

**TOWN OF LAKE HAMILTON
MINUTES
SPECIAL MEETING
TUESDAY, DECEMBER 28, 2021
4:00 PM**

The Town Council of Lake Hamilton held a Workshop and a Special Meeting on Tuesday December 28, 2021, at 100 Smith Ave., Lake Hamilton, FL 33851.

CALL TO ORDER

Mayor Kehoe called the meeting to order at 4:00 p.m.

INVOCATION

Invocation was given by Angie Hibbard

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was recited by all.

ROLL CALL

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

SPECIAL MEETING BUSINESS

Update on WW Wolverine – Mayor Kehoe asked Attorney Cloud to provide his update first. Mr. Cloud updated the council regarding the progress on acquiring “Wolverine”. He indicated that the town is in a good position to move forward if other prospects interfere. State Statute dictates the process. Identifying the parcels and appraisal is ongoing. Town council was in consensus to continue.

Review Wastewater Treatment Plant Preliminary Design – Steve Elias, P.E. from Pennoni reported to the council on the environmental study on the land, the proposed designs. Their recommendation is to authorize the cover board survey for sand skinks in the spring and to design the rectangular tank alternative for an initial 200,000 GPD. The estimated cost for the project to be completed within 15 months is \$4,865,545. This cost includes upsizing of some components in order to expand the capacity when needed.

He also reported that they have talked with FDEP about the SRF grant/loan, and it appears that the town will be able to change the scope of the work to be able to get the funding. Although, this will require contractors to comply with federal requirements, such as Davis Bacon Act and Buy/Build American.

Gerry Hartman, Utility Consultant, recommend that the report be submitted for permitting. Steve reported that he will get an agreement for Wastewater Design Phase 1 for council approval. An agreement to change the SRF design will probably be required as well.

Motion made Wagner and a second by O'Neill to authorize: submittal of the PER to permitting agencies; Pennoni to bring an agreement back to council for Wastewater Treatment Phase 1 design based on the PER; Review SRF Pennoni agreement and bring back amendment; order the Sand Skink cover board survey. No public comments. **Motion carried 5-0 on a roll call vote.**

Authorize Execution of Developers Agreement for Wastewater Capacity and Capital Charge specific to Scenic Terrace South (Atlantic Blue)

Councilmember O'Neill recognized Patrick Marone from Cassidy Group to discuss the higher estimate. Original estimate was 1.5 million, which was generated over six months prior. Prices have increased per all vendors. The town will need to reassess the capacity charges to Scenic Terrace South. Mr. Marone stated that this is the first he has heard of the increase cost. O'Neill reported that the Scenic Terrace cost of the 4.8 million is about 2.2 million. The current draft agreement calls for a true up at the end of the project, but that should be done down with the current estimate and then again at the end of the project or at least when a bid is accepted.

Motion made O'Neill and a second by Wagner to authorize the developer's agreement in concept and authorize town staff and counsel to work out the initial contribution for the agreement. No public comment. **Motion carried 5-0.**

Ratification of Property Sale Contract – Attorney Maxwell reported that since the council authorized staff to work toward purchasing the parcel and the Vacant Land Contract was signed by the town administrator, it should be ratified by the town council. **Motion** by O'Neill and seconded by Roberson to ratify the Property Sale Contract for the property located off Water Tank Road. No public comments. **Motion carried 5-0.**

Consideration to Approve Closing Documents – Attorney Maxwell wanted to make note of an existing Power Line Easement. This should not affect anything. Recommends approving the closing memorandum and harvesting agreement. **Motion** by O'Neill and seconded by Wagner to approve executing any and all closing documents. No public comment. **Motion carried 5-0.**

Authorize Expenditure to purchase Property – The final purchase with closing cost \$581,717.40. **Motion** by O'Neill and seconded by Tomlinson to authorize the expenditure of \$581,717.40 to purchase of the property. No public comment. **Motion carried 5-0.**

Consider Proposal for upgrades to Kokomo Road – Public Works Director Lewellen reported that Kokomo Road has deteriorated significantly, and the town is getting complaints regarding the safety and condition of the road. He reached out to three vendors and only received a quote from one. Irvine reported that the purchasing policy allows the town to not go out for bids if getting bids is not feasible or if it was budgeted. She reported the town did budget 1million in the CIP for road work, but also, getting bids is not feasible as such as similar project in the past has shown. The town would save time and money by not bidding the project. The condition of the road constitutes and immediate threat to public health, safety and welfare and thus justifies and emergency procurement.

There are also concerns with the speed on this road and others in the town. Nathan reported that he has communicated with attorney Maxwell on the procedure to follow to reduce the speed limit. It was suggested in the meantime to put up warnings regarding the road conditions.

Motion made by Wagner and seconded by O'Neill to authorize the repair of Kokomo Road by Tucker Paving under an emergency authorization. No public comment. **Motion carried 5-0.**

Mayor Kehoe closed the regular meeting at 5:26 pm to Open the Public Hearing:

Second reading of Ordinance O-21-34 Property Rights Repeal

CD Assistant Hibbard stated that this is the second reading of this Ordinance and recommends approval.

Motion made by Wagner and a second by O'Neill to approve Ordinance O-21-24 on second reading. 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.

ADJOURNMENT:

Motion made by O'Neill and a second by Tomlinson to adjourn at 5:31 PM. **Motion Passed 5-0.**

ATTEST:


Brittney Sandovalsoto, Town Clerk


Michael Kehoe, Mayor


Sara K. Irvine, Town Administrator