

TOWN OF WELAKA
REGULAR TOWN COUNCIL MEETING

January 23, 2024, at 6:00 PM
(Rescheduled From January 9, 2024)

Honorable Willie Washington, Jr. Town Council Room
400 4th Avenue, Welaka, FL 32193

(This meeting will be broadcasted, for view only, on the Town of Welaka's Facebook Page)

- 1. CALL TO ORDER**
 - 2. PLEDGE OF ALLEGIANCE & INVOCATION**
 - 3. ROLL CALL BY ASSISTANT TOWN CLERK**, Ellen Dickason
 - 4. ADOPTION OF PREVIOUS MINUTES:** December 12, 2023, Regular Meeting Minutes
 - 5. APPROVAL OF CURRENT AGENDA**
 - 6. RECOGNITIONS**
 1. A Thank You recognition to Harriett VanSlyke from Nikiah Washington
 2. Pauline Buford - Legal Issues in Code Enforcement Class/Test Passed 11/17/23
 3. Pauline Buford - Class C Wastewater Treatment Operator License Passed 8/4/23
 - 7. PRESENTATIONS / REPORTS TO TOWN COUNCIL**
 1. Charles Overturf
 2. Citizens Advisory Committee
 3. Events Committee
 4. Tree Board - Arbor Day Celebration: Jan. 27, 2024, 10 AM - 12 PM, Downtown Park, Welaka
- Presentations are scheduled by individuals or businesses to inform the Town Council of issues, projects, etc. The Council shall not take formal action upon issues or matters presented under presentations at the same meeting. If formal action is desired, such matters shall be deferred and scheduled for a subsequent or future Council Meeting for consideration. Council may, however, by a majority vote, act on items they deem necessary and appropriate. Items not requiring Council action shall be directed to the mayor for consideration and further action.*
- 8. PROCLAMATIONS**
 1. **PROCLAMATION 2024-01** - Black History Month
 - 9. RESOLUTIONS**
 1. **RESOLUTION 2024-01** - Renaming the 'Field of Dreams Park' to 'Veterans Memorial Park'
 - 10. PUBLIC HEARINGS**
 1. **ORDINANCE 2023-09** - Utilities (Second Reading)
 2. **ORDINANCE 2023-10** - Rezoning C1 to C2 - 413 Elm Street (Second Reading)
 3. **ORDINANCE 2023-11** - Rezoning C1 to C2 - 580 3rd Avenue (Second Reading)
 - 11. CORRESPONDENCES**
 1. Councilwoman Dugger - Town Charter
 2. Chris Kelly - Outback Smoke Shack – 413 Elm Street, Welaka
 - 12. PUBLIC COMMENTS**

A 'Request To Speak Form' shall be completed and submitted to the Town Clerk to officially address the Town Council. There will be no response to the speaker by Council or Town Staff, except the Council Members desiring to address a comment made during this part of the meeting may do so under Section 13 of this section. One specific issue per Form may be submitted, and you will have up to 3 minutes to address the Council.

13. CONSENT AGENDA ITEMS

14. NON-CONSENT AGENDA ITEMS

1. TOWN MATTERS

- 1. Issues with Utility Collection System**
- 2. Charter Review Committee Resignations**
 - a. David Jelte**
 - b. Janis Brown**
 - c. Richard Pelehach**
- 3. New Charter Review Committee Application review & appointment**
 - a. Robert Turnbull**
 - b. Micshell Tuner**
 - c. William (Larry) Pritchett, Jr.**
- 4. Public Workshop - Finding of Necessity Study Area (CRA), Jan. 17, 2024, 5:30 PM, Town Hall**
- 5. Vulnerability Assessment Update & Meeting Date: Feb. 6, 2024, 6:00 - 7:30 PM, Division of Forestry**
- 6. Update on Various Grants and Applications**

2. ZONING BOARD

3. CODE ENFORCEMENT BOARD

15. DEPARTMENT REPORTS

1. PUBLIC WORKS DEPARTMENT REPORT

2. UTILITY DEPARTMENT REPORT

3. POLICE CHIEF MICHAEL PORATH REPORT

4. TOWN ATTORNEY PATRICK KENNEDY REPORT

5. TOWN CLERK MEGHAN ALLMON REPORT

16. MAYOR & TOWN COUNCIL REPORTS

1. MAYOR WATTS

2. COUNCIL PRESIDENT JESSICA FINCH - notification app call GoGov

3. COUNCILWOMAN TONYA LONG

4. COUNCILWOMAN KATHY WASHINGTON

5. COUNCILWOMAN KIMBERLY DUGGER

17. ADJOURNED

TOWN OF WELAKA TOWN COUNCIL MEETING
December 12, 2023, 6:00 PM
Honorable Willie Washington, Jr. Council Room
400 4th Ave., Welaka FL 32193

MINUTES

(This meeting was broadcasted for view only on the Town of Welaka's Facebook page)

1. Mayor called Meeting to order at 6:00 PM.

2. Everyone stood and said the pledge of allegiance and Finch gave the invocation.

3. **ROLL CALL** taken by Town Clerk, Meghan Allmon.

Mayor Jamie Watts - present, Council President Jessica Finch - present, Councilwoman Kimberly Dugger - present, Councilwoman Kathy Washington - present, Councilwoman Tonya Long - present, and Town Attorney Patrick Kennedy - present. Five council members are present. We have a quorum.

4. **ADOPTION OF PREVIOUS MINUTES from 11/14/2023 MEETING**

No corrections.

Motion to adopt 11/14/2023 Town Council Meeting Minutes made by Finch and seconded by Washington.

Passed 5/0.

5. **APPROVAL OF CURRENT AGENDA**

Motion for approval to accept current 12/12/2023 Town Council Meeting Agenda made by Long and seconded by Finch. Passed 5/0.

6. **RECOGNITIONS** – None.

7. **PRESENTATIONS / REPORTS TO TOWN COUNCIL**

1. **Dyana Stewart, FL Rural Water - Town Utility Rates** – Stewart discussed the Scenario 3 rate spreadsheet. * Watts moved her presentation down to #10. Public Hearings, Section 1.

2. **Citizens Advisory Committee Update** – Scott Turnbull – Put a QR Code in Newsletter for website.

Put grants and the Findings of Necessity update info in Newsletter.

Kennedy - 12/28/23 Workshop may be scheduled, or a later date.

Code Enforcement – find any progress?

Chief – they're trying to revamp things and it's taking longer than he's happy with. He has to get with Pauline to see where she is at currently. Nothing that he knows of currently to go to the Code Board Meeting Agenda. Will update the Council next month. Some cases wash out with compliance.

Turnbull – shouldn't cancel the Code Board Meetings.

Kennedy – the Board does not take public comment, they review current cases. It's a quasi judicial system.

Cannot comment on cases that are not presented.

Dugger – if there are no active cases, it's not necessary to have a meeting.

Kennedy – proper notice of hearing and if there's nothing for them to decide, no meeting is needed.

Watts – cases are being worked right now and some are in compliance and hearings are not scheduled.

Washington – what is the protocol to go to the Code Enforcement Board? People cannot come up and say stuff at a meeting?

Kennedy – has to be noticed and regards to a specific case for someone to speak on.

Washington – last month Mr. Mills addressed the Council with an unkempt property, has that been presented to the Code Officer?

Chief – that complaint has been passed on to the Code Enforcement Officer and if it becomes a case, then it will go in front of the Code Board.

3. Events Committee Update – None.

8. PROCLAMATIONS – PROCLAMATION 2023-11 – Arbor Day is January 19, 2024.

Arbor Day event was sent to the Tree Board for them to arrange an event in January 2024.

Watts read the entire PROC 2023-11 aloud.

Finch Made a motion to accept PROC 2023-11 and Dugger seconded. Passed 5/0.

9. RESOLUTIONS – None.

10. PUBLIC HEARINGS

1. ORDINANCE 2023-09 – Utilities (FIRST READING)

Kennedy – mentioned the edits were added to the ORD for the Council’s review. Page 3, deposits unreturned will get turned over to the Dept. of Finance.

Page 12, operating expenses are one thing but being able to maintain and repair, he proposes we have specific reserves set up to be dedicated to the purpose. He kept the financing section in there for the current way we keep our money. Reserves are kept in there and once we pay all of our operating costs; recommends we should dedicate 10% of budgeted income toward the reserve to build it. Forces the Town to budget accordingly and we can revisit these rates in the future. Maybe the rates can decrease in the future or flatten out.

Watts – rates are increasing due to lack of maintenance of the system and the money going into the reserve account will be restricted.

Kennedy – emergency needs are an exception with a vote of the Council. Utility Operating Reserve is standard verbiage and if there’s a disaster or emergency repair needed, this reserve account should be able to hold us over for 3 months. After those 3 months, there should be a surplus to go to a general fund so the Council can decide what it’s used for. These edits are typical commitments in this document when you’re dealing with USDA or Bonds to make sure we’re building reserves appropriately.

Finch – does the Council make these reserve decisions? Is general and utility totally separate still?

Kennedy – we can build up 1 years’ worth in the reserve and build up to 3 months reserves of 10% and anything extra can be used for general expenses if the Council says so. Some departments get paid from both funds and the utility department pays half with the general fund for some expenses.

Watts – go back to your budget to see that we put it in the account for surplus or reserve.

Kennedy – suggests to put it in reserve, as much as you can.

Watts – cost is going up for another one of our utility companies sent a letter increasing their products today.

Kennedy – sorry you haven’t had a lot of time to review this ORD. If we need more time, or not, just say so.

Dugger – on Page 15, the master meter details?

Kennedy – we want those people to have the same burden as all the regular customers also, to be fair. A master meter cannot do this.

Dugger – we’re getting away from them paying a base rate?

Kennedy – they must pay the same as everyone else, to be fair.

Watts – this clause requires them to pay the same rate as residential or commercial. It is not a lower rate with a master meter.

Finch – talking about how many gallons per master meter?

Kennedy – 30 x the base rate. Some more and some less but will pay as a whole.

Dyana Stewart, FL Rural Water – nothing has changed. We're still behind, the rates still need to increase, and we still need to borrow. The FGUA rate may be able to decrease.

Kennedy – we still need to send FGUA the notice.

Stewart – she explained the spreadsheet rates and tiers for residential and commercial water & sewer rates. Surcharge fees have gone away.

Finch – so in-town residents will be paying more and the county residents will be paying less?

Watts – yes.

Kennedy – we were basically double surcharging our Town residents, above 25%.

Finch – was this due to the unique situation in the Harbor?

Kennedy – RES done in approx.. 1995, the additional surcharge was charged to out-of-Town residents to help pay the bond. If we need to do this, we need to do it today. It will be a separate charge and we show it on the bill right now.

Finch – 20 or 25?

Kennedy – a uniform 25%?

Stewart – there was an extra 20% charged for the bond repayment.

Finch – was there a special situation in the Harbor that we were charged for?

Stewart – we haven't been able to justify how the vacuum system was being paid for.

Finch – we cannot justify charging the out-of-Town customers the additional surcharge then?

Kennedy – the bond wasn't just applicable to the out-of-Town customers. These rates were to build up the account for operation costs.

Watts – some people asked if we're going to raise their rates and add 20% on top of the 25% additional surcharge.

Finch – increase in the cost for the residents so that we can repair and maintain for the harbor area residents?

They're in a different situation and are the bulk of our expenses.

Kennedy – it's difficult to pin down after running down the numbers.

Stewart – we weren't able to justify the 25% costs surcharge in the harbor.

Kennedy – you can have a separate surcharge applied evenly across the board if you'd like.

Finch – no, that's not what she was asking and wants it to be fair for everyone.

Watts – we don't have a lot of the issues we used to have. It was all band aided together and now it's running the way it's supposed to with less expenses.

Dugger – at the last meeting, what happened to the funds for maintenance and operations? Watts said it went into reserves.

Watts – we are going to use part of that reserve to carry us through until the rates take effect. We'll use the reserve before the rates increase. No fund was available for repair/replacement. If we had a catastrophe, the reserve money would be used and depleted.

Dugger – in the newsletter, Watts foresees grants available for the harbor water. If we get these grants, would this help for the harbor repair dollar amount?

Watts – yes, we still must put reserves back though. It would only push it back 3 years. South FL took a significant hit with the hurricanes, and they might get the majority of the grant funds. May not affect it, but it might. Hurricane Ian was the most recent damage expense in the harbor.

Pam Olson – 292 Maxwell Drive – 900 accounts and the Town is 1 mile wide.

Watts – actually there's 728 customers.

Olson – asked Stewart for the data and she said she had an excel spreadsheet with her finalized data. Wants a simple report from the accounting software. Thinks there's stuff missing, she wants the data to see how we figured the increase or decrease of the utility rates. On page 13, it says she can inspect the data so she asked Stewart for it.

Watts – it's not what we're saying. We have over a million dollars of broken and damaged collection systems items that should have been fixed and were never fixed. This has been ongoing for over a decade or more.

Olson – why were we not aware of this?

Desouza – asked Olson if she came to the last meeting/workshop?

Olson – told Desouza not to interrupt her.

Watts – gaveled and asked Olson to address the Council, not the audience.

Olson – how much money are we spending on the labor to maintain the harbor? Nobody here should be hindered or intimidated. We're working together as a Town towards a goal. Hasn't been able to see any facts. She asked Tim, the VP of FRW for data, and she said he's a non-profit organization and she cannot see anything. Olson said she is the public. The Town has 700 accounts and wants to understand where the data's coming from. She does research and looked at a lot of thing here for over 7 years. It has been neglected and wants to see where the money is going.

Dugger – Olson wants a specific list. Frustrating to not see the data.

Janet Smith – lives in the harbor. Thanked the Council for all the grants to help in the harbor. The grants are other people's money. Sewer effects the river and the other communities need to be kept in mind as it's legitimate to other people's money. The \$32 million grant concerns her. You can take a grant and build a building, but there's an expense, the services to the building, the employees, other costs, etc. If we build that building, that cost goes to the residents of this community. It may be a tremendous burden to this community. Taxpayers and services will generate the income for this. In the ORD, it says people don't get a say about getting annexed into the Town. Don't see anything in the works for this large complex. She's not the only one that thinks this isn't a good idea. This is transforming the Town into a big city. It's very concerning.

Watts – there's no forced annexation. If you don't live in the Town, and you live outside the Town, if you're able to, you can annex into the Town.

Smith – this small community cannot bear these extra expenses.

Kennedy – you're talking about the EOC, Emergency Operation Center, and not the utility department.

Smith – correct, the large complex is for the \$32 million grant.

Watts – Olson asked why this Town wasn't maintained. He's invited residents to tour the Town and plants. He saw critical pumps and items that were torn apart, and we needed to see what the Town needed to fix/replace to remain running. Happy to give anyone a tour of the WWTP to show them the repairs needed. We can be like Jackson Mississippi, unfortunately. He's worked hard not to put the Town into debt, and we've received grants to replace it. If our system fails, the grant contract will be terminated. We created an Asset Utility ORD regarding monthly rates. We're trying not to kick the can and go from \$55 to \$75.

Finch – rates haven't increased in so long. Rates may be decreasing for out-of-town residents and increasing for in-town resident. That's an issue.

Sledge – 726 total customers for residential/commercial in-town and out-of-town.

Dugger – if she's buying a house, she's going to do her research. This did not happen overnight. We may go bankrupt, but probably not.

Watts – where are you getting this information from? Why do you think we may not go bankrupt?

Dugger – reserves. It's a big band aid and we need to fix it. She is not comfortable yet and wants to see the data for our system for paying the rate and who's doing it. Feels like it's her personal due diligence.

Watts – an auditor will cost \$20,000 or more.

Dugger – she'll put \$1,000 towards it.

Stewart – she presented the informational packet in October with information and rates and system information.

Washington – 11/6/23 was the workshop.

Watts – Stewart did the special findings meetings twice and thoroughly explained all this data, information and the results.

Finch – feels the data she's received is sufficient. Wants to clarify that the in-town resident rates are increasing and the out-of-town resident rates are decreasing.

Long – The data she was given is trusted. Once we get on this new accounting system, each person can log in to see the data and reports. Town Clerk and I are working on the new software integration. Long agrees with the rate increase now and is ready to move forward. We're all on the same page.

Long – she's accepting the information that was presented because of the data collected and computed.

Kennedy – the work FRW has done for us is public record. Even though we're adopting a rate schedule, you should review the rates during every budget cycle.

AJ Flateau – thanked the Council for all of their continuous hard work. We're lowering from 3,000 gallons to 2,000. His business has the minimum at 3,000 gallons now and he may be paying more if the gallon threshold is decreasing. Does this even out for everyone, residential/commercial?

Kennedy – what Finch is concerned with, we must bring the out-of-town rate customers back to a lawful rate.

Watts – not FGUA. They have a special rate since they're on a contract. The Sportsmans harbor out-of-town residents are paying 45% over now and should only be paying 25%.

Flateau – We could potentially lower our rate as a whole. Possibly the county will take over and we will not be a Town anymore or maybe we should increase the utility district?

Kennedy – we haven't raised our rate with FGUA.

Olson – wants to find out if we can do the accounting. We have more expenses in the harbor than anywhere in Town. How much labor costs are being sucked out of our income for the harbor? Is the Town supplementing that labor? She was told that utility is not a separate entity.

Watts – the utility department is a separate fund, not a separate entity. Clay County is separated like that. We have 2 separate funds that cannot be intermingled with each other. We cannot take the tax dollars to fund the utility department. Apologized for possibly being misleading earlier. Materials may be easier to track but the labor is not separated out.

Kennedy – you have to show that the expenses in the harbor are higher than 25% and with the data, we cannot do that.

Olson – are we doing away with the Town Inspector?

Audience – are people doing work with no certifications?

Kennedy – the utility employees have various certifications.

Watts – we have employees with a Class D, C, etc.

Finch – reduction in the minimal – for the rates going to be higher questions, will this lower gallon threshold penalize the residents?

Long – base rate will be exactly what you see. It will impact on the single-resident household. Agrees, the 2,000 is very low but it's the average here in Town.

Watts – if we kept it at 3,000, we'd have to pay more for the people not using 3,000 gallons.

Watts – read the header of ORD 2023-09 aloud.

Finch Made a motion to accept ORD 2023-09 and Long seconded on First Reading. Passed 4/1.

Town Clerk called the Roll Call.

Watts – yes, Finch – yes, Dugger – no, Washington – yes, Long – yes.

1. ORDINANCE 2023-07 - Municipal Election Year 2024 (SECOND READING)

Dugger – she met with the election's office. She picked up the handy voting guides. We're the only municipality that has an off-voting system. It costs more money. We're not on the back of the pamphlet. It costs money. We'd have a greater turnout. Why aren't we doing that?

Watts – it's in the Charter. The Town has an election every year since we have 2-year terms. We'd still have an election in the off season. The following year, the state of FL had no election. If you're running for office during an on-year, you'd have a better turnout, is that what you're asking?

Dugger – yes.

Watts – still have to have an off-year election even if we have 4-year terms. In the past, he's heard that people get lost in the shuffle if we have an election during an election year. In November too, people have said that they get lost. It would have to be a Charter amendment also.

Larry Pritchett – things are the way they are because it's in the Charter, wouldn't now be the time to change it so we're not stuck with it for the next 75 years? With all the elections, there's only 1 entity that's out of step with everyone else, it's Welaka. What's wrong with having a 4-year term?

Watts – an option would be to do an amendment to the Charter after March in 2024.

Finch Made a motion to accept ORD 2023-07 and Washington seconded on Second Reading. Passed 5/0.

2. ORDINANCE 2023-08 - Proposed Town Charter Amendments (SECOND READING)

Watts – the memo covers the process and basically the verbal version of when and how this Charter started and pointed out the significant edits. The March election cycle is different and maybe we should try with the county if you'd like. All that is being done today is to allow this new Charter to be on the voting ballot in March 2024. Includes the financial impact states a cost for a Town Manager. A salary survey was done by the Town for all positions and a Town Manager was included in the study. Possibly be around \$70,000 - \$100,000 annual salary. Should it be a part-time or full-time position? He will support the recommendation of the new Charter as he's worked with the Charter Review Committee for over 2 years now. It would be disappointing if the new Charter wasn't allowed after doing all this work with the volunteers. We've rewrote the whole Charter except Town boundaries and submerged lands.

Kennedy read the header of ORD 2023-08 aloud.

Kennedy read Page 2 Sections of ORD 2023-08 aloud.

Watts – we also have the Chairman present here tonight, David Jeltis.

Long – this should have been brought back to us when we were doing the budget. We need to look at the current budget to see what we are going to take away to pay for this Town Manager position. If we create a Strong Mayor or Town Manager options, we come out of the election knowing what we want. We can wait a little longer as we sit on the Council to say yes or no, but they weren't a part of it at all. She's not comfortable pushing this forward.

Kennedy – having this on the March ballot in the same ballot in November, it may confuse people and be competing measures. This Charter tells you how to deal with competing measures. Not sure it would be clear like this under our current Charter. Preference on which way you want to go and try to put 2 things on the ballot.

Finch – 2 questions.

Long – right now it's an all or nothing Charter. Can we work through this as a lot of residents are coming to her with questions. Let's slow down and give them a choice to decide what type of government we want.

Finch – we're giving them a choice.

Long – would like to delay this until the next voting cycle to vote on this.

Washington – we've done the workshop and may do another one in January. When will we see the outcome of the Charter? You must go through the edits again.

Kennedy – this is the second reading and this will be what's voted on in March and no changes can be made after tonight if this second reading passes.

Watts – the series of public meetings were held with only a few people attended. Are we going to hold public meetings with public edits or are we going to re-do everything they've done? The old Charter is way out of date. Accepts the fact to put this on the ballot in November 2024.

Kennedy – we can do a final read in January and still have on the March ballot.

Watts – cannot vote on this since he's on the Charter Review Board.

Kennedy – not allowed to use our resources/funds to promote the Charter.

Finch – we could wait until October to hire a Town Manager if needed.

Desouza – funding, job description and Town Manager/Strong Mayor, all 3 questions keep getting asked. When can we get an answer?

Kennedy – the budget is a good one to review. Job description is not listed in the Charter as may be too lengthy. The duties are in the Charter.

David Jeltis – spent almost 2 of the meetings working on the Strong Mayor vs. Town Manager positions.

Watts - position should be FT and not PT. They believe someone who is experienced/trained is preferred.

Planning on another meeting on January 10, 2024. Jim Hensen, retired/senior advisor for FL city/county assoc. – they promote the Town Manager rather than the Strong Mayor position to show the benefits. The Committee needs to be on the ball. More public comment on this, expects the Charter to be torn apart and put back together.

Turnbull – knew there were Charter meetings going on but didn't want to attend because he didn't realize these larger issues were being changed. We need to slow down to take another stab at it. A lot of people agree.

Dugger – a lot of work was done. People would not want a Town Manager to probably oversee the Town, it isn't feasible. We need to delay it, look at the election cycle, and doesn't not want to see the Charter fall apart.

Kennedy – the awkward setup of your current Town make-up is hard. You cannot even talk to the Mayor. We need to come up with something that relieves this. His perspective shows that it is very difficult to maintain sunshine rules.

Watts – he doesn't do his job for the pay. It's only \$800 per month. We have a corporate business here with a president and BOD. Would you be willing to put someone in charge of your business with no experience? Other cities around here have positions like a Town Manager and Strong Mayor. He's elected and he answers to the resident. Agrees to move this forward in November and we shouldn't continue past that.

Sandra Walker – 724 Shell Street – agrees with Scott Turnbull. When the Charter first started getting revised, where did the city manager part come from? Why do you think we need one? It's worked fine for the past years and years. Like Dugger said, this is a small Town, and we don't need a Town Manager.

Kennedy – you can still vote it down, tonight will just agree to put it on the ballot in March of 2024.

Walker – we have to agree to the whole Charter tonight and maybe we can edit it some more and take some more time to change it.

Watts – we're never going to all agree on it perfectly. We need the majority to agree.

Dugger – she was a professor at Flagler College validating tests. Some of the Charter is bias and people will not understand the ballot and just vote yes.

Micshell Turner – sat in on some Charter meetings. They bounced around and worked hard brainstorming while doing the edits, but now she has a chance to review the new Charter once it's done.

Watts – the Charter's worked this long but for how long will it continue to work this way? People can sue the Town as the rules/government are so complicated now.

Richard Sands – thanked the Council and Mayor. They have a committee put together and the Council will vote on it. We have a whole year to discuss it, that's plenty of time. If we decide to move it to the November 2024 ballot, we have a year to talk and discuss the Charter. Residents should talk to one another and the Council. The Town is growing and has seen a lot of changes. He moved to Welaka in 2016. We can come up with a good decision if we all vote on it.

Desouza – did we look at other municipalities when deciding the Strong Mayor/Town Manager positions?

Having a Town Manager takes the responsibility off of the mayor as a Strong Mayor. We need to look at the assets here that need to be fixed/replaced.

Watts – it's actually around 900 residents as some households have 2 or more people. He hears and remembers how the Council voted.

Watts – asked for the Council to make a motion as he cannot vote.

Finch made a motion to accept ORD 2023-08 to be on the March 2024 ballot. Nobody seconded, with Watts excluded. Did not pass. 1 Yes / 3 No.

Kathy Bishop – happy for this decision, come November, we'll have a Charter. Thank you all for your non-votes.

Watts – we're looking at almost a year to review this Charter.

Desouza – you also don't have a Committee.

Watts – you all need to come to these meetings. It's hard to make everybody happy. We cannot keep continuing this along, let's get this addressed in November.

Finch – people that you go to discuss these issues, not to the Council, it's the Charter Review Committee. People need to attend the Charter Review Committee Meetings.

4. ORDINANCE 2023-10 – Rezoning C1 to C2 - 413 Elm Street, Welaka (FIRST READING)

Kennedy read entire ORD 2023-10 aloud.

The Zoning Board found it consistent and agrees and recommends approval of the beer/wine sales request with the condition of rezoning.

Finch – thinks it would be an amenity and a plus to the Town for them to sell beer/wine. Carl on the river, Shrimps, Dollar General, they're all operating on C1 and we're requiring the Outback Smoke Shack to rezone. Why should we require this new restaurant to rezone to C2 when various other businesses serve alcohol?

Kennedy – the zoning interpretation doesn't read that way.

Finch – should we change the ORD to allow alcohol at restaurants rather than making them all to rezone to C2 and allow other things under the C2 zoning.

Kennedy – they Zoning Board looked at the list and didn't see it was specifically listed. The state requires 2 separate licenses for this.

Finch – would like to see beer/wine included in the C1 zoning code to make it easier.

Watts – Dollar General and Kangaroo are C1 and they sell alcohol but it's not consumed on premises.

Kennedy – needs to go before the Zoning Board and the Council again if they want this changed.

Kennedy – you're preempted by state law so the Kangaroo can sell as a commercial business. It's a package only license.

Washington – C1, you cannot drink at all on the C1 premises. C2, you can, so it makes sense.

Flateau – he originally stated that the ORD is from 40 years ago, people are losing revenue for 4 or 5 month and it's taking money from his business and from the Town in taxes. As of right now, he can sell for off-premises consumption, but that's not what he wants. He's re-zoning and getting a conditional use permit to be able to sell beer and wine with his BBQ.

Kennedy – everywhere you look, a CUP is required as there is a difference. Even if you allow beer/wine under C1, a CUP should be required, that's his recommendation. He's covered this ground with the Zoning Board. He can make that simple change to get his second reading in January.

Dugger – can I make a motion to pass this right now?

Kennedy – of course.

Finch – feels we're making it very restrictive for C1 businesses and has seen restaurants come and go. She had a restaurant and alcohol really helps in the sales.

Kennedy – still have to wait until January, but yes, we can do the second reading in January.

Dugger Made a motion to accept ORD 2023-10 and Washington seconded on First Reading. Passed 5/0.

Larry Pritchett – can we make all the restaurants all-inclusive on this? Marina St. Johns, etc.?

Flateau – can apply for a CUP and still have to pay for this.

Kennedy – make sure it says what you intend to do, sell alcohol packaged or consumed on premises.

Watts – define what you want.

Finch – should Flateau change his zoning?

Kennedy – recommends changing to C2.

Town Clerk called the roll. All 5 Council Members agreed.

5. ORDINANCE 2023-11 – Rezoning C1 to C2 – 580 3rd Avenue, Welaka (FIRST READING)

Kennedy read entire ORD 2023-11 aloud.

Kennedy – this is similar to the sale of cars. The Council would have to make the determination of this interpretation and they want to sell portable buildings. They’re surrounded by C2. Zoning Board chose that this is the most appropriate zoning recommendation.

Long – agrees with the location and it’s in a good area to rezone to C2.

Town Clerk called the roll. All 5 Council Members agreed.

Long made a motion to accept ORD 2023-11 and Finch seconded on First Reading. Passed 5/0.

11. CORRESPONDENCES

1. Dugger to Council & Response from Chief Porath - trees being removed in Sportsmans Harbor area.

Her and Lenore Toole saw trees being cut down and Chief made sure to check it out immediately and handled it.

12. PUBLIC COMMENTS – None.

13. CONSENT AGENDA ITEMS – None.

14. NON-CONSENT AGENDA ITEMS

1. TOWN MATTERS

1. Golf Cart - Updating ORD 2010-08 & \$25 Registration Refunds to 133 recipients (\$3,325)

Finch made a motion for refunds and Dugger seconded. Passed 5/0.

2. ZONING RECOMMENDATIONS

1. Outback Smoke Shack & Brewhouse, Michelle Bomba & AJ Flateau - Rezoning Application & Packet Addressed earlier under Section XXX.

2. S&A Leisure, Leslie Smith - Rezoning Application & Packet with Interpretation Letter Addressed earlier under Section XXX.

3. CODE ENFORCEMENT BOARD

1. Update on the resolution of 640 Palmetto Street, Welaka

Must get a quit claim deed done. They’ve been paid and am waiting for the title that the property owner must sign the Quit Claim Deed.

Once we get ownership, we can start demolition.

4. TREE BOARD

1. New Application - Kenneth Pagano – Long sponsored him to the Tree Board.

Long made motion and Finch seconded. Passed 5/0.

2. Arbor Day Celebration - Date will be scheduled in January 2024.

Watts - Tree Board will decide this date/time/location and we will advertise this.

15. DEPARTMENT REPORTS

1. PUBLIC WORKS DEPARTMENT REPORT – None.

2. UTILITY DEPARTMENT REPORT – None.

3. POLICE CHIEF MICHAEL PORATH REPORTS – we'll have a Town Hall forum to answer questions at 1/4/23 at 6 PM in the Council Room and possibly every other month after that.

Appropriations request for the EOC, it was a unanimous decision to move forward. We approved and paid for it in November of 2022 to seek the appropriation. Request was denied for \$16 million. Certain buzz words are needed, and it may take a few years to get all the funds. It was a little overbearing for the Town to fill the ponds in at the 40-acre park. There are minutes from the past meetings also.

Watts – this is not an ordinary building. It must meet certain requirements and it's not a 3 story, 15,000 sq.ft. building. If you dial 911 now, it may be 10 to 15 minutes for a response time.

Chief - We have this chance now, we should give it a shot.

Watts – the Town Hall could be a community center. The price is less now and will be more the longer we wait.

Chief – low attendance when his report comes before the Council. His door is always open and he's available to talk and answer questions. This is just him going to Tallahassee to get Welaka noticed and funded. He cannot continue operating the Police Department out of Town Hall under the FL Statutes. The new building would be turnkey and very energy efficient. He's been very transparent over the past 19 months.

Kennedy – what are the operational costs going to be? Does the design express this?

Chief – this will be 3-4 years of funds if approved.

Watts – the ponds are still needing to be reviewed.

Kennedy – DEP should be accepting of this pretty well.

Watts – DEP expressed the willingness to work with us.

Chief – the entire Council review for 3-4 months, and it was in the Agenda Packets, so this is not new news.

Finch – some people already left the meeting, so they're not educated, it's a shame.

Chief – buildings are not cheap, and they are built to last for decades and decades.

Watts – the new Crescent City school is over \$100 million.

Kennedy – county on board with this?

Chief – yes, he's spoken to different departments. Fire and rescue and a sub-station can all be in there.

Finch – Charles Lanning initially asked, why is 7 Police Officers needed?

Chief – to run a full 24-hour department, 7 days per week, we need 7 officers so the Sheriff's Office doesn't have to fill the late night shift and to run the calls here and still get calls. If other officers get vacation/sick time, we'll still have full coverage.

Finch – some of our current employees are grossly underpaid and people are asking why we need so many officers here.

Chief – mayor expressed multiple times that public safety is his ultimate goal. Nothing he has done has impacted the taxpayers. The 2 new trucks were paid for with the FDLE Jag grant that he applied for with the Council's review and the residents are aware of this. His old truck is still in the lot so that it can be used for a backup patrol vehicle. Almost everything that's being brought up, people need to get educated here in our government. He will continue this education on January 4th to start having informational meetings.

Watts – people come to him upset because they have misinformation. Before you spread rumors or question something, we encourage people to call him or the Council and Chief or come in to ask questions. Don't spread misinformation. We all have responsibilities.

Long – everything will be addressed in your meetings because people are coming to her and asking questions about more officers being hired. Let's break it down with what the residents want.

Chief – some people are loitering at the Kangaroo and living in the woods up the road. The news keeps saying that you can get double the house for half the price here in Putnam County. We'd love to keep this small

community, but growth is coming and he'd rather be in front of it rather than behind the times. Chief loves this Town and will take care of it. He must live in the Town limits, and the Charter says so also.

Watts – a developer could come here or on the outskirts and build 200 homes. It could happen quickly.

Chief – wants to educate the community and is here for questions.

Dugger – wanted to recognize Lenore Toole and thank her for all the help with the Christmas decorations.

4. TOWN ATTORNEY PATRICK KENNEDY REPORTS – None.

5. TOWN CLERK MEGHAN ALLMON REPORTS – None.

15. MAYOR & TOWN COUNCIL REPORTS

1. MAYOR WATTS – going to Tallahassee on his own dime with Chief meeting him for the appropriations. He's receiving the drawing for the WWTP soon from Mittauer. Their 60% drawing is \$579,000. We have a WWTP dumpster device there and he's asking for some funding in advance to get a new drying box since the one we have is falling apart and is in very bad shape.

Next Thursday, he's meeting with Saltus about the Flood Plan study and auto-read meter status.

2. COUNCIL PRESIDENT JESSICA FINCH – FLC has a virtual meeting to educate about the Form 6. Her accountant will charge \$250-300 to help her.

Watts – has a person in Tallahassee to help him with his Form 6 and is charging him a couple hundred dollars. About 6 people in Tallahassee will not be running for a seat again. He heard that in a different city, none of the Council will be running due to the Form 6 and they're going to lose their Council.

3. COUNCILWOMAN TONYA LONG – None.

4. COUNCILWOMAN KATHY WASHINGTON – Thanked the mayor for the new Veterans Sign at Town Hall. The parade was great but porta-potties are needed.

Desouza – we actually had 2 porta-potties and AJ with Public Works was standing at the bathrooms directing people to the porta-potties as a toilet was clogged and backing up.

Washington – took a class - Enterprise Funds Transfer – FLC supports the preservation of the municipal assessments and services. This supports it.

5. COUNCILWOMAN KIMBERLY DUGGER – Thanked the mayor for the updates in the newsletter. Parade was great!

16. ADJOURNED – 9:30 PM



PAULINE BUFORD

Has satisfactorily completed the course of study in


Legal Issues in Code Enforcement

Prescribed by The Florida Association of Code Enforcement, Inc.
and is therefore entitled to this Certificate of Achievement.

NOVEMBER 17, 2023

36 HOURS EARNED


Program Coordinator


President


Certification Chair

This certificate remains valid with the successful completion of continuing education requirements.

Certificate Number: 1-3-00026



State of Florida
 Department of Environmental Protection
 OPERATOR CERTIFICATION PROGRAM
 2600 BLAIR STONE ROAD, M.S. 3506
 TALLAHASSEE, FLORIDA 32399-2400
 (850)245-7500

PAULINE EMMA-ROSE BUFORD

State of Florida
 Department of Environmental Protection

LICENSE NO.: 0029385 DATE ISSUED: 08/04/2023

CLASS C WASTEWATER TREATMENT

PAULINE EMMA-ROSE BUFORD

IS LICENSED UNDER PROVISIONS OF CHAPTER 403, FLORIDA STATUTES

VALID UNTIL: 04/30/2025

State of Florida
 Department of Environmental Protection

ISSUED: 08/04/2023 LICENSE NO.: 0029385

THE CLASS C WASTEWATER TREATMENT OPERATOR NAMED BELOW IS
 LICENSED UNDER THE PROVISIONS OF CHAPTER 403, FLORIDA STATUTES.

VALID UNTIL: 04/30/2025

PAULINE EMMA-ROSE BUFORD

RON DESANTIS SHAWN HAMILTON

GOVERNOR DISPLAY IS REQUIRED BY LAW SECRETARY



Town of Welaka Proclamation 2024-01
A Proclamation Proclamation
The Month Of February Black History Month

Whereas, Black History Month is an annual celebration of achievements by African Americans and a time for recognizing their central role in U.S. history; and

Whereas, the story of Black Americans is one of resilience, perseverance, and profound courage, integral to the narrative of our nation; and

Whereas, during Black History Month, all Americans are encouraged to reflect on the past successes and challenges of African Americans and look to the future for continued progress; and

Whereas, the Town of Welaka is committed to fostering an environment of inclusiveness and appreciation for diversity and history among its residents and future generations.

Now, Therefore, Therefore, I, Jamie Watts, Mayor of the Town of Welaka, along with the Welaka Town Council, do hereby proclaim February 2024 as Black History Month in the Town of Welaka and urge all residents to join in celebrating this month and to continue to fight for racial justice and equality.

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the Town of Welaka to be affixed this 9th day of January, in the year 2024.



Jamie D. Watts, Mayor



RESOLUTION 2024-01

A Resolution of the Town Council of Welaka, Florida, to Rename the 'Field of Dreams Park' to 'Veterans Memorial Park' in Honor of the Service and Sacrifice of Our Nation's Veterans.

WHEREAS, the Field of Dreams Park has been a valued community space in the Town of Welaka, Florida, serving as a place for recreation, gathering, and community events; and

WHEREAS, it is the desire of the Town of Welaka to recognize and honor the brave men and women who have served in the United States Armed Forces; and

WHEREAS, the renaming of public spaces to honor those who have served in our nation's military is a revered tradition that fosters a spirit of respect and gratitude within the community; and

WHEREAS, the Town Council recognizes the importance of acknowledging the sacrifices and contributions of our Veterans to the freedoms and values we hold dear; and

WHEREAS, the renaming of the Field of Dreams Park to Veterans Memorial Park will serve as a lasting tribute to the service and sacrifice of our nation's Veterans, and as a place where their bravery and dedication can be remembered and celebrated;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WELAKA, FLORIDA:

- 1. That the park known as Field of Dreams Park is hereby renamed to Veterans Memorial Park.
- 2. That appropriate signage and symbols reflecting the park's new name and purpose be placed in a prominent location within the park.
- 3. That this resolution will take effect immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of Welaka, Florida, this 9th of January 2024.

ATTEST:

SIGNED:

Meghan E. Allmon, Town Clerk

Jamie D. Watts, Mayor

APPROVED as to form:

Patrick Kennedy, Town Attorney

1 TOWN OF WELAKA ORDINANCE 2023-~~1209~~

2
3 AN ORDINANCE AMENDING THE RULES AND REGULATIONS FOR THE
4 OPERATIONS OF THE CENTRAL WATER AND SEWER SYSTEM OF THE TOWN OF
5 WELAKA; PROMULGATING A SCHEDULE OF RATES AND SERVICE CONNECTION
6 FEES; ESTABLISHING THE PROCEDURE FOR COLLECTING PAYMENTS FOR
7 SERVICE; ESTABLISHING PROCEDURES FOR ENFORCEMENT OF VIOLATIONS
8 HEREOF AND PENALTIES FOR VIOLATION; AND PROVIDING FOR REPEAL OF ALL
9 PRIOR ORDINANCES IN CONFLICT, INCLUDING ORDINANCE 2011-10.

10
11 WHEREAS, the Town of Welaka has, by prior Ordinance, set forth established rules,
12 regulations and fees applicable to and governing the provision of sewer and water services to the
13 residents and citizens of the Town of Welaka; and

14
15 WHEREAS, the Town Council deems it necessary and appropriate to amend and modify the
16 currently applicable ordinance relating to the provision of public sewer and water services,
17 namely, Ordinance 2011-10 and to supersede the same by this ordinance provided however that
18 nothing herein contained shall be construed to modify, amend, reduce, eliminate or supersede
19 any pre-existing violation of the aforesaid prior ordinance or any obligation or liability of any
20 person whatsoever which may exist under said prior ordinances as of the effective date hereof.

21
22 NOW, THEREFORE, be it ordained by the Town Council of the Town of Welaka, Florida,
23 that:

24
25 SECTION 1. CONNECTION WITH THE WATER AND SEWER SYSTEM.

26
27 The owner of each lot or parcel of land within the Town of Welaka, and every gathering, and
28 governmental building being within the limits of the Town of Welaka, Florida that requires
29 potable water shall be required, within thirty (30) days after placing the central water system or
30 any portion thereof in operation and available for service, or within thirty (30) days after
31 construction of any improvements or uses that require potable water services, shall connect to
32 the water system and cease to use any other water source, except that a personal well for non-
33 potable uses such as lawn and garden watering and irrigation, personal vehicle washing (but not
34 commercial vehicle washing services), and the like may be allowed, subject to the requirements
35 of state laws and regulations. The failure and/or refusal of any owner of property within the
36 Town of Welaka to connect to the existing municipal water system where available shall
37 constitute a violation of this ordinance and shall be subject to the enforcement provisions
38 provided for herein.

39
40 The owner of each lot or parcel of land within the Town of Welaka, and every gathering, and
41 governmental building being within the limits of the Town of Welaka, Florida that requires
42 sewage disposal and treatment services shall be required to connect to the Town's municipal
43 sewage system within thirty (30) days after placing the municipal sewage system in operation
44 and available for service to such lot or parcel, or within thirty (30) days after construction of any
45 improvements or uses that require sewage services; and shall properly abandon the use of any
46 other means of disposal or treatment of sewage. The failure and/or refusal of any owner of
47 property within the Town of Welaka to connect to the existing municipal sewage system where
48 available shall constitute a violation of this ordinance and shall be punishable, and this
49 ordinance enforceable, as hereinafter provided.

50 Certificates of occupancy (CO) shall not be issued until such time as the facility or use requiring
51 the CO properly connects to the municipal water and/or sewage services.

52
53 In the event of any extension of existing municipal water and/or sewage services after the
54 effective date of this ordinance, the owner of each lot or parcel of land in all areas where such
55 new services shall become available, shall receive written notification of the installation of the
56 water and/or sewage service or any portion thereof in operation, and must join said sewage
57 extension within 90 days of notification or within thirty (30) days after the construction of any
58 new building within such service area.

59
60 **Master Meter for Residential Development.** In cases where multiple residential dwelling units
61 are receiving water from the Town's water system through a single meter, the owner of record of
62 the multiple residential dwelling unit or the property owner's association, as the case may be,
63 shall be responsible for paying the monthly water bills in an amount equal to the minimum
64 monthly charge times the number of units served by the single meter, plus ~~a pro-rata portion~~
65 any usage over the cumulative minimum.

66
67 **Master Meter for Commercial Development Prohibited.** In cases where multiple commercial
68 units are receiving water from the Town's water system, each commercial unit shall be required
69 to have a single meter installed. However, the owner or record on the commercial unit will be
70 responsible for paying the monthly water and sewer bills.

71
72 **Individual Meters Required. Unless expressly provided otherwise herein, E**each residential or
73 commercial unit whether occupying one or more lots and whether it shall occupy any lot or
74 parcel jointly with any other residential or commercial unit shall be considered a separate unit
75 for the payment of the water fees, the sewage disposal fees, and separate connections and meters
76 will be required for each of such units.

77
78 **Owner to Request New Services.** All original tie-ins for use of municipal water and/or sewer
79 shall be made by the owner of the house, apartment, property, or other facility requiring such
80 services, with separate connections being required for each separate unit and/or facility.
81 Application and specific arrangements for utility services must be made with the Town prior to
82 first use. The Town shall require, among other things, satisfactory proof of ownership of the
83 property to which the service is requested, and, in the event application for service is made by
84 any person other than the record owner, the owner shall be required to cosign the application for
85 service and agree to guarantee payment for all services and charges incurred on the account.

86
87 **Security Deposit Required.** Each individual applicant for connection shall pay to the Town of
88 Welaka a security deposit to be applied for payment of any delinquency on the account. Such
89 security deposit shall be in an amount equal to two months minimum billing for the applicable
90 account. The Town may, in its discretion, require an additional deposit up to a total maximum
91 deposit equal to three months average of actual billing history if a customer's account has been
92 turned off or locked off for non-payment. Such security deposits are to be maintained in a non-
93 interest-bearing bank account; until such time as service is terminated on the account and all
94 sums due on such account are paid in full or until the same is drawn upon for payment in
95 accordance with the further terms of this Ordinance. In the event of any default in payment upon
96 a utility account, such security deposit may be forthwith applied by the Town Utility Clerk for
97 payment of or against such delinquency. Within 15 days of final billing after closing of any
98 utilities account, the Town of Welaka shall ~~notify-forward by mail any remaining deposit money~~
99 to the principal party upon such named on the account by mail of any remaining deposit monies.

100 ~~, and it~~ shall be that person's responsibility to provide the Town with a forwarding address for
101 that purpose. If no forwarding address is provided ~~to the Town within thirty (30) days after such~~
102 ~~written notice and request,~~ the Town shall mail the remaining deposit monies at the last known
103 address on file with the Town. ~~and s~~Should the mailing be returned to the Town unclaimed, the
104 amount shall be kept in the utility deposit account for a period of 1 year. If it is not claimed
105 within that 1-year period, it shall be deposited with the Florida Department of Finance as
106 unclaimed funds. ~~be deemed unclaimed and be deposited into the Utility Account of the Town~~
107 ~~of Welaka and will be used for the regular operation and maintenance of the system.~~ Any such
108 deposit Refunds ~~to any customer requesting service cut off will~~ shall only be made after a final
109 meter reading has been taken, and whatever charges due to the Town are will be deducted from
110 the ~~meter deposit refund.~~

111
112 SECTION 2. TIME EXTENSIONS/EXEMPTIONS TO CONNECTION

113
114 Notwithstanding the foregoing, the Town Council of the Town of Welaka may grant time
115 extensions and/or exemptions to the foregoing requirements subject to the following:

116
117 A. The Town Council of the Town of Welaka may, in a public meeting, in its sole discretion
118 based on the particular facts and circumstances ~~and by majority vote,~~ grant an extension of the
119 thirty (30) day time requirements specified in Section I., above, upon petition in writing by an
120 affected party, ~~upon a~~ showing ~~of~~ special or unusual circumstances or compelling hardship-
121 ~~circumstances.~~

122
123 B. The Town Council by majority vote may grant an exemption from the mandatory
124 connection requirement of the Ordinance to that business or commercial establishments where
125 the use of chlorinated water would create a business hazard. Examples of such exemptions
126 would include, but not limited to, fernery and other commercial agricultural use, marine culture,
127 live bait and worm farm operations, etc., to be granted an exemption from mandatory
128 connection, the individual business owner or his agent must petition the Town Council for said
129 exemption in writing and be granted said exemption in a public meeting. The Town reserves the
130 right to revoke any special exemption should said business change its basic operation at any
131 future date.

132
133 SECTION 3. WATER MAINS, SERVICE LINES, WATER METERS, AND OTHER
134 EQUIPMENT.

135
136 The Town of Welaka shall be responsible for the maintenance of all water mains and other
137 service lines, water meters, cut-off valves, fire hydrants, and other distribution equipment or
138 structures within the public right-of-way or on public property, and on any private property up
139 to ~~and in~~ the water meter. Maintenance of water service lines beyond the discharge side of the
140 water meter shall be the responsibility of the water customer.

141
142 A. The Town shall purchase and install a corporation stop, curb stop, and a water meter for
143 each service. Such corporation stop shall be installed at or near the Town's distribution system.
144 The curb stop shall be installed on the Town's side of the meter. The Town shall have exclusive
145 right to use such curb stop valve and water meter. The customer shall not place shrubbery,
146 fencing, mailboxes, or other obstructions within a three- (3) foot radius of the meter.

147
148 B. All water meters, meter boxes, and cut-off valves shall be furnished by the Town and
149 shall belong to the Town. The Town reserves the right to remove any meter at any time from

150 any premises when it is deemed necessary. Meters may be located either on or adjacent to the
151 customer's property in a position or location as determined by the policies of the Town and/or
152 the recommendations of the engineering firm, contractor, ~~or subcontractor,~~ or property
153 owner~~ete.~~, that may be responsible for the installation. With the exception of any backflow
154 prevention device required under this Section, ~~T~~the customer shall not place or install any fitting
155 or device on or in the service line on his side of the meter within three (3) feet of the meter.
156

157 C. All connections on the customer's side of the meter are the responsibility of the customer
158 and shall ~~to~~ be made in an acceptable manner by either a licensed plumber or the individual
159 property owner or his agent. Any installation will be required to pay a \$50.00 inspection fee for
160 water and a \$50.00 inspection fee for sewer and pass an inspection by an authorized
161 representative of the~~the~~ Town's Utility Inspector~~Town~~ before being backfilled, and prior to
162 turning on of the service. If upon inspection any deficiencies are noted, the ~~Town's Utility~~
163 ~~Inspector~~Town shall give written notice of the nonconformity and shall require that corrections
164 be made within a reasonable, specified period of time.
165

166 D. It shall be unlawful for any customer to have a cross connection on his property, or to
167 supply water to another residence by any other means.
168

169 E. ~~It shall be required that all~~ All residential and commercial customers shall install an
170 approved backflow prevention assembly device on their service connection wherever the
171 following conditions exist:
172

- 173 (1) ~~Having~~ They have access to an auxiliary water supply i.e. river, pools, ponds and
174 sprinkler system.
- 175
176 (2) ~~In the case of~~ There is on the premises ~~on which~~ any industrial fluids or any other
177 objectionable substance ~~is~~ handled in such a fashion as to create an actual or potential
178 hazard to the public water system, ~~the public system shall be protected against backflow~~
179 ~~from the premises by installing an approved backflow prevention assembly in the service~~
180 ~~line commensurate with the degree of hazard.~~
- 181
182 (3) Internal cross-connections that cannot be permanently corrected.
183

184 The backflow prevention device shall be commensurate with the degree of hazard created by the
185 conditions noted above, shall be installed on the customer's side of the meter no further than
186 three (3) feet from the meter, and shall be subject to ~~the approval and~~ annual inspection and
187 testing by ~~Hydro Designs, Inc~~ a properly certified and approved third party backflow preventer
188 inspector, and shall be no further than three (3) feet from the meter. The cost of installation and
189 annual inspection of ~~the required baeldlow~~ backflow prevention devices shall be the
190 responsibility of the ~~Customer~~ customer. ~~The customer's system shall include those parts of the~~
191 ~~facilities beyond the termination of the water purveyor's distribution system which are utilized~~
192 ~~in conveying potable water to points of use.~~ Service of water to any premise shall be
193 discontinued by the ~~water purveyor~~ Town if a backflow prevention assembly required by this
194 Policy~~Section~~, is not installed, tested and maintained, or if it is found that a backflow prevention
195 assembly has been removed, bypassed, or if an unprotected cross-connection exists on the
196 premises. Service will not be restored until such conditions or defects are corrected. The
197 customer's system should be open for inspection at all reasonable times to authorized
198 representative of the Policy to determine whether unprotected cross-connections or other
199 structural or sanitary hazards, *including violations of these regulations, exist. When such a

200 condition becomes known, the Town shall deny or immediately discontinue service to the
201 premises by providing for a physical break in the service line until the customer has corrected
202 the condition(s) in conformance with the State of Florida statutes relating to plumbing and water
203 supplies and the regulations adopted pursuant thereto.

204
205 SECTION 4. CONNECTIONS MAY BE MADE BY TOWN.

206
207 If any owner of any lot or parcel or land within the Town shall fail or refuse to connect with and
208 use the facilities of the water and sewer system of the Town after notification by the Town
209 Utility Clerk, as provided herein, the Town of Welaka shall be authorized to make such
210 connections, entering on or upon any such lot or parcel of land for the purpose of making such
211 connection. The Town of Welaka shall thereupon be entitled to recover the cost of making such
212 a connection, together with reasonable penalties and interest and attorney's fees, by suit in any
213 court of competent jurisdiction. In addition, and as an alternative means of collecting such costs
214 of making such connections, the Town of Welaka may place and record a lien on such lot or
215 parcel of land for such cost, together with interest and attorney's fees, which lien shall be equal
216 dignity with the lien of state, county, and municipal taxes. Such a line may be foreclosed by the
217 Town of Welaka in the same manner provided by the laws of Florida for the foreclosure of
218 mortgages upon real estate.

219
220 A. EMERGENCY SHUT-OFFS. The Town reserves the right to shut off water supplies in
221 any or all service areas temporarily whenever necessary for the purpose: of making alterations
222 or repairs to the system. It is expressly stipulated by and between the Town and the water
223 customer that no claim shall be made against the Town for, or as a result of, temporary
224 interruption of water service, down time for necessary repairs, low pressure, the bursting or
225 breaking of any main or service line, or on account of accidental failure of supply.

226
227 B. UNLAWFUL TAMPERING. It shall be unlawful for any unauthorized person to tamper
228 with, break a water meter or its seal or to turn it or tamper with the cut-off valve, or to molest in
229 any manner whatsoever with any equipment, materials, or apparatus used and/or owned by the
230 Town in connection with the water or sewer system. Tampering that results in damage shall
231 result in the costs of repair being billed to the person responsible for the utility account, in
232 addition any other code enforcement action that may be deemed necessary.

233
234 SECTION 5. UNLAWFUL CONNECTION.

235
236 No person shall be allowed to connect into any water line or sewer line owned by the Town of
237 Welaka without written consent of the Town of Welaka, and then the connection with such line
238 shall be made only under the direction and supervision of the Town of Welaka. Any person,
239 property owner or plumber who shall make any connection without such consent of the Town of
240 Welaka, shall upon conviction be subject to the penalties hereinafter provided.

241
242 SECTION 6. UNLAWFUL CONSTRUCTION.

243
244 No person, group of persons, firm or corporation shall build or remodel or cause to be built or
245 remodeled any structure used for human habitation ~~of or~~ occupancy within the Town of Welaka
246 which is within two hundred feet of public potable water line or sanitary sewer line, unless it is
247 provided with water-carried sewerage facilities by a connection to said potable water or sanitary
248 sewer line.

249

250 SECTION 7. CONNECTING OLD PLUMBING.

251

252 Whenever it is desirable to connect an existing older plumbing system withto the Town of
253 Welaka sewer main and/or water line, the owner or plumber contemplating doing such work
254 shall notify the Town ~~of Welaka's Utility Inspector who will and the Town shall be entitled to~~
255 inspect said ~~old~~-plumbing and notify the owner or plumber what alterations will be necessary to
256 place said ~~old~~-plumbing in an acceptable condition for ~~such~~-connection. Any owner or plumber
257 who shall make any connection without the prior written approval of the Town's ~~Utility-~~
258 ~~Inspector~~ shall, upon conviction, be subject to the penalties hereinafter provided.

259

260 SECTION 8. SANITARY REQUIREMENTS.

261

262 Every residence and building in which human beings reside, are ~~employed~~employed, or are
263 congregated, shall be required to have a sanitary method of disposing of human excrement,
264 namely either a sanitary water closet that is connected with the Town of Welaka water and
265 sewer system, or when the Town's sewer is not available, an approved type of septic tank onsite
266 sewage disposal system approved and permitted by the Florida Department of Health. An septic-
267 tank onsite sewage disposal system will be used only if the property is more than two hundred
268 (200) feet from an available ~~municipal centralized~~ sewer line and only after written confirmation
269 by the Town's ~~Utility director Inspector~~ that connection to the municipal system cannot be
270 made.

271

272 SECTION 9. DISPOSAL REQUIREMENTS.

273

274 It shall be unlawful for any person, persons, firm or corporation owning or leasing any premises
275 in the Town of Welaka to permit the disposal of any human excrement on any property, leased
276 or rented by any such person, firm or corporation or the agent of any such person, firm or
277 corporation, except in a sanitary water closet meeting the requirements of Section 8 above. ~~where~~
278 ~~sewage lines are available as defined above.~~

279

280 SECTION 10. ONSITE SEWAGE DISPOSAL SYSTEM OR SEPTIC TANK.

281

282 No onsite sewage disposal system, septic tank other than ~~those a system~~ approved by the Florida
283 Department of Health or the Florida Department of Environmental Protection, as appropriate,
284 State Department of Pollution Control shall be constructed within the corporate limits of
285 Welaka, Florida and then only .~~No septic tank shall be constructed if there is no available Town~~
286 sewer line to tie into within two hundred (200) feet of the property requiring sewage disposal
287 services. the sewer line, and in the event that such septic tank installation is approved by the
288 Town Council, such approval will be subject to the prior approval of the proposed septic system-
289 by all such other governmental agencies having jurisdiction thereof.

290

291 SECTION 11. MAINTENANCE OF PLUMBING SYSTEM.

292

293 The owner of the property shall be responsible for maintaining and keeping clean the water and
294 sewer pipes leading and connecting from the plumbing system to the Town of Welaka
295 distribution lines and main sewers.

296

297 SECTION 12. FAILURE TO MAINTAIN PLUMBING SYSTEM.

298

299 Failure by the property owner or utility customer to keep their sewer pipes (i.e. the pipes leading

300 ~~from the plumbing system to the Town's sewer main) to keep the sewer pipes, i.e. the pipes~~
301 ~~leading from the plumbing system to the Town of Welaka main, clean and maintained repaired~~
302 ~~in a proper manner~~ will give the Town ~~of Welaka~~ the right to cut off the water connection,
303 which shall not be reconnected until ~~such time as the~~ sewer pipe is cleaned and ~~repaired as~~
304 ~~needed maintained properly~~. Cleanout connections or any other openings in the sewer line must
305 be closed at all times, except for cleaning and other maintenance. ~~In those instances where the~~
306 ~~owner is connect to the Town's sewer but has his/her own private water another authorized~~
307 ~~source for the water supply,~~ the Town of Welaka shall have the right to cut off such water
308 supply to the plumbing system, until ~~such time as the sewer pipe is cleaned and repaired as~~
309 ~~needed. the sewer pipe leading from the plumbing system to the Town of Welaka main has been~~
310 ~~maintained and cleaned and in proper condition. Any~~ It shall be a violation of this provision by
311 ~~to reconnecting the private water supply or the connection from the Town of Welaka water line,~~
312 ~~prior to completing the necessary clean out and repairs until such sewer pipes are cleaned and~~
313 ~~maintained properly, shall be considered a violation of this Ordinance~~ and subject to the
314 penalties hereinafter provided.
315

316 **SECTION 13. FIRE HYDRANTS AND FIRE PROTECTION SYSTEM.**
317

318 All fire hydrants shall be used ~~exclusively~~ for fire protection and suppression ~~purposes~~
319 ~~exclusively~~, unless under ~~the~~ special conditions ~~as~~ stated elsewhere in this ordinance. All use of
320 fire hydrants for lawn watering, filling of trucks (other than those of the fire department), or any
321 other unauthorized, ~~or unpermitted, or unmetered~~ use shall be unlawful and punishable as
322 provided in this ordinance and/or as provided by applicable Florida Statutes.
323

324 A. Malicious or willful damage, tampering with, or otherwise incapacitating a fire hydrant
325 with the intent of preventing or obstructing the extinguishing of a fire shall constitute a felony of
326 the third degree, punishable under Florida Statutes.
327

328 B. It shall be unlawful for any person, firm, or corporation to obtain water from any fire
329 hydrant without first obtaining permission in writing from both the Town and the Welaka Fire
330 Department. Special purposes such as filling of swimming pools, large volume flushing,
331 construction use, etc., ~~will~~ may be permitted based on either an estimated gallon basis or
332 through the use of a hydrant meter furnished by the Town, and subject to whatever usage fee
333 rate and meter deposit is established by the Town and whatever time, and hose rental charges as
334 may be established by the fire department.
335

336 C. No person, firm, or corporation, except the chief of the fire department, his authorized
337 deputies, maintenance employees of the Town of Welaka, or others with prior or special
338 permission shall operate any fire hydrant, standpipe, or other fire suppression device.
339

340 D. Any person, firm, or corporation damaging or destroying any fire hydrant either
341 accidentally or intentionally shall pay for the cost of such repair or replacement as determined
342 by the Town. Failure to do so after notification will result in action under the penalties section of
343 this ordinance.
344

345 E. Obstruction of any fire hydrant either by bushes, shrubbery, fence structures, or by any
346 other means of physical interference with the access and proper use of the fire hydrant is
347 specifically prohibited, and any person doing so will be given written notice to remove said
348 obstruction within forty-eight (48) hours of receipt of such notice. Failure to comply as provided
349 in such notice shall constitute a violation punishable as provided in the penalty section of this

350 ordinance.

351

352 F. Parking, stopping or standing of any vehicle within ten (10) feet of any fire hydrant is
353 prohibited in ~~Section 2263(4) of the~~ Welaka's Municipal Code of ~~Ordinances as adopted by~~
354 ~~the Town of Welaka in 1954~~, and violations of this prohibition shall be enforced by the Welaka
355 Police Department or the Putnam County Sheriff's Office.

356

357 ~~After passage of this Ordinance, all future~~All large area commercial construction, and multiple
358 occupancy housing over two stories in height shall be required to install an appropriate
359 standpipe and/or sprinkler system to comply with the National Fire Protection Association
360 Standards, ~~National Fire Codes 13, 13D, 14-15-16, and others that may become effective or~~
361 ~~apply~~. Any such sprinkler or standpipe system shall may be subject to periodic inspection and
362 testing by the fire department.

363

364 SECTION 14. RATES: WATER AND SEWER RATES AND CONNECTION FEES

365

366 A. Rates Inside the Town Limits. The rate schedules herein adopted shall apply to all
367 system users inside the Town limits of the Town of Welaka, as of the effective date of this
368 Ordinance. The Town of Welaka reserves the right to set other differing rates as may be
369 appropriate for all other applicants for connection.

370

371 The following rate schedule is adopted in association with and providing for the following
372 residential and commercial user rates:

373

374 SEE ATTACHED EXHIBIT A

375

376 B. Rates Outside the Town Limits. The rate schedules herein adopted shall apply to all
377 system users outside the Town limits of the Town of Welaka, as of the effective date of this
378 Ordinance. The Town of Welaka reserves the right to set other differing rates as may be
379 appropriate for all other applicants for connection.

380

381 The following rate schedule is adopted in association with and providing for the following
382 residential and commercial user rates:

383

384 25% above in-town water rate for potable water for water using the same consumption and 25%
385 above in-town sewer rate for sewer using the same consumption per 1,000 gallons.

386

387 ~~Additionally all bills shall receive a plant replacement charge of 20% per Resolution 2006-20R~~
388 ~~and Resolution 2006-17R of the user's water and sewer charge~~

389

390 Hook-Up Fees (Non-Refundable)

391

	<u>Water</u>	<u>Sewer</u>
Residential	\$750.00	\$750.00
Commercial	\$2,000.00	\$2000.00
Special <u>Improvement</u>	Properties* \$750.00	\$5,800.00

392

393 ~~*Special Improvement Properties are those specific properties identified in exhibit "A" attached~~
394 ~~hereto~~. The Town Council of the Town of Welaka has found reserves the right to determine and

395 ~~determined that whether the nature of the proposed use will result the in~~ additional costs
396 ~~exceeding the standard hook-up fees such that additional fees may be required to complete the~~
397 ~~hook up. of new capital improvements to provide sewer services to the special improvement~~
398 ~~properties requires- If the additional fees are significant enough, the customer may pay such fees~~
399 ~~through a payment plan or an the~~ assessment ~~against the property of sewer hookup fees that is~~
400 calculated to reimburse the town for such capital improvements, ~~until fully satisfied. APPLIED-~~
401 ~~TO THE UNFUNDED RESERVE OF PRIOR PERIODS, UNTIL FULLY SATISFIED.~~

402
403 SEWER CREDITS. A sewer credit may be issued to customers for such items as refilling a
404 pool that was completely drained (routine filling of commercial pool is excluded), pool fills,
405 pressure washing and car washing for fund raising events if requested in advance and the
406 requesting customer pays a following a \$20.00 fee for verification of reading by a Town
407 employee during business hours. The request must come from the customer of record.
408 Additionally, sewer credits may also be requested when there is a verified leak on the
409 customer's side of the meter and the customer provides verification that the leak has been
410 properly repaired, as well as permitted and inspected by the Town's building official where
411 required.

412
413 No water shall be furnished free of charge to any person, firm or corporation
414 whatsoever. Each residence, firm or corporation will pay a monthly minimum bill
415 whether property is occupied or not. The Town of Welaka, and each agency, department
416 or instrumentality of the Federal government which uses the water system shall therefore
417 pay at the rates established and/or fixed by this Ordinance.

418
419 BULK CONTRACTS AND OTHER SPECIAL ARRANGEMENTS. The Town
420 reserves the right to enter into ~~either~~ bulk rate contracts, master meter contracts, special
421 metered contracts, or agreements with ~~sub~~ developers, commercial firms, or other water
422 supply agencies outside of the Town limits, provided those contracts and/or agreements
423 ~~being are~~ subject to the provisions of this Ordinance and state law, but in all cases shall
424 not be less than the average residential and commercial customer is required to pay,
425 depending on whether the nature of the proposed use is residential or commercial, and
426 such agreements shall be subject to the same standard increases provided for herein or
427 pursuant to any amendments hereto. The purpose of selling and determining a monthly
428 charge or rate for the use of such services may be computed upon a different basis than
429 set forth in Section 14, provided such computation does not result in paying less than the
430 average residential or commercial customer as required above. All contractors will pay tap
431 in fee and have approved back flow preventer, and all water will be metered and charged.

432
433 Water customers requesting temporary service disconnection will be required to pay a
434 \$30.00 turn on/turn off fee, plus the minimum monthly bill. If at the discretion of the
435 customer, the customer desires further protection against water leak problems that may arise
436 on or beyond their own property, the customer may request shut-off ~~meter at the corporation~~
437 stop, if possible, which may be turned off by the Town for the disconnection charge of
438 \$30.00. Reconnection or restoration of service will require the same service fee as stated
439 above. Temporary service disconnection must be required either in writing or in person at
440 the Welaka Town Hall.

441
442 SECTION 15. BILLING. FAILURE TO PAY THE BILL. SERVICE FEE. PENALTIES.
443 ETC.

444

445 It shall be unlawful for any person to refuse or prevent entry upon a water or sewer utility
446 customer's property by a Town employee, provided that the purpose of such requested entry
447 is for meter reading, service line approval or inspection, or investigation of a violation of
448 this Ordinance. Any violation of this subsection shall be punishable as provided in the
449 Penalties Section of this Ordinance.

450
451 A. Water meters will be read monthly as close to the 20th-15th of each month as
452 possible and water service bills will be sent monthly to all customers and will state the net
453 amount due to the Town by the water and sewer customers.

454
455 B. In the event that a water and sewer customer believes the bill to be in error and he or
456 she is not able to resolve the matter with the utility department staff, he or she may shall
457 present this claim at the Town Hall office to be put on the agenda to appear before the
458 Town Council of Welaka at the next scheduled regular meeting before said bill has become
459 delinquent. Such claim, if made after the bill has become delinquent shall not be effective in
460 preventing cut-off service as heretofore provided for. The water customer must pay such
461 bill under protest, and such payment shall not prejudice his-the claim, and if the Town
462 Council finds in favor of the customer, the customer shall be refunded to the appropriate
463 amount in accord with the Town Council's findings or it may be applied as a credit to the
464 next bill.

465
466 C. Bills ~~for monthly charge and fees herein mentioned shall be submitted and~~ shall be
467 payable on or before the 15th day of each month and if any such monthly bill shall ~~be and~~
468 remain unpaid after the 15th day of such month for such service, a penalty of 5% or a
469 minimum \$5.00 shall be imposed and be added to said month's said bill. If on the 23rd day
470 of the month the arrearage has not been satisfied, a notice of cutoff shall be delivered
471 providing five (5) working days for payment. If payment is not timely received after
472 delivery of the notice of cutoff in Welaka Town Hall within the time specified in such
473 notice, service shall be immediately terminated by shutoff of services. ~~provided, however,~~
474 ~~that~~ The Town shall make every effort to insure that shut-off shall not occur on any Friday
475 but shall be deferred and shall be accomplished on the next following Monday. A
476 reconnection will not be permitted until all past due and current water and sewage bills are
477 paid in full. ~~amount.~~

478
479 ~~D. In the event that~~ If a water and/or sewer customer whose water and sewer services
480 have been disconnected because of a delinquent bill, desires to have his/her water and sewer
481 services restored, they shall pay the entire amount of said delinquent water bill, current
482 charges, plus late charges and an additional charge of thirty dollars (\$30.00) for restoring
483 said service. ~~The thirty dollars (\$30.00) fee will be charged when service can~~ Service shall
484 be restored during the normal working hours of eight a.m. (8:00 a.m.) and three thirty p.m.
485 (3:30p.m.) Monday through Friday, except holidays. If the customer requests that the
486 service be restored outside of the aforesaid normal working hours, Said a double fee will
487 ~~double to of~~ sixty dollars (\$60.00) shall be charged for restoring service. ~~after the above~~
488 ~~hours, weekends, or holidays.~~

489
490 F. In the event a meter has been locked off, or removed due to non-payment for services
491 or at the ~~discretion request~~ of the customer, the customer shall pay an amount equal to the
492 monthly revenue that would have been derived per month but no greater than \$500.00 for
493 residential dwellings in Town, \$1500.00 for commercial properties in Town, \$750.00 for
494 residential dwelling out of Town and \$2000.00 for commercial properties out of Town will

495 be charged as a ~~reactivation~~reconnection fee.

496
497 ~~G. — In the event the meter has been removed due to non-payment for services or at the~~
498 ~~discretion of the customer, the amount of \$500.00 for residential dwellings and \$ 1500.00~~
499 ~~for commercial properties will become due and payable for reconnection charges for all~~
500 ~~customers within the Town limits and \$750.00 for residential dwellings and \$2000 for~~
501 ~~commercial properties outside the Town limits.~~

502
503 SECTION 16. RENTER AND APARTMENT DWELLER DEPOSITS

504
505 ~~AT ALL TIMES THE OWNER OF AN APARTMENT UNIT OR RENTAL PROPERTY~~
506 ~~IS THE FINAL RESPONSIBLE PARTY FOR UTILITY BILLS.~~

507
508 ~~Due to the inherent nature of all rental or apartment leases; due to the nonpermanent and~~
509 ~~possible high turnover of rentals and/or apartment leasing; due to the need in which to~~
510 ~~secure payment for water and sewer bills incurred by those who do not own the structure in~~
511 ~~which they dwell; and due to the Town of Welaka, Florida having no other less intensive~~
512 ~~means of securing payment for water and sewer utility services provided in advance of~~
513 ~~payment, the Town of Welaka, Florida hereby requires an advance deposit for water and~~
514 ~~sewer utility services. The Town will provide renters or apartment dweller services as more~~
515 ~~specifically set forth below. All original hook-ups to the Town of Welaka's municipal water~~
516 ~~and/or sewer utility system shall be the responsibility of the rental or apartment owner. For~~
517 ~~each individual living unit within the rental property or apartment, the owner shall be~~
518 ~~responsible for separate connections thereto and the payment of the appropriate hook-up~~
519 ~~fees set forth in the applicable rate schedule. Prior to any use of the water and/or sewer~~
520 ~~utility system by the renter or tenant, such renter or tenant shall present to the Town Utility~~
521 ~~Clerk a deposit equal to the amount of the normal charges for a two-month period for the~~
522 ~~particular dwelling or unit; and application for service shall be signed by the owner of the~~
523 ~~property, who shall join in the application, consent thereto, and who shall be jointly~~
524 ~~financially responsible for the payment thereof. The Town of Welaka, Florida shall keep~~
525 ~~utility deposits in a separate non-interest-bearing account in a Florida Banking institution for~~
526 ~~the benefit of the tenant, until such time as the renter or tenant shall vacate the premises for~~
527 ~~the termination of the rental agreement or lease. Upon vacation of the premises, the renter~~
528 ~~or tenant shall notify the Town of Welaka, Florida in writing by certified mail, along with a~~
529 ~~copy of the original receipt, that they are vacating the premises and shall demand a return of~~
530 ~~the deposit, minus any amount due and payable on the account.~~

531
532 ~~Should the renter or tenant fail to make such demand within ONE YEAR after termination~~
533 ~~of services, the deposit will be presumed abandoned pursuant to Section 717.108, Florida~~
534 ~~Statutes (1996). Any customer who is already hooked up and consistently pays said water~~
535 ~~and sewer bills late will be required to pay such a deposit, THE ONLY EXCEPTION~~
536 ~~BEING SUGAR MILL WOODS APARTMENTS, BY PRIOR CONTRACT WITH~~
537 ~~RURAL DEVELOPMENT.~~

538
539 SECTION 17.16. WATER AND SEWER SYSTEM REVENUE. MAINTENANCE
540 EXPANSION. ETC.

541
542 All revenue from the operation of the water and sewer system shall be used for all operation
543 expenses connected with the system such as maintenance repairs, expendable materials and
544 equipment necessary to operate the systems, salaries and benefits of water utility system

545 employees, insurance, capital improvements and utility expansion, and the like, and to make
546 required payments on any and all loans, bonds or other obligations of the Town in regard to
547 the water and sewer system.

548
549 **Debt Service Reserve.** A special reserve account, separate from all other accounts of the
550 Town, will be established, and shall accumulate a percentage of the water and waste water
551 service revenue at a rate of one-tenth (1/10) of the annual loan payment or at a rate as
552 required by the terms of any outstanding loan or bond issue until the said special reserve
553 account reaches an amount equal to one annual payment. This account shall remain in force
554 during the full term of the loan and shall not be expended for any other purpose other than
555 to make the annual loan payment cannot be made from other water and sewer system
556 revenue.

557
558 **Renewal and Replacement Reserve.** A restricted fund will be created beginning FY 24-25 for the
559 sole purpose of a renewal and replacement (R&R) reserve to be used for limited purpose of
560 refurbishing or replacing of Water and Sewer assets when they reach the end of their useful
561 life. This amount will be budgeted annually by the town council and based on the replacement value
562 and design life of all assets in the system at the beginning of each Fiscal Year. The council holds the
563 right to adjust this figure for any given year, but never below ten percent (10%) of the budgeted
564 revenue unless the council makes a specific finding in the adoption of the annual budget that there is
565 a need of an urgent allocation for other than the R&R reserve that necessitates a lower contribution to
566 the R&R Reserve. Nothing herein shall be interpreted to prevent the town council from making
567 needed adjustments to the budget to address unanticipated expenditures within the utility operations.

