

**MINUTES OF THE HOWEY-IN-THE-HILLS TOWN COUNCIL MEETING  
HELD AUGUST 24, 2015**

**Mayor Sears** called the Town Council Meeting of August 24, 2015 to order at 5:45 p.m.

**Mayor Sears** led the Pledge of Allegiance to the Flag

**Mayor Pro-Tem Ernest** led the Invocation.

Present: Mayor Sears, Mayor Pro-Tem Ernest, and Councilor Mabry

Absent: Councