



MINUTES OF THE HOWEY-IN-THE-HILLS TOWN COUNCIL  
CDBG-CV PUBLIC HEARING SESSION  
HELD SEPTEMBER 27, 2021

Mayor MacFarlane called the Town Council Public Hearing to order at 6:00 P.M.

**Members Present:**

Martha MacFarlane, Mayor  
George Lehning, Councilor  
Rick Klein, Councilor  
Ed Conroy, Mayor Pro-Tem  
Marie V. Gallelli, Councilor

**Staff Present:**

Sean O'Keefe, Town Administrator  
John Brock, Town Clerk  
Thomas Wilkes, Town Attorney (Virtual)  
James Southall, Public Utility Supervisor (Virtual)  
Thomas Harowski, Town Planner (Virtual)  
Rick Thomas, Police Chief (Virtual)

**Public In-Person Attendance:**

Berniece Hower  
Doug Hower  
David Daniels  
Lane G Flack  
Richard Mulvaney  
Beth Flack

**Public Virtual Attendance (via Zoom):**

Donna Klein  
Pat  
Fran O'Keefe  
Cynthia  
Patty  
Margaret Brock  
MarcAntony Ronco  
Luiza Di Giovanni  
Tina St Clair  
Miles Wagler  
Martha Meyers  
Jim Steele (plp31)

**PUBLIC HEARING**

**Mayor MacFarlane** called the meeting to order and explained that the purpose of the Public Hearing was to solicit public input during the grant application process. She then introduced Town Administrator, Sean O'Keefe, and asked him to explain the grant.

**Town Administrator, Sean O’Keefe**, explained that the Community Development Block Grant – Coronavirus or CDBG-CV Grant was a recent federal funding program. Mr. O’Keefe stated the total amount of statewide funding for the CDBG-CV Small Cities grant and stated that the available funding for a single local project was between \$200,000 and \$5,000,000. Mr. O’Keefe stated that the Town was able to apply in the Small Cities portion of the grant to address urgent community development needs which pose a serious and immediate threat to the health and welfare of the community for which other funding is not available. Mr. O’Keefe stated that the types of activities that the grant could be used for would include: acquisition, workforce housing, public improvements, public facilities, business assistance, micro-enterprise assistance, public service (including workforce training), planning, broadband planning, and public infrastructure. It was stated that the Town could only apply for one project, the Town could not bundle several things together. The Town is looking for public feedback on what the Town’s urgent community development needs might be. Mr. O’Keefe stated that town staff had discussed the Town’s most pressing public infrastructure needs, specifically water being an urgent need. Mr. O’Keefe stated there was a strong desire to receive public input and feedback on potential grant activities.

**Mayor MacFarlane** opened Public Comment.

**Berniece Hower**, 444 Bellissimo Place – Mrs. Hower has looked at some of the ideas from the town and she believes that the town does need a new well. She stated that she understands that the Town’s well #3 is reaching the end of its capacity and that the town needs a new well. Mrs. Hower did say that she believes that the town should use Chlorine Dioxide instead of Chlorine to treat the water, but the well is a great idea, and she sees the need for it.

**Mayor MacFarlane** then showed a diagram of what the Town is presenting as an option for a new water facility for the north side of the town. Mayor MacFarlane stated that the town would shortly see the need for a new well with enhanced capabilities on the north side of the town. This was due to well #2 and well #4 on the south side of town needing to be shut down soon for maintenance and the entire Town needing to run off well #3 for about 10 days. Well #3 was never engineered or built for supporting the entire Town’s water needs by itself. Also, well #3 on the north side of town will need to be replaced at some point, because it was built on leased Florida Department of Transportation (FDOT) property, and that lease will run out in 2032.

**Mr. O’Keefe** explained that this would be a \$4.5 to \$5 million project of which the Town already has \$1.1 million earmarked for it. The Town would be asking for \$3.6 million for this project.

**Councilor Gallelli** asked about how long a well that taps into the lower aquifer would last.

**Mayor MacFarlane** stated that not only is well #3 ageing, but the existing facility is also ageing.

**Councilor Lehning** asked who owns the property that well #3 was currently on. **Mayor MacFarlane** stated that the property was owned by FDOT and that with this project the Town would purchase a two-acre parcel next to where well #3 was currently located.

**Councilor Klein** asked how long this project would take, assuming the Town goes forward with it. **Mayor MacFarlane** explained that if the Town were to begin right now, it would take between two and three years. Councilor Klein stated that he understood that the lease on the property for well #3 would run out in 2032, but he wanted to know when well #3 life expectancy would run out. **Public Works Supervisor, James Southall**, explained that well #3 is not reaching the end of its life expectancy, but it was never designed for the amount of people the town would soon have. Also Mr. Southall explained that well #3 only has a 15,000-gallon storage tank and would be at its absolute limit to run the whole town. When the town's main water plant must be shut down for expected maintenance (which it must do every few years and will take between 5 and 15 days of the main plant being down), well #3 must run the whole town and it is not designed for it.

**Mayor MacFarlane** stated that the meeting had run the allotted amount of time and the meeting would be adjourned.

The Meeting adjourned at 6:24 p.m. | **Attendees: 29**

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Mayor Martha MacFarlane

ATTEST:

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John Brock, Town Clerk