



MINUTES OF THE HOWEY-IN-THE-HILLS TOWN COUNCIL  
WORKSHOP SESSION HELD NOVEMBER 04, 2021

Mayor MacFarlane called the Town Council Meeting to order at 2:00 p.m.  
Mayor MacFarlane led the Pledge of Allegiance to the Flag.

**Roll Call**

**Members Present:**

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

**Staff Present:**

John Brock, Town Clerk  
Sean O'Keefe, Town Administrator  
James Southall, Public Utilities Supervisor  
Rick Thomas, Police Chief

Roll Call was performed, and it was determined that a quorum was present.

**New Business**

1. Discussion: **Capital Improvement Plan.**

Martha MacFarlane, Mayor, gave a brief overview of the Capital Improvement Plan (CIP) and mentioned the necessity of submitting it to the State. Town Administrator, Sean O'Keefe, explained two important functions of the CIP, in addition to fulfilling the State requirement: it helps as a budget planning tool and as proof of intent to undertake projects when submitting for grants. The Town Administrator also highlighted how the low debt ceiling (per the charter) affects the projections for funding the required project. Each department's projects were reviewed in turn.

**ACTION ITEMS:**

- Venezia South Second Access Project was moved to 2026 for the first scheduled expenditure.
- New Police Station Project was given a more accurate budget curve spread across the five-year period, rather than an equal division of costs between years.
- Councilor Conroy proposed quarterly reviews/project status updates for the CIP.
- Main Pier Re-Decking Project was given a more accurate cost, which was based on the latest vendor quote.
- The "Community Campus Near Public Safety" Project was added as a project item.

2. Discussion: **Presentation on the Reserves development.**

Mark MacDonald (Lennar Homes) and Bill Ray (Ray Associates) offered to answer questions in anticipation of the Town Council meeting on the following Monday, November 8<sup>th</sup>, specifically

highlighting the differences between the existing, approved plan for the Reserves compared to the proposed amendment to the Reserves currently under consideration.

Highlights of differences with the amended plan include: Replacing several smaller branching roads with a four-lane spine road connecting SR-19 and Number Two Road; replacement of approximately 200 townhomes (24/28 ft. lots) with approximately 200 single-family residences (SFR) (50 ft. lots); four miles of bike trails/walking trails were added; streetside parallel parking was added; townhomes were moved to the back of the development (near Number Two Road) from the front; more green space for parks and for utility installation was made available.

### **Public Comments**

None

### **ADJOURNMENT**

**There being no further business to discuss, a motion was made by Councilor Lehning to adjourn the meeting; Councilor Gallelli seconded the motion. The Motion was approved unanimously by voice vote.**

The Meeting adjourned at 4:18 p.m. | **Attendees: 12**

  
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Mayor MacFarlane

ATTEST:

  
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John Brock, Town Clerk

