

**TOWN OF LAKE HAMILTON
MINUTES
TOWN COUNCIL REGULAR MEETING
TUESDAY, FEBRUARY 1, 2022
6:00 PM**

The Town Council of Lake Hamilton held a Regular Meeting on Tuesday February 1, 2022, at 100 Smith Ave., Lake Hamilton, FL 33851.

CALL TO ORDER

Mayor Kehoe called the meeting to order at 6:05 p.m.

INVOCATION

Invocation was given by Angie Hibbard

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited by all.

ROLL CALL

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

SCHEDULED PRESENTATIONS

Mayor Kehoe read a proclamation for the Lake Hamilton Woman's Club and presented it to Board Member Angie Hibbard on behalf of the Woman's Club.

Chief Teague gave a presentation honoring Rodney Gunter Jr. who was present along with his family members. He read a proclamation that was presented to Mr. Gunter naming him a Home Town Hero. Chief Teague also presented a sign dedicated to Mr. Gunter that will be placed in Town and the proclamation on a plaque.

-O'Neill arrived at 6:16 PM

Rodney Gunter Jr. gave a few words regarding his background and what he looks forward to in the future and the future of Lake Hamilton.

CONSENT AGENDA

There were no consent agenda items.

RECOGNITION OF CITIZENS

There was no one signed in to speak.

OLD BUSINESS

- **Mayor Kehoe closed the regular meeting at 6:22 PM and opened the public hearing.**

Second reading of Ordinance O-21-28

Attorney Maxwell read the title 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 21S06, amending the future land use map classification from residential lands 1 to residential lands M for a 1.14 acre parcel of land located on the northeast corner of the intersection of Main Street and Fifth Street; and transmitting said amendment to the department of economic opportunity for compliance review; providing for severability; and providing for an effective date.

Motion made by O'Neill and a second by Wagner to adopt the second reading of Ordinance O-21-28.

No public comments were received.

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

Motion Passed 5-0.

Second reading Ordinance O-21-29-

Attorney Maxwell read the title for the record.

An Ordinance of the Town of Lake Hamilton, Florida, rezoning a 1.14-acre parcel of land located on the northeast corner of the intersection of Main Street and Fifth Street from R-1 - single family residential to R-4 - single family residential zoning district; repealing all ordinances in conflict herewith; providing for severability; and providing for an effective date. Angie Hibbard stated that the incorrect map was inserted into the original Ordinance and presented a copy of the correct map. The map was recorded as Exhibit "A".

Motion made by Wagner and a second by Roberson to adopt the second reading of Ordinance O-21-29.

No public comments were received.

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

Motion Passed 5-0.

Second reading of Ordinance O-21-33-

Attorney Maxwell read the title for the record.

An ordinance of the Town of Lake Hamilton, Florida, amending the comprehensive plan of the Town of Lake Hamilton, Florida, amending the future land use element to establish and map a US highway 27 overlay district; transmitting said amendment to the department of economic opportunity for compliance review; providing for severability; and providing for an effective date.

No public comments were received.

Motion made by Roberson and a second by Wagner to adopt the second reading of Ordinance O-21-33.

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

Motion Passed 5-0.

Second reading of Ordinance O-22-01-

Attorney Maxwell read the title for the record.

An Ordinance of the Town Council of the Town of Lake Hamilton extending the corporate limits of the Town so as to include additional territory lying contiguous and adjacent to the present boundaries of the Town of Lake Hamilton, Florida; describing said additional territory; repealing all ordinances in conflict herewith and providing for applicability; providing for severability; and providing an effective date. The location is adjacent to the south side of Water Tank Road and approximately 660 feet east of Detour Road and containing 19.74 acres.

No public comments were received.

Motion made by Wagner and a second by Roberson to approve the first reading of Ordinance O-22-01.

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

Motion Passed 5-0.

Second reading of Ordinance O-22-02-

The owner of the property mentioned in the Ordinance requested that this item be tabled to the April regular meeting.

Motion made by Roberson and a second by O'Neill to table the 2nd reading of Ordinance O-22-02 until the April meeting.

No public comments were received.

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

Motion passed 5-0.

Second reading of Ordinance O-22-03-

Attorney Maxwell read the title for the record.

An Ordinance of the Town of Lake Hamilton, Florida, repealing the second (adoption) reading of Ordinance O-21-18; authorizing publication and adoption public hearing; providing for conflicts; providing for severability; and providing an effective date.

CD Assistant Hibbard explained that this Ordinance and the following 2 that are to be read were Ordinances that were already approved. They are being repealed due to the property rights Ordinance not being yet approved by the State and once the second reading is heard they will have these Ordinances for second reading again.

No public comments were received.

Motion made by O'Neill and a second by Wagner to approve the first reading of Ordinance O-22-03. A roll call vote was taken, O'Neill aye, Wagner aye, Roberson aye, Tomlinson aye, Kehoe aye. **Motion Passed 5-0.**

Second reading of Ordinance O-21-18-

Attorney Maxwell read the title 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 21S03, amending the future land use map classification from agricultural to residential lands – 5 for a 9.93 acre parcel of land located at the northwest corner of the intersection of Detour Road and White Clay Pit Road; and transmitting said amendment to the Department of Economic Opportunity for; providing for severability; and providing for an effective date.

No public comments were received.

Motion made by Wagner and a second by Roberson to approve the second reading of Ordinance O-21-18. A roll call vote was taken, Wagner aye, Roberson aye, Tomlinson nay, O'Neill aye, Kehoe aye. **Motion Passed 4-1.**

Second reading of Ordinance O-22-04-

Attorney Maxwell read the title for the record.

An Ordinance of the Town of Lake Hamilton, Florida, repealing the second (adoption) reading of Ordinance O-21-21; authorizing publication and adoption public hearing; providing for conflicts; providing for severability; and providing an effective date.

No public comments were received.

Motion made by Wagner and a second by Roberson to adopt the second reading of Ordinance O-22-04. A roll call vote was taken, Roberson aye, Tomlinson aye, O'Neill aye, Wagner aye, Kehoe aye. **Motion Passed 5-0.**

Second reading of Ordinance O-21-21-

Attorney Maxwell read the title 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 21S04, amending the future land use map classification from agricultural to industrial for a 10.17 acre parcel of land located on the west side of Detour Road 552 feet south of the intersection of Detour Road and Hatchineha Road; and transmitting said amendment to the Department of Economic Opportunity for compliance review; providing for severability; and providing for an effective date.

No public comments were received.

Motion made by Roberson and a second by Tomlinson to adopt the second reading of Ordinance O-21-21. A roll call vote was taken, Roberson aye, Tomlinson aye, O'Neill aye, Wagner aye, Kehoe aye. **Motion Passed 5-0.**

Second reading of Ordinance O-22-05

Attorney Maxwell read the title for the record.

An Ordinance of the Town of Lake Hamilton, Florida, repealing the second (adoption) reading of Ordinance O-21-22; authorizing publication and adoption public hearing; providing for conflicts; providing for severability; and providing an effective date.

No public comments were received.

Motion made by Roberson and a second by Wagner to adopt the second reading of Ordinance O-22-05. A roll call vote was taken, O'Neill aye, Wagner aye, Roberson aye, Tomlinson aye, Kehoe aye. **Motion Passed 5-0.**

Second reading of Ordinance O-21-22-

Attorney Maxwell read the title 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 21S05, amending the future land use map classification from commercial service to retail/ office/ residential for a 0.34 acre parcel of land located on the northeast corner of Omaha Street s and Smith Avenue; and transmitting said amendment to the Department of Economic Opportunity for compliance review; providing for severability; and providing for an effective date.

No public comment was received.

Motion made by Wagner and second by Tomlinson to adopt the second reading of Ordinance O-21-22.

No public comments were received.

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

- **Mayor Kehoe closed the public hearing at 6:37 PM and resumed the regular meeting.**

Future Planning Discussion- Update on WUP/AWS/WW – Administrator Irvine gave an update regarding the water use permit and stated it is progressing with SWFMD. Rennie Health dropped off the signed Water capacity agreement for Scenic Terrace South and it will be put on the special meeting agenda for approval.

Alternative water source has been put on hold until the WUP results. A test well may need to be completed. She also gave an update regarding wolverine, and it is continuing forward, and appraisals are being completed. Wastewater-the property has been purchased and they are moving forward with design for the WWTF, it may need to be expanded sooner than they anticipated. Lewellen stated that the developers that want to have wastewater available to them need to sign up now because the minimum time for them to receive flow would be 24 months out. O’Neill stated that the timeline needs to be made clear to developers, so they understand the demand. Administrator Irvine stated that a zoom meeting took place with Congressman Soto’s office along with others regarding WIFIA loans. An appropriations resolution will be drafted that states the Towns future projects and put on the February special meeting.

NEW BUSINESS

First reading of Ordinance O-22-06-

Attorney Maxwell read the title for the record.

An Ordinance of the Town of Lake Hamilton, Florida establishing the Hamilton Bluff community development district pursuant to chapter 190, Florida Statutes (2021); providing a title; providing findings; creating and naming the district; describing the external boundaries of the district; describing the functions and powers of the district; designating five persons to serve as the initial members of the district's board of supervisors; providing a severability clause; and providing an effective date.

No public comments were received.

Motion made by Wagner and a second by O’Neill to approve the first reading of Ordinance O-22-06.

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

Motion Passed 5-0.

First reading of Ordinance O-22-07-

An Ordinance of the Town Council of the Town of Lake Hamilton, Florida, amending the Lake Hamilton code of ordinances, by adding section 2-140 entitled “Lake Hamilton Parks and Recreation Advisory Board” to chapter 2 (administration) article- VI (boards and committees) of the code of ordinances of the Town of Lake Hamilton; providing for establishment of a parks and recreation advisory board; providing for purpose and responsibilities of the parks and recreation advisory board; providing for conflicts; providing for severability; providing for codification; and providing an effective date.

No public comments were received.

Motion made by O’Neill and a second by Tomlinson to approve the first reading of Ordinance O-22-07.

No public comments were received.

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

Motion passed 5-0.

Approve Calvin, Giordano & Associates, Inc continuing services agreement-

Administrator Irvine stated they are working with the group to transition Doug Leonard out of the Community Director role and move toward a P&Z consulting role for next FY. This service was included in the budget.

No additional comments were received.

Motion made by O'Neill and a second by Wagner to approve the agreement with Calvin, Giordano & Associates Inc. A roll call vote was taken, Wagner aye, Roberson aye, Tomlinson aye, O'Neill aye, Kehoe aye. **Motion passed 5-0.** Chris will be in the office tomorrow.

Staff Reports-

Town Administrator- Irvine stated there were several employees out. They hired a new maintenance worker. Chief Teague made an offer to an applicant. She will work on getting the Employ Florida up and running to post the current open positions.

Town Clerk- none.

Police Department- included in packet.

Code Enforcement- none.

Community development- included in packet.

Public Works- included in packet.

ATTORNEY COMMENTS: Attorney Maxwell stated she has a group conference call set up with the new attorney regarding the sign ordinances. O'Neill stated that staff needs to look at other cities to see what they have in place. Mayor Kehoe stated he spoke with the Mayor of Haines City, and they implemented an Ordinance that bans all billboards and existing billboards were grandfathered in. No one has yet to challenge it. She stated that the speed limit resolution to 30 MPH needed further discussions. She received the manual from FDOT, and it states an investigation must be done.

COUNCIL COMMENTS: Mayor Kehoe commended Chief Teague on all the hard work he has been doing. Roberson questioned the connection fees that are charged when a delinquent account is turned off. Clerk Sandovalsoto will bring a comparison of charges to the next meeting.

ADJOURNMENT:

Motion made by Wagner to adjourn the meeting at 7:28 PM. **Motion Passed 5-0.**

ATTEST:


Brittney Sandovalsoto, Town Clerk


Michael Kehoe, Mayor


Sara K. Irvine, Town Administrator