

**TOWN OF LAKE HAMILTON
MINUTES
TOWN COUNCIL WORKSHOP & SPECIAL MEETING AGENDA
TUESDAY, OCTOBER 19, 2021
5:30 PM**

The Town Council of Lake Hamilton held a Workshop and a Special Meeting on Tuesday October 19, 2021, at 100 Smith Ave., Lake Hamilton, FL 33851.

CALL TO ORDER

Mayor Kehoe called the meeting to order at 5:36 p.m.

INVOCATION

Invocation was given by Angie Hibbard

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited by all.

ROLL CALL

Roberson, O'Neil Vice Mayor Wagner, and Mayor Kehoe were present. Tomlinson was absent. Town Administrator Irvine, and Town Clerk Sandovalsoto were present. Attorney Maxwell was present via virtual conference.

OPEN WORKSHOP

Council and staff went over sections of the land use table to update the table. CD Director Leonard guided Council through each item to share recommendations regarding changes to the table.

- The workshop was closed at 5:59 PM and the special meeting was opened at 6:00 PM.

SPECIAL MEETING BUSINESS

First reading of Ordinance O-21-26-

Attorney Maxwell read the title for the record.

An ordinance of the Town of Lake Hamilton, Florida, enacting the temporary moratorium in order to study, review and to amend the land development regulations for signs, residential subdivision markers and billboards located in the municipal limits of the Town of Lake Hamilton; providing for a six-month term to be extended if necessary, by the town council; providing for early termination if the project is complete; providing for the rescission or extension of said moratorium by the adoption of a subsequent ordinance, by an amendment to the town's land development regulations or as otherwise mandated by operation of law; providing for conflicts; providing for severability; providing an effective date.

O'Neill questioned what was happening to resolve the issues regarding the moratorium. He did not want to see the moratorium go on and on and nothing be resolved.

Mayor noted they were looking at amending the sign ordinance and reviewing other cities ordinances to make changes to the current ordinance.

Motion made by O'Neill and a second by Wagner to approve the first reading of Ordinance O-21-26.

No public comments were received.

A roll call vote was taken. Roberson aye, O'Neill aye, Wagner aye, Kehoe aye. **Motion Passed 4-0.**

First reading of Ordinance O-21-27-

Attorney Maxwell read the title for the record.

An Ordinance of the Town of Lake Hamilton, Florida, partially repealing the temporary moratorium adopted to study, review and to amend the land development regulations for certain non-residential land uses and commercial and industrial zoning districts; located adjacent to the State Road 17 transportation corridors; providing for early termination because the project is complete; providing for conflicts; providing for severability; providing an effective date.

Mayor Kehoe noted that the Moratorium is set to expire on December 8th, 2021. There were questions if there were any changes made to Highway 27. CD Director Leonard stated that they will bring a recommendation for an overlay district. O'Neill questioned how to make those changes mandatory instead of recommendations. **There was a consensus by the council to table the Ordinance.**

Tabled item request for waiver of certain conditions of Ordinance O-21-11 Scenic Terrace South PUD-

There is currently a realtor looking for parcels that could be used for a package plant and staff is looking into properties that are owned by the Town for consideration of placing a package plant. O'Neill stated that the developer wants to sell their lots quickly and that was very important to them. They are willing to sign and provide funding, but they do not have land for the package plant. They offered to pay for the package plant if the Town had the land to place it. They will pay 50% up front and the other half when the distribution lines are complete. They ask for control and partnership on engineering to keep the project moving swiftly. Staff understands that the council is not in favor of using town park property for placement of a temporary treatment plant.

Motion made by O'Neill and a second by Wagner to authorize staff to execute an agreement for purchase of a parcel and bring it back to Council for before closing.

No public comment was received.

Motion Passed 3-1.

Tabled item review and consider for approval safeguard against Covid-19 policy-

Town Administrator Irvine stated she took into consideration PW Director Lewellen's comments from the previous meeting and made changes to the policy. There was language added regarding those infected or vaccinated within the past 12 months were exempt. If they have or think they have COVID-19, they need to report it to their supervisor. Face coverings around other employees would be required if they are not vaccinated.

Motion made by Roberson and a second by Wagner to approve the safeguard against COVID-19 policy.

No public comment was received.

Motion Passed 4-0.

Update on 148 Orange Drive utility bill-

PW Director Lewellen noted that he gave the audit to the resident and explained in detail the audit. He added that it is the responsibility of the homeowner to monitor their water usage. Town Administrator Irvine will send the resident a letter regarding the water leak policy.

Town Clerk Sandovalsoto mentioned that the water and wastewater rates were set to increase in the next billing cycle per the policy and asked if Council would like to freeze the increase on the wastewater rates as they were already high.

Motion made by Wagner and a second by O'Neill to waive the increase of wastewater rates for the fiscal year 2021-2022. **Motion Passed 4-0.**

Future Planning Items-

CD Assistant Hibbard gave an update regarding the water use permit. She noted that they want it to be done by the year mark of the application.

Ordinance O-21-27-

CD Assistant Hibbard stated that there were businesses ready to build on Scenic Highway and are unable because of the moratorium. This item was brought back from the agenda after it was tabled. Changes were made by removing Highway 27 from the moratorium.

Motion made by Wagner and a second by Roberson to approve Ordinance O-21-27 with the changes of removing Highway 27 from the repeal and making changes to the Ordinance were stated to remove any language regarding the Highway 27 corridor.

No public comments were received.

A roll call vote was taken. Wagner aye, Roberson aye, O'Neill aye, Kehoe aye. **Motion Passed 4-0.**

Town Administrator Irvine noted that Attorney Tom Cloud was preparing a Resolution regarding Greenlefe.

The trunk or treat will be held on Saturday, October 23rd at Town Hall.

The special meeting was closed at 7:17 PM and the workshop reconvened.

REOPEN WORKSHOP


Council and staff continued to review the land use table and recommend changes.

ADJOURNMENT:

Motion made by Wagner and a second by Roberson to adjourn at 8:04 PM. **Motion Passed 4-0.**

ATTEST:


Brittney Sandovalsoto, Town Clerk


Michael Kehoe, Mayor


Sara K. Irvine, Town Administrator