

**TOWN OF LAKE HAMILTON  
MINUTES  
SPECIAL MEETING  
TUESDAY, JULY 19, 2022  
4:30 PM**

The Town Council of Lake Hamilton held a Special Meeting on Tuesday July 19, 2022, at 4:30 PM, at 100 Smith Ave., Lake Hamilton, FL 33851.

**CALL TO ORDER**

Mayor Kehoe called the meeting to order at 4:37 p.m.

**INVOCATION**

Invocation was given by Angie Hibbard.

**PLEDGE OF ALLEGIANCE**

Pledge of Allegiance was recited by all.

**ROLL CALL**

O'Neill, Vice Mayor Wagner, and Mayor Kehoe were present. Roberson and Tomlinson were absent. Interim Town Administrator Teague, Fiscal Coordinator Christie, Town Administrator Irvine, Associate Planner Hibbard, and Community Development Director Leonard were present. Town Clerk Sandovalsoto and Attorney Maxwell were present virtually via Teams.

**SPECIAL MEETING BUSINESS**

**Resolution R-2022-11 Update Signers on Bank Account-  
Mayor Kehoe read the title for the record.**

A resolution of the Town Council of the Town of Lake Hamilton, Florida, establishing updated signers on the Town bank accounts; providing for conflicting resolutions; providing for severability; and providing for an effective date.

Town Administrator Irvine recommended tabling due the new finance employee. Mayor Kehoe noted that she could be added at a later date.

No public comments were received.

**Motion made** by O'Neill and a second by Wagner to approve Resolution R-2022-11. **Motion passed 3-0.**

**Ordinance O-22-22 Assessment Procedures-**

**Town Clerk Sandovalsoto read the title for the record.**

An Ordinance of the Town of Lake Hamilton, Florida relating to the funding of capital improvements and essential services through the imposition of special assessments; providing the procedure for the imposition of such special assessments; providing definitions and findings; authorizing the imposition and collection of special assessments to fund the cost of capital improvements and essential services providing a special benefit to real property within the town; authorizing the creation of assessment areas; providing for the optional and mandatory prepayment of assessments; establishing procedures for notice and adoption of assessment rolls

and for correction of errors and omissions; providing that assessments constitute a lien on assessed property upon adoption of the assessment rolls; establishing procedures and methods for collection of assessments, including assessments imposed on government property; authorizing the issuance of obligations secured by assessments; providing for various rights and remedies of the holders of such obligations; providing that such obligations will not create a general debt or obligation of the town; providing for severability; and providing an effective date.

Mayor Kehoe noted that this ordinance would be added to the code for assessments done in the future.

Debra Lawson questioned why assess properties if the builders are paying for the wastewater plant.

Mayor Kehoe noted that only the newly developed properties would be assessed for the wastewater plant.

Ernest Wormley questioned would the residents be paying for the wastewater plant.

O'Neill gave an overview of the process including assessing the properties that are located in the new developments and it would be spread out over years for the wastewater plant.

**Motion made** by O'Neill and a second by Wagner to approve Ordinance O-22-22.

No further comments were received. **Motion passed 3-0.**

#### **Consider Engagement with Bryant, Miller, Olive (BMO)-**

O'Neill noted that engaging with Bryant, Miller, Olive and the cost was reasonable to guide through the process.

Mayor Kehoe noted they are attorneys with the Florida League of Cities that are assigned by the League.

There were questions regarding if the Town considered reviews of the company before engaging.

**Motion made** by Wagner and a second by O'Neill to approve engagement with Bryant, Miller, Olive (BMO).

No further comments were received. **Motion passed 3-0.**

#### **Recommendation of Award to Low Bidder- WWTF Phase 1-**

Steve Elias with Pennoni addressed the council and presented a short video of the concept of the wastewater treatment facility that went out to bid. He noted they received three bids for the project which ranged between 7.768 million dollars and 8.278 million dollars. US Water Service Corp was the lowest bidder. They will check references of the company. They recommend negotiating with contractor to reduce the cost because it came in overbudget. They recommend awarding the job to the lowest bidder for the maximum price of \$7,768,000.

There were questions from the audience as to why the Town was going with the lowest bidder.

Steve Elias noted that because it is a government entity and they are using state funds, they are obligated to give the bid to the lowest bidder.

There were questions regarding the contractor and their history.

**Motion made** by O'Neill and a second by Wagner to award the Wastewater treatment facility contract to the lowest bidder, US Water Service Corp to not exceed \$7,768,000 and to give the

Interim Town Administrator authority to negotiate with the contractor to reduce the cost and to give authority to sign the final approval.

No further public comments were received. **Motion passed 3-0.**

#### **Recommendation of Award to Low Bidder- SR 17 Septic to Sewer-**

Steve Elias from Pennoni addressed the council and advised they received 4 bids for this project ranging from \$3.888 million to \$6.449 million dollars. The lowest bidder was Benchmark Construction.

Steve Elias noted that the company is relatively new to Florida. The Lakeland branch of the company has completed 2 projects in Florida, and both gave glowing reviews. He also needed if they are not meeting standards by the engineer, they can kick them off the job. The bid came in 1 million dollars under budget which can go towards the WWTF.

**Motion made** by Wagner and a second by O'Neill to award the Wastewater Treatment Facility bid to the lowest bidder, US Water Service Corp.

No further comments were received. **Motion passed 3-0.**

#### **Discuss Phase 1 WWTF Funding Sources-**

There was a discussion regarding the options for funding of the wastewater treatment facility. They will have a meeting with the Florida Department of Environmental Protection to see about loans available.

Interim Town Administrator Teague also noted they will figure out what the true up cost with the developer will be regarding the WWTF.

#### **Pennoni Phase 2 WWTF Preliminary Design Report Findings-Consider Approval of Concept Plan-**

Steve Elias from Pennoni gave an overview of the proposed plan for phase 2 of the WWTF. It would be for a 1.25 million gallons per day plant with an estimated cost of 32.6 million dollars. He gave an overview of the possible grants available to fund phase 2.

#### **Consider approval of Pennoni Phase 2 Design Contract-**

This item was tabled.

#### **ADJOURNMENT:**

**Motion made** by Wagner and a second by O'Neill to adjourn the special meeting at 5:48 PM.

The budget workshop will commence at 6:00 PM

No public comments were received.

**Motion passed 3-0.**

#### **The Budget Workshop commenced at 6:00 PM.**


##### **Continued Budget Discussion-**

Interim Town Administrator Teague handed out a draft budget and classification scale. It was shown what would the budget be for wages if no increases were given, if a 4.5% increase was given, and if \$1.00 an hour was given across the board.

The budget workshop was adjourned at 6:37 PM.

**ATTEST:**

  
Brittney Sandovalsoto, Town Clerk

  
Michael Kehoe, Mayor

  
Michael Teague, Interim Town Administrator