568
569 **Utility Operating Reserve.** Any funds available after payment of operating expenses and properly
570 funding the loan payment reserve (if applicable) as well as the R&R Reserve shall be deposited in an
571 unrestricted Utility Operating Reserve for the purpose of creating stand-by funding to cover no less
572 than 3 months of utility operating expenses in the event regular revenue streams used to cover such
573 expenses are interrupted.

574
575 **Surpluse to General Fund.** Once the Utility Operating Reserve reaches a level sufficient to cover 3
576 months of utility operating expenses in the manner specified above, should there be any surplus
577 revenue, the town council may elect to transfer such additional surplus revenue to the town's general
578 fund to use at it sees fit for the benefit of the public interest or to further build any of the above-listed
579 reserves.

580
581 **Use of Other Public/Private Resources.** The Town of Welaka reserves the right to enter
582 into agreements, contracts, or other actions with governmental and private sources for
583 additional funds for the expansion or upgrading of the water and sewer system subject to the
584 provisions of the Town Charter.

585
586 **SECTION 1817. BUSINESS OPERATIONS. RECORDS. AUDITS ETC.**

587
588 The Town Council shall meet no less than quarterly, at the time of budget review, and
589 review any and all past due accounts. In addition, at that time, or at such other time upon
590 legal advice, severely delinquent accounts ~~shall~~may be referred to the process of property
591 lien.

592
593 The Town of Welaka, shall keep records and accounts regarding the water and sewer
594 system, separate from all other records and account of the Town operations, with separate

595 reporting systems, all of which will be available for public inspection in accordance with
596 the requirements of law.

597
598 The Town shall enter a contract with an independent certified public accountant to conduct
599 an annual audit of records, accounts and operations of the water and sewer system and said
600 annual audit shall be made available for public inspection.

601
602 All expenses, charges, premiums, and the like arising out of water and sewer system
603 operations will be paid from water and sewer system revenues. Where equipment, vehicles
604 or employees are used jointly by the Town for both the water and sewer system and other
605 Town operations or purposes, then a pro-rated charge system will be established, subject to
606 approval by the Town auditing firm.

607
608 Fidelity bond coverage in the amount of FORTY THOUSAND DOLLARS (\$40,000.00)
609 shall be required on the position of the Town Utility Clerk, ~~and/or Chief Financial-~~
610 ~~Officer~~ the Town Clerk, and ~~or all~~ other employees who shall handle collections and
611 disbursements of any revenue derived from the water system.

612
613 A. Public liability and property damage insurance will be maintained as recommended
614 by the Town's Attorney on any trucks, tractors, or other vehicles that frequently will be
615 driven over public streets and highways, and used by the Town either exclusively or
616 partially for maintenance or other purposes in conjunction with the water and sewer system.

617
618 B. Workman's compensation coverage will be maintained on water and sewer system
619 employees as required by the Florida State Statutes.

620
621 SECTION ~~19~~18. CODE ENFORCEMENT BOARD

622
623 The provisions of this Ordinance may be enforced by the Code Enforcement Board of the
624 Town of Welaka, in accordance with ~~the provision of Town of Welaka Ordinance 97-11-~~
625 ~~and~~ Chapter 162, Florida Statutes. As provided in Section 162.13, Florida Statutes,
626 enforcement activities by the Code Enforcement Board shall be an additional and
627 supplemental means available for obtaining compliance with this Ordinance.

628
629 SECTION ~~20~~19. ENFORCEMENT: PENALTIES AND SUPPLEMENTAL REMEDIES

630
631 It is the expressed intent and purpose of the Town Council of the Town of Welaka that all
632 the provisions for enforcement of this Ordinance, and the penalties and remedies hereinafter
633 provided shall be cumulative in nature, and that resort to one shall not constitute a bar or
634 limitation upon the right of the Town of Welaka to employ another, either sequentially or in
635 combination, individually or simultaneously, without limitation.

636
637 Any person, firm, corporation, association or other group or body who shall violate any
638 provision of this Ordinance, or any of the restrictions, limitation or mandates herein set
639 forth, shall upon conviction thereof in a court of law, be punished by a fine not to exceed
640 \$500 or by imprisonment in the County Jail not to exceed 60 days or by both such fine and
641 imprisonment. Each day that an offense or violation of this Ordinance continues shall be
642 deemed a separate offense and shall be punishable accordingly. Notwithstanding this
643 section, any violation of this Ordinance, which constitutes a violation of any provision of
644 State law, shall be punishable under such state law as a separate offense.

645
646 SECTION ~~2120~~. LIENS FOR SUMS DUE THE TOWN OF WELAKA

647
648 The Town Council of the Town of Welaka, Florida shall be and is hereby authorized to file in
649 the public records of Putnam County, Florida, a Claim of Lien for any sums due to the Town of
650 Welaka pursuant to the terms, conditions, and provisions of this ordinance and state law. Such
651 claims of lien shall constitute a lien upon the property to which unpaid utilities services have
652 been furnished and/or against which penalties have been assessed hereunder and such claims or
653 lien shall be enforceable ~~in the same manner as liens arising under Chapter 713, Florida~~
654 ~~Statutes~~ in the manner prescribed by law. In addition to recovery of sums otherwise due pursuant
655 to the terms of this ordinance, the Town of Welaka shall be entitled to the recovery of its costs
656 and reasonable attorney’s fees incurred in the filing and enforcement of claims of lien
657 hereunder.

658
659 SECTION ~~2221~~. JUDICIAL RELIEF

660
661 Any violation of this Ordinance, including any failure to comply with the requirements hereof,
662 including the failure to comply with any of the restrictions and limitations herein contained,
663 May be enforced by injunction, including mandatory injunction, or otherwise judicially enforced
664 in any other manner provided by law, and any such suit or action may be instituted and
665 maintained by the Town Council of the Town of Welaka, Florida. In the event such an action is
666 initiated, the Town of Welaka shall be entitled to recovery of its costs and reasonable attorney's
667 fees incurred in and about such proceeding.

668
669 THIS ORDINANCE SHALL NOT BE CONSTRUED TO RELIEVE ANY PROPERTY OR
670 BUSINESS OWNER OF UTILIZING MUNICIPAL UTILITIES SERVICES WHERE SUCH
671 SERVICES ARE AVAILABLE.

672
673 EFFECTIVE DATE

674
675 This Ordinance shall be effective as of the first billing cycle following the date of
676 adoption.

677
678 PASSED by the Town Council of the Town of Welaka, Florida, on First Reading this 12th day -of
679 December, 2023.

680
681 Adopted by the Town Council of the Town of Welaka, Florida, on Second Reading this ____ day -of
682 _____, 2023~~4~~.

683
684
685 **ATTEST**

SIGNED

686
687 _____
688 Meghan E. Allmon, Town Clerk

689
690
691 **Approved as to form:**

692
693 _____
694 Patrick Kennedy, Town Attorney

695
696
697
698

EXHIBIT A
WELAKA UTILITY RATES – IN TOWN CUSTOMERS
Ordinance 2023-

Rate Table	2024	2025	2026
Drinking Water			
Residential			
Base Charges (including 0-2000 gallons)	\$24.20	\$26.62	\$29.28
Usage Charges Inside City			
2,001 to 5,000 gallons (per thousand)	\$8.09	\$8.89	\$9.78
5,001 gallons or more (per thousand)	\$9.74	\$10.71	\$11.78
Commercial			
Base Charges (including 0-2000 gallons)	\$27.50	\$30.25	\$33.28
Usage Charges			
2,001 to 5,000 gallons (per thousand)	\$9.17	\$10.09	\$11.10
5,001 gallons or more (per thousand)	\$10.27	\$11.30	\$12.43
Wastewater			
Residential			
Base Charges (including 0-2000 gallons)	\$31.25	\$35.00	\$39.20
Usage Charges Inside City			
2,001 to 5,000 gallons (per thousand)	\$10.42	\$11.67	\$13.07
5,001 gallons or more (per thousand)	\$12.49	\$13.99	\$15.66
Commercial			
Base Charges (including 0-2000 gallons)	\$37.50	\$42.00	\$47.04
Usage Charges Inside City			
2,001 to 5,000 gallons (per thousand)	\$12.50	\$14.00	\$15.68
5,001 gallons or more (per thousand)	\$14.58	\$16.33	\$18.29
Customers Outside the city limits will be charged 25% above the inside rates.			
Customers having a Master Meter will be charged based on the same rates as customers inside and outside the town limits, as applicable for each unit/apartment/home/lot serviced by the master meter for both Water and Sewer. The entity responsible for the Master Meter shall be responsible for payment of the monthly bill and required deposits.			

699

ORDINANCE NO. 2023-10

AN ORDINANCE OF THE TOWN COUNCIL FOR THE TOWN OF WELAKA AMENDING THE ZONING MAP TO CHANGE THE ZONING DESIGNATION ON APPROXIMATELY 0.46 ACRES OF REAL PROPERTY MORE FULLY DESCRIBED BELOW, FROM COMMERCIAL C-1 ZONING TO COMMERCIAL C-2 ZONING; AND SETTING FORTH AN EFFECTIVE DATE.

BE IT ENACTED by the Town Council for the Town of Welaka, Florida that:

WHEREAS, it appears to the Town Council for the Town of Welaka that all legal notice requirements have been met and a public hearing has been held before the Zoning Board to consider the rezoning of the property described in the Property Appraiser Records as:

Legal Description: Lots 2 and 3, Block 31, TOWN OF WELAKA, according to plat thereof recorded in Map Book 1, Pages 51 and 52 of the Public Record in and for Putnam County, Florida.

911 Address: 413 ELM ST, WELAKA, FLORIDA

Parcel Nos.: 41-12-26-9200-0310-0020 and 41-12-26-9200-0310-0030

; and

WHEREAS, the Town of Welaka Zoning Board has recommended approval of said application, finding that the application as presented is compatible with the surrounding land uses and consistent with the Town's Comprehensive Plan; and

WHEREAS, the Town Council has held a duly noticed public hearing to consider said application and the facts and evidence presented by all interested parties.

NOW THEREFORE, BE IT ENACTED AND ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF WELAKA, FLORIDA AS FOLLOWS:

Section 1. Map Amendment. That the zoning district for land described above will be amended from its current classification of C-1 to the Town of Welaka's C-2 zoning district.

Section 2. Conflict and Repeal. This Ordinance shall serve to repeal prior ordinances in conflict herewith.

Section 3. Effective Date. That this Ordinance shall take effect within 31 days from the final adoption date set forth below.

Section 4. Authorization for the Town Clerk. That the Town Clerk be, and is hereby, authorized and directed to change the Zoning Map for the Town of Welaka, Florida, to reflect the rezoning of the above-described land.

Passed by the Town Council for the Town of Welaka on First Reading on the 12th day of December 2023.

Passed and Adopted by the Town Council for the Town of Welaka on Second Reading on the 9th day of January 2024.

ATTEST

SIGNED

Meghan E. Allmon, Town Clerk

Jamie D. Watts, Mayor

Approved as to form:

Patrick Kennedy, Town Attorney

Jessica Finch, Council President

ORDINANCE NO. 2023-11

AN ORDINANCE OF THE TOWN COUNCIL FOR THE TOWN OF WELAKA AMENDING THE ZONING MAP TO CHANGE THE ZONING DESIGNATION ON APPROXIMATELY 5.11 ACRES OF REAL PROPERTY MORE FULLY DESCRIBED BELOW, FROM COMMERCIAL C-1 ZONING TO COMMERCIAL C-2 ZONING; AND SETTING FORTH AN EFFECTIVE DATE.

BE IT ENACTED by the Town Council for the Town of Welaka, Florida that:

WHEREAS, it appears to the Town Council for the Town of Welaka that all legal notice requirements have been met and a public hearing has been held before the Zoning Board to consider the rezoning of the property described in the Property Appraiser Records as:

Short Property Description: GOVT LOT 5 E OF HWY BK194 P439, (EX BK244 P122RD OR639 P1287)
911 Address: 580 3rd AVE, WELAKA, FLORIDA
Parcel No. 33-11-26-0000-0120-0000

A more detailed legal description is set forth in attached Exhibit A and incorporated herein by reference; and

WHEREAS, the Town of Welaka Zoning Board has recommended approval of said application, finding that the application as presented is compatible with the surrounding land uses and consistent with the Town's Comprehensive Plan; and

WHEREAS, the Town Council has held a duly noticed public hearing to consider said application and the facts and evidence presented by all interested parties.

NOW THEREFORE, BE IT ENACTED AND ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF WELAKA, FLORIDA AS FOLLOWS:

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ATTEST

SIGNED

Meghan E. Allmon, Town Clerk

Jamie D. Watts, Mayor

Approved as to form:

Patrick Kennedy, Town Attorney

Jessica Finch, Council President

**EXHIBIT A
Rezoning of 580 3rd Avenue
Legal Description**

All that part of the Southeast 1/4 of Section Thirty-Three (33), Township Eleven (11) South, Range Twenty-Six (26) East, situated at Welaka, Putnam County, State of Florida, which lies East of Third Avenue (commonly known as the Satsuma to Welaka hard surface County Road) and North of Welaka Blocks numbered 52 and 53. Excepting therefrom a strip of land for road purposes Twenty (20) feet in width for the entire length along the Eastern Boundary. Also excepting therefrom that part conveyed for right of way as described in deed recorded in Deed Book 244, page 122 of the public records of Putnam County, Florida.

LESS AND EXCEPT AND FOLLOWING DESCRIBED PROPERTY:

Part of the Southeast 1/4 of Section 33, Township 11 South, Range 26 East, Putnam County, Florida. and being part of Official Records Book 580, Page 370 and more particularly described as follows:

From a 6" x 6" concrete monument marking the Southeast Corner of said Section 33, Bear Thence North 6 degrees 31'40" West along the East lines of Section 33, a distance of 412.60 feet: Thence North 74 degrees 33'23" West leaving said section line a distance 21.57 feet to the West line of a 20.00 foot road Right-of-Way and to the POINT OF BEGINING of the description.

Thence continue North 74 degrees 33'23" West a distance of 467.60 feet to the East Right-of-Way line of County Road 309 (R/W 80'), thence North 35 degrees 46'37" East along the East Right-of-Way line a distance of 345.21 feet to the POINT OF CURVATURE, Thence Northeasterly along a curve to the left 393.94 feet, having a radius of 995.37 feet, a Central Angle of 22 degrees 40'33", a chord distance of 391.37 feet and a chord bearing of North 24 degrees 26'2" East to the West line of a 20.00 foot road Right-of-Way line, thence South 6 degrees 31 '40" East along the West Right-of-Way line a distance of 765.88 feet to the POINT OF BEGINNING of this description.

From: Kim Dugger <kdugger@welaka-fl.gov>
Sent: Tuesday, December 19, 2023 7:22 PM
To: Town Clerk <townclerk@welaka-fl.gov>
Subject: Re: Charter Review Committee Resignation

Meghan

Will you please share with the Mayor and council members. Thank you.

As a reminder I am in California visiting my son until December 27th. I am sorry that I am not there, especially amidst these resignations.

I wanted you to receive this email earlier today but forgot about the three-hour difference.

I wanted to briefly address the town charter.

I am not sure what was expected of us at our meeting and what was told to the Charter Committee that resulted in the resignations.

As I stated during our meeting, was it supposed to be a decision made by them or a recommendation? If it indeed was a recommendation, then why the resignations?

I can't speak for y'all but obviously I feel bad about what happened. I thought we made it clear that we appreciate the hard work and do believe we need a new charter.

While the resignation letter by Janis Brown seemed stern, I know that she is still willing to serve on the Charter Committee. And that she suggested that perhaps better communication during the charter review may have avoided this situation.

Just my thoughts.

Thank you!
Kim Dugger

Town Clerk

From: Town Clerk
Sent: Tuesday, January 16, 2024 12:32 PM
To: Jamie Watts
Subject: FW: ORDINANCE 2023-10 - Rezoning C1 to C2 - 413 Elm Street

Good Morning,

Please find the correspondence from Mr. Kelly below.

Very Best Regards,

Meghan E. Allmon

Town Clerk
Town of Welaka
400 4th Avenue
Welaka, FL 32193
(386) 467-9800 ext. 102
TownClerk@welaka-fl.gov
www.Welaka-fl.gov



Welaka, FL
River of Lakes

From: Chris Kelly <cpeterkelly@gmail.com>
Sent: Sunday, January 14, 2024 11:03 PM
To: Town Clerk <townclerk@welaka-fl.gov>
Subject: ORDINANCE 2023-10 - Rezoning C1 to C2 - 413 Elm Street

Dear Mayor Watts and Council Members,

My name is Chris Kelly, my wife and I reside at 410 Palmetto Street, Welaka FL 32193. Our home is within the postal notification requirement of the rezoning request for 413 Elm Street and we were notified prior to the Zoning Hearing pertaining to this property.

In relation to this property and request, I encourage you to view the one minute video I've uploaded to Youtube at <https://youtu.be/PGE33N4aK0s> as it provides documentation of Ingress/Egress and parking conditions during a lunchtime rush at Elm Street and 5th Avenue in Welaka, Florida, the site of Welaka Smoke Shack.

Don't get me wrong, I love Welaka Smoke Shack and think they're a welcome restaurant offering and addition to our local business community. Award winning Barbecue always wins my respect and

support. But as we encourage heightened utilization of underperforming commercial sites that don't conform to current codes, we're going to need to establish parking rules for town right of way, and develop a process to allow provision of paving, drainage and sidewalks.

Owners of commercially zoned properties look for rents that meet the requirements of the current real estate and interest rate markets, and there will be additional applications for rezoning and conditional uses that don't meet current parking and drainage requirements. If we permit first owners to proceed regardless, or turn a blind eye, we hinder the growth and health of the remainder and the neighborhoods surrounding. Allowing parking to spill into neighboring roads and right of way will leave us with fractured relationships, erosion, destroyed utility meters, unsightly and unsafe muddy paths and turn private gain into public liability.

I'm of the opinion that the subject property is large enough to allow parking and retention of stormwater in the rear of the business, and will encourage the Zoning Board to that finding at the appropriate time.

Today I encourage the rezoning of the subject property knowing that this is but one step towards the goal of the Smoke Shack and property owner M. Bomba. The Zoning Board in the November 16 meeting minutes clearly voted after the oral representation from our town attorney that approval was predicated on "*Limited drinking to the **interior** of the building and only beer and wine. Parking needs to be **addressed for storm water issues** also.*"

Yours,

Chris Kelly

From: [David Jeltes](#)
To: [Jamie Watts](#); [Jessica Finch](#); [Kim Dugger](#); [Tonya Long](#); [Kathy Washington](#)
Cc: [Town Attorney](#); [Town Clerk](#)
Subject: Resignation from Charter Review Committee
Date: Wednesday, December 13, 2023 10:16:10 AM

Mayor Watts and Councilwomen Finch, Dugger, Long & Washington,

Effectively immediately, I hereby resign from the Charter Review Committee.

Regards,

David Jeltes



From: [Janis Brown](#)
To: [Town Clerk](#); [Jamie Watts](#); [Tonya Long](#); kduggar@welaka-fl.gov; [Kathy Washington](#); [Town Attorney](#)
Subject: Charter Review Committee Resignation
Date: Thursday, December 14, 2023 12:16:43 PM

Effectively immediately I am submitting my resignation to the Charter Review Committee. We, as a committee and citizens of Welaka, were tasked with updating the old outdated Town Charter of 1947. It was a daunting task and each member of the committee put forth their best efforts and concern for Welaka moving forward. All meetings were open to the public. At the end of each meeting those spectators in attendance were given an opportunity to speak and ask questions. This was always poorly attended. Our efforts spread over 2 years, meeting monthly, bimonthly as needed in order to get the job done by deadline. Workshops (2) were held in the recent weeks, ALL residents invited, notice on Town Website, Facebook page and now on the marquee outside Town Hall. These workshops were scheduled on two different occasions, daytime, evening, weekend, weekday to give everyone an opportunity to come learn what was proposed. These were also poorly attended. Charles Overturf also attended one of our Committee Meetings to give his valued input in regard to the Election portion of the New Charter. The Committee took great consideration in our move toward a Town Manager form of Government and this huge change "in the way Welaka has always been" was not done without a lot of thought and discussion by the Committee. Welaka is growing and changing whether we like it or not, but just as the Town recently went through the 'Vision' process to prepare for the future, a new Town Charter is also important to move us into the future. The Charter is just a guide, mostly comprised of State Statutes, decisions made by Council by Ordinance. It is not full of do's and don't's and strict rules. Sure, hiring a Town Manager will be difficult and costly, but these challenges will and must be met in order for Welaka to keep up. It is not the "Gordon Sands Welaka: anymore. It was always the intent to have this on the March Ballot to be voted on by the Residents of Welaka, not by Council. There will always be those that say "we just don't have enough time to consider this". To this I say, if you are interested and feel the issue is important, attend workshops, read the old and new charter, get involved in your own decision and lets move Welaka forward.

It is with regret that I tender my resignation in this committee.

Janis Brown

--

“If every day were Earth Day we wouldn’t be in the mess we’re in.” —
Neil deGrasse Tyson

Janis Brown-Stallings
Welaka, Florida 32193


From: [Richard Pelehach](#)
To: [Town Clerk](#)
Subject: ref: Charter Council member resignation
Date: Wednesday, December 13, 2023 8:25:38 PM

Meghan,
Since overseas, please forward this email to the Mayor, town attorney, and the four council members. thank you

I, Richard Pelehach, do officially resign my position as a member of the Town of Welaka Charter Council effectively immediately. Thank you for your assistance. Richard Pelehach

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Town of Welaka
COMMITTEE VOLUNTEER APPLICATION

CHARTER REVIEW COMMITTEE
COMMUNITY ADVISORY COMMITTEE
EVENTS COMMITTEE

Please circle the Committee you are interested in volunteering for. You may choose more than one.

Personal Contact Information:

Date: 1/3/24 Name: ROBERT S. TURNBULL
Current Address: [REDACTED] WELAKA FL 32193
Phone - Home: 8 Cell: [REDACTED]
Email Address: [REDACTED]

Emergency Contact Information:

Name: [REDACTED] Relationship with Volunteer: [REDACTED]
Phone: Home: _____ Cell: [REDACTED]

Which Town Council Member sponsored you for this position?

JESSICA FINCH

Signature: [Handwritten Signature]

Date: 1/3/23



Town of Welaka

COMMITTEE VOLUNTEER APPLICATION

CHARTER REVIEW COMMITTEE

COMMUNITY ADVISORY COMMITTEE

EVENTS COMMITTEE

Please circle the Committee you are interested in volunteering for. You may choose more than one.

Personal Contact Information:

Date: 1/4/24 Name: Micshell Turner
Current Address: [REDACTED] Welaka, FL 32193
Phone - Home: _____ Cell: [REDACTED]
Email Address: [REDACTED]

Emergency Contact Information:

Name: [REDACTED] Relationship with Volunteer: [REDACTED]
Phone: Home: _____ Cell: [REDACTED]

Which Town Council Member sponsored you for this position?

Kathy Washington

Signature: [Handwritten Signature]

Date: 1/4/24



Town of Welaka

COMMITTEE VOLUNTEER APPLICATION

**CHARTER REVIEW COMMITTEE
COMMUNITY ADVISORY COMMITTEE
EVENTS COMMITTEE**

Please circle the Committee you are interested in volunteering for. You may choose more than one.

Personal Contact Information:

Date: January 8, 2024 Name: William L. Pritchett, Jr. (Larry)
Current Address: [REDACTED]
Phone - Home: _____ Cell: [REDACTED]
Email Address: [REDACTED]

Emergency Contact Information:

Name: [REDACTED] Relationship with Volunteer: [REDACTED]
Phone: Home: _____ Cell: [REDACTED]

Which Town Council Member sponsored you for this position?

Kim Dugger

Signature: [Handwritten Signature] Date: 1/8/2024

PUBLIC NOTICE

The Town of Welaka will hold a public workshop on Wednesday, January 17, 2024, at 5:30 PM to discuss the purpose, the process, and the proposed boundaries for the Finding of Necessity Study Area. Section 163.355, Florida Statutes, provides that a finding of necessity is a necessary precursor to establishing the boundaries of a Community Redevelopment Area in the Town of Welaka.

This Workshop will be held in the Town Council Meeting Room at Welaka Town Hall, located at 400 4th Avenue, Welaka, Florida. All interested persons are invited to attend this meeting.

Persons with disabilities requiring accommodation to participate in this meeting should contact Town Hall at (386) 467-9800 or by writing to 400 4th Avenue, Welaka, Florida at least 24 hours in advance to request accommodations.

NOTICE OF PUBLIC MEETING

The Town of Welaka, through receipt of a grant, is conducting a vulnerability assessment. The Town will conduct the first of two public meetings associated with the assessment on Tuesday, February 6, 2024, from 6:00 pm to 7:30 pm at the Division of Forestry meeting room located at 794 CR 309 Welaka, FL 32193.

The purpose of the meeting is to gather information from property owners and residents on critical infrastructure and flooding issues while sharing the goals and steps involved with the assessment.