

**TOWN OF LAKE HAMILTON
MINUTES
SPECIAL MEETING
THURSDAY, MAY 26, 2022
9:00 AM**

The Town Council of Lake Hamilton held a Special Meeting on Thursday May 26, 2022, at 9:00 AM, at 100 Smith Ave., Lake Hamilton, FL 33851.

CALL TO ORDER

Mayor Kehoe called the meeting to order at 9:02 a.m.

INVOCATION

Invocation was given by Angie Hibbard.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited by all.

ROLL CALL

Roberson, O'Neill, Tomlinson, Vice Mayor Wagner, and Mayor Kehoe were present. Irvine and Sandovalsoto were present.

SPECIAL MEETING BUSINESS

Mayor Kehoe gave an announcement regarding the reasons for the special meeting.

Fireworks Program for July 2, 2022-

Public Works Director Lewellen stated that the Parks and Recreation Board voted that they pick the lesser of the two recommendations regarding fireworks which was the \$6,000 for 6-7 minutes. He noted that they did not feel it was beneficial to obtain funding from reserves to cover a more expensive option of fireworks.

Mayor Kehoe noted that he believes there is more than enough money saved in the budget this fiscal year to cover the extra cost associated with the bigger fireworks display.

PWD Lewellen noted that the board discussed putting money into other events for the town and not the whole budget for one event and that it was an excessive amount.

Mayor Kehoe noted that he does not accept a salary and his salary is put in for the fireworks program. He also noted he hired a band and paid for the band out of his own funds. The stage is being funded by Duke Energy.

Vice Mayor Wagner noted that the fireworks display the previous year was very quick, and everyone was left hoping for more. The town is growing, and she believes there should be something provided to the people of the Town.

Motion made by O'Neill and a second by Tomlinson to approve \$15,000 for the 20 minutes of fireworks.

No public comments were received.

O'Neill noted he appreciates the board having the budget in mind. Tomlinson noted the need to do something for the citizens.

A roll call vote was taken, Roberson aye, Tomlinson aye, O'Neill aye, Wagner aye, Kehoe aye.
Motion passed 5-0.

Attorney Maxwell noted there was a change needed in the resolution that was passed by the council to address the specific location of the exemption of alcohol sales and she will bring the updated resolution to the next meeting.

Update on Capacity Calculation and Funding Approval-

O'Neill noted that he asked to place this item on the agenda for updates.

PWD Lewellen noted that they are working on the water use permit regarding the new developments that are coming in and a phase 2 to provide water to those. They are also working on phase 2 of the wastewater treatment facility which would reach 1 million gallons per day.

They are currently looking at different financing options to fund those phases.

O'Neill noted Administrator Irvine was working with the Florida League Cities for consultants regarding financing. They are looking at adding special assessments on the parcels that are owned by the developers which would be mutually agreed between the town and the developer. The amount of money from the assessment would cover the loan payments. The town would not be paying the loan payment, the developer would be paying through the special assessment.

Administrator Irvine and Associate Planner Hibbard are working on the details. He noted this is the best way to fund new utilities as it is not costing the current residents tax dollars.

Associate Planner Hibbard noted that the homeowners would not be paying the assessment, the builder would at the time of permit or developers would pay beforehand.

Discussion of Expansion to the East-

O'Neill noted the agenda item was regarding property that is already owned by developers or properties in the process of being purchased by developers. The agenda discussion has nothing to do with the Town looking to annex in existing homes. It is regarding developers looking to purchase empty land that they wish to develop on. The developers are looking at surrounding areas for utilities and to potentially annex into. The town would rather those developers annex into Lake Hamilton. The future residents of those developments will most likely be driving through Lake Hamilton and utilizing the police department. To have a financially stable future, the Town would be in a better position if there were those extra properties to support the town's increased services.

Mayor Kehoe noted that the choice to annex into a city is up to the developers. The town is not annexing any property as the only people with that authority is the property owners.

A comment from the audience- they are being squeezed down Hatchineha Road and most of them moved to the county to get away from the city. With the added traffic, it takes longer to commute to work. She also noted Kokomo Road is a danger.

O'Neill noted that the growth by developers is happening whether anyone wants it to or not. The town cannot control what is happening in the county and the county will let those properties be developed. The county is broader and allows more than cities do. If the developers' properties stay in the county, there will be homes built there anyway. It is not something anyone can control. The properties must have water and wastewater from somewhere so they will turn to one

of the surrounding cities for that. The city who they chose will ask them to annex into the city to provide utilities. The Town would rather them annex into Lake Hamilton. He noted they are all residents of Lake Hamilton, and they chose to live here because it is a small town. There is only so much they can do to control development that is not adjacent to the Town. He believes they are doing a better job with new developments than neighboring cities. He noted Scenic Terrace South will be breaking ground soon and it has nice amenities. The developers have done a great job with adding parks and trails.

Frances from the audience noted she does not like to hear that no one has control and stated that they do have control. They can require the lot sizes to be bigger and have bigger homes with less density in the subdivisions.

O'Neill noted the county currently has control over those properties and the people are exercising their control through planning and zoning.

There were questions regarding having farm animals on properties in the county.

Roberson noted that the Town cannot control land that is in the county.

Administrator Irvine clarified that the discussion is not about property that is already owned. It is a plan to work with developers. Staff is working with SWFMD and working on capacity on properties that are already in the Town limits.

Mayor Kehoe reiterated that the Town does not have control over the developers, and they can choose which city that they want to annex into. The county residents fight should be with the developers.

Administrator Irvine noted that the agenda item was not an action item and was only on for discussion.

There was further discussion regarding properties with groves, Dundee's annexations and developments and the process for annexing in new developments.

Other audience members expressed concerns regarding lower taxes, annexations, and septic to sewer.

There was discussion regarding the noticing of the agenda. Administrator Irvine noted that the agenda are posted the Friday before a Tuesday meeting giving ample notice time. She also noted there are currently no outside annexations.

Mayor Kehoe noted that the Town is not there to annex those single properties into the town or expand in their area.

Another audience member addressed concerns regarding traffic turning lanes being add for new developments.

Attorney Maxwell noted that this was a special meeting and discussions have exceeded the scope of the agenda item. She recommended to close the public comment.

Mayor Kehoe closed the public comments.

Mayor Kehoe left the meeting due to a schedule conflict.

Vice Mayor Wagner took over the meeting and closed down any further comments on previous subject.

Consider Changing the July 5, 2022, Meeting to the 2nd Tuesday, July 12, 2022-

Motion made by O'Neill and a second by Roberson to move the July 5, 2022, meeting to the 2nd Tuesday, July 12, 2022.

No public comments were received.

Motion passed 4-0.

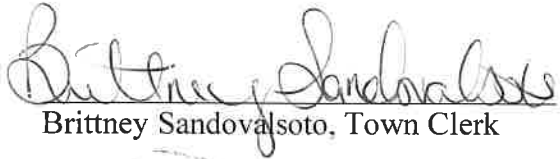
ADJOURNMENT:

Motion made by O'Neill and a second by Tomlinson to adjourn the special meeting at 10:17 AM.

No public comments were received.

Motion passed 4-0.

ATTEST:


Brittney Sandovalsoto, Town Clerk


Michael Kehoe, Mayor


Michael Teague, Interim Town Administrator

