 100 Smith Ave., Lake Hamilton, FL 33851.

**CALL TO ORDER**

Mayor Kehoe called the meeting to order at 5:00 p.m.

**INVOCATION**

Invocation was given by Angie Hibbard.

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was recited by all.

**ROLL CALL**

O'Neill, Tomlinson, Vice Mayor Wagner, and Mayor Kehoe were present. Roberson was absent.

**SPECIAL MEETING BUSINESS**

**Swear in Larry Dale Tomlinson, Council Seat 2-**

Clerk Sandovalsoto swore in Councilmember Tomlinson for his new term of three years.

**Construction Loan Agreement for Town's Septic to Sewer and WWTF Project-**

PWD Lewellen stated he has been working on this agreement for a long time and staff recommends approval.

Steve Elias with Pennoni was presented and addressed the Council. He noted there are a lot of moving parts behind the scenes. The agreement included in the agenda is a draft but should not change but it could. The Department of Environment Protection could make changes. He asked for Council to conditionally approve the agreement pending any minor changes and authorize the Mayor to sign.

No questions from the Council.

**Motion made** by O'Neill and a second by Tomlinson to approve the Clean Water State Revolving Fund Construction Loan Agreement WW531642 in the amount of \$5,896,645.

No public comments were received.

**Motion passed 4-0.**

**Resolution R-2022-07 Authorizing Resolution for SRF Funding Agreement-  
Attorney Maxwell read the title for record-**

A resolution of the Town Council of the Town of Lake Hamilton, Florida, Polk County, Florida, relating to the state revolving fund loan program; making findings; authorizing the loan

application; authorizing the loan agreement; establishing pledged revenues; designating authorized representatives; providing assurances; providing for conflicts, severability, and effective date.

**Motion made** by O'Neill and a second by Wagner to approve Resolution R-2022-07.

No public comments were received.

A roll call vote was taken, Tomlinson aye, O'Neill aye, Wagner aye, Kehoe aye.

**Motion passed 4-0.**

**Clarification on 2026 Water Supply Source-**

PWD Lewellen noted the Town was looking to do their alternative water source on their own as opposed to the Co-op. Water is needed for the Bluffs and the town needs to decide if they are going to purchase water from the Co-op or the Town will need to drill a test well for a lower aquifer well for the Town.

Administrator Irvine noted the alternative water source report was presented in July and the Council chose to move forward with the upper and lower aquifer. No vote was taken, only a council consensus. There was no motion to commit to funding.

Steve Elias from Pennoni stated there was a table included in the packet with the projected 5-year water demand. After December 31, 2025, the Town will no longer be able to pull from the upper aquifer. The alternative source has to be known to SFWMD and guidance is needed to know which way the Town would like to proceed. He noted the Town needs to bid out to drill a test well if they decide to go with the lower aquifer. The design and bid out is \$75,000. He believes total cost will be around one million dollars.

There was a discussion regarding the city of Davenport and the well they tried to dig that failed.

PWD Lewellen noted the Town is under the new CFWI rule because of the renewal and the town will need the lower Floridian before 2025.

Mayor Kehoe asked if Steve wanted to pull item e from the agenda. He concurred due to the need to do modeling.

Steve gave oversight of the current water situation with the new WWTF coming which will benefit the Town as well as the ag wells discovered.

A request was made to put Wolverine as the last agenda item.

**Authorize Pennoni Addendum #4 for additional WUP Renewal Services-**

Item was removed from the agenda.

**PRAG/ Lake Hamilton/ FMLC Engagement Letter-**

Administrator Irvine stated Rodney Walton was present to discuss financing with FMLC.

Rodney Walton addressed the Council and gave an overview of what they do for Cities regarding loans and financing. He gave an overview of the PowerPoint presentation of both their bond issue program and the bank loan program. The situation in which the town is in is unique, but they are able to provide assistance. He noted 10 to 12 weeks would be the quickest turn around to get something to the developers, but nothing is certain. They will begin with negotiating developers' agreements first.

O'Neill stated the Developer signed an agreement for capacity and they committed to provide 1.5 million dollars. Payments are usually annually, and it is the responsibility of the developer until such time that 75% of the permits have been pulled and impact fees have been paid. Then the Town will take over responsibility of the payments of the loan and pay back money to the developers minus fees and interest. There are ways they will need to track that. The total fees will be around 50 to 90 thousand dollars.

**Motion made** by O'Neill and a second by Wagner to instruct the Town Administrator to sign the engagement letter with the Florida League of Cities for the FMLC financing program.

Rodney stated there will be another agreement from the bond council.

O'Neill amended the motion to have the mayor's signature instead of the Administrators signature.

No public comments were received.

**Motion passed 4-0.**

**Wolverine-**

PWD Lewellen noted that Greneleaf was passing around the offer to other interested parties. They were given information that there is an investment group purchasing the property and they are looking to annex into the city of Haines City and connecting to the utilities in Haines City. They won't need utilities after that occurs. If they were successful acquiring it, it would get connected through Haines City and Tom Cloud does not feel comfortable and recommends it is not a good deal, it is too risky. It would most likely be successful, but the Town would have to pay 3 million dollars or more and if no customers are connected it would hold no value. They recommend abandoning the efforts.

**Motion made** by O'Neill and a second by Wagner to withdraw from the Wolverine project.

No public comments were received.

**Motion passed 4-0.**

**ADJOURNMENT:**

**Motion made** by Wagner to adjourn the special meeting at 6:09 PM.

No public comments were received.

Motion passed 4-0.

ATTEST:

  
Brittney Sandovalsoto, Town Clerk

  
Michael Kehoe, Mayor

  
Sara K. Irvine, Town Administrator