

**TOWN OF LAKE HAMILTON
MINUTES
TOWN COUNCIL REGULAR MEETING
TUESDAY, MAY 4, 2021
6:00 PM**

The Town Council of Lake Hamilton held a Regular Meeting on Tuesday May 4, 2021 at 85 N Omaha Street, Lake Hamilton, FL 33851.

CALL TO ORDER

Mayor Kehoe called the meeting to order at 6:00 p.m.

INVOCATION

Invocation was given by Angie Hibbard.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by all

ROLL CALL

Roberson, Tomlinson, O'Neill, Vice Mayor Wagner, and Mayor Kehoe were present. Town Administrator Irvine was present.

SCHEDULED PRESENTATIONS

Proclamation for Clerk's Week-

Mayor Kehoe read the proclamation for Clerk's Week for the record and signed the proclamation. Town Clerk Brittney Sandovalsoto was congratulated.

CONSENT AGENDA

Motion made by Wagner and a second by O'Neill to approve consent agenda item a, b, and c. No public comments were received.

Motion Passed 5-0.

RECOGNITION OF CITIZENS

No Citizens were signed in to be recognized.

OLD BUSINESS

Future Planning Discussion- Irvine reported that town staff and consultants are still working on wastewater and water capital planning.

PRWC/AWS – Irvine reported that in light of the Council action at the last meeting by hiring Pennoni to present an Alternative Water Supply review for the town, staff is recommending that the Town be an associate member of the PRWC Southeast Wellfield AWS project. Staff recommends adopting **Resolution R-2021-05** which authorizes the Mayor to sign documents related to the project.

Town Attorney read the resolution for the record:

Resolution of The Town of Lake Hamilton, Florida, Designating Mayor Michael Kehoe as The Authorized Representative For Purposes of Signing Documents Related To The Implementation of The Southeast Wellfield Agreement With The Polk Regional Water Cooperative; And Providing An Effective Date.

Motion by O'Neill and second by Tomlinson to adopt Resolution R-2021-05 and be an associate member of the Southeast Wellfield Project. No public input. Motion carried 5-0.

LDR Moratorium Update – Planner Leonard reported that the consultant is ready to make a presentation to the Planning Commission. He recommends the town consider an extension to the Moratorium. Council concurred.

NEW BUSINESS

Mayor Kehoe Opened the Public Hearing at 6:12 PM

First reading of Ordinance O-21-10 Cassidy Group 1B Plan Amendment- Attorney read for the record:

An Ordinance Of The Town Of Lake Hamilton, Florida, Amending The Comprehensive Plan Of The Town Of Lake Hamilton, Florida, Said Amendment Being Known As Amendment **21s02**, Amending The Future Land Use Map Classification From Agricultural To Residential Lands – 5 For A 9.89 Acre Parcel Of Land Located At The Northwest Corner Of The Intersection Of Detour Road And Chicago Avenue; And Transmitting Said Amendment To The Department Of Economic Opportunity For; Providing For Severability; And Providing For An Effective Date.

Motion by O'Neill second by Wagner to accept Ordinance O-21-10 Cassidy Group 1B Plan Amendment on first reading. Discussion: Rennie Heath the developer for the property stated that this amendment is to incorporate an additional 9.9 acres of land to add to the existing project. There were questions about how many houses would be placed on the property and he responded 40. The allowable amount is 4 units per acre.

Motion carried 4-1(Tomlinson)

First reading of Ordinance O-21-11 Scenic Terrace South PUD – Attorney read for the record:

An Ordinance Of The Town Of Lake Hamilton, Florida, Adopting A Planned Unit Development (PUD) Named “Scenic Terrace, South”, Located North And South Of Hughes Road From West Of Scenic Highway (State Road 17) On The West To Approximately One-Third Of A Mile East Of Detour Road On 191.72 Acres In Sections 9 And 10, Township 28 South, Range 27 East, Polk County, Florida; Repealing All Ordinances In Conflict Herewith; Providing For Severability; And Providing An Effective Date.

Motion by O'Neill second by Wagner to accept Ordinance O-21-11 Scenic Terrace South PUD with the 30% of 40-foot lots as recommended by the planning commission.

Discussion: Kathy Hattaway addressed the council regarding the property. Their company is interested in creating communities not subdivisions. The regulations require they place 8 acres

of green space and they have included 12 acres of greenspace in the project which will be available to all residents of Lake Hamilton, not just those in the communities. There will be a maximum of 700 units on the property. The planning commission recommended to keep the 40-foot lots at 30% of the properties and the developer asked to increase that amount to 40%, stating that this was a very popular lot size. Renny Heath stated that the property would be a Community Development District in which policies are set for road widths and curbs. Wagner proposed to split the difference to 35% to meet them in the middle. There was discussion regarding reclaimed water and how the process is done and if it could be done in the communities. Public Works Director Lewellen stated that these types of decisions could not be made without a wastewater plant in place.

Motion carried 4-1(Tomlinson)

Mayor Kehoe Closed the Public Hearing at 7:17 PM

Sewer Costs-Michael Floridino, owner of the restaurant in town, addressed council regarding the high sewer rate that is being charged. Council reported that the town continues to seek out alternatives for wastewater disposal but in the meantime, that is the rate which the town of Dundee charges for the bulk waste. Staff was directed to investigate a pioneering type of agreement which might help alleviate the burden.

Exception for Building Moratorium- Jim Edwards, Keyes Construction contractor, is requesting the council waive the moratorium and allow town staff to issue a permit. It was finally resolved that there was no current permit for the project and the council was not willing to authorize a waiver per attorney advice.

Resolution R-2021-06 Adopting Credit Card Service Fees – Town attorney read for the record: A Resolution Of The Town Of Lake Hamilton, Florida, Imposing Fees Related To Handling And Entering In House And Over The Phone Credit Card Payments; Providing For Conflicts; And, Providing An Effective Date.

Town Administrator reported that the new utility billing system is built for customer ease to use credit cards through the customer portal but is not convenient for town staff to process in person or over the phone charges. Town Administrator and Clerk recommend an additional \$5 fee for any credit cards payments taken over the phone or in person. Town staff will have a payment portal Ipad set up at Town Hall to teach customers how to use the new customer account portal so they can save time and money.

Motion by O'Neill second by Wagner to adopt **Resolution R-2021-06 Adopting Credit Card Service Fees. Motion carried 3-2(Roberson/Tomlinson)**

Discuss Town Celebrations July 2nd / Centennial celebration and official date - Zambelli has reserved a crew for the town on July 2nd. Irvine recommended that the council appoint a committee for the July 2nd event and Continental event, fall 2024. Mayor Kehoe called off the official open house for July 2nd as it was determined that the area may not yet be cleared of the temporary modular building. Also, it is a working day, in addition, some staff members are taking time off to enjoy the long holiday weekend.

Mayor Kehoe stated he felt that the centennial did not need to be discussed yet, as it is a few years away.

Staff Reports-

Town Administrator- Irvine reported that staff reports were in the packet.

Town Clerk- Reported on the RLC grant for council members to attend the FLC conference.

Police Department- included in packet

Code Enforcement- Irvine reported that the May Special Magistrate hearing will be cancelled as both Tom and Gina will be at EOC training. Hurricane season is upon us. Councilmember Roberson had questions on how out of state property owners are notified of code cases. She and Town Attorney would get together to go over the process and her concerns.

Community development- Included in packet.

Public Works- no comments.

ATTORNEY COMMENTS: Attorney Dawson gave an update about the case with the dogs on the property. The dogs have been removed and he wanted to know if the council wanted to dismiss the case or wait. The council asked to wait another month to ensure the dogs do not return.

COUNCIL COMMENTS: There was discussion regarding on what to place on the walls in the new town hall. Tomlinson would like to see old pics put up that carry the history of the town. Mayor recommended artwork from local artists.


ADJOURNMENT:

Motion made by O'Neill to adjourn the meeting at 8:33 PM. **Motion Passed 5-0.**

ATTEST:


Brittney Sandovalsoto, Town Clerk


Michael Kehoe, Mayor


Sara K. Irvine, Town Administrator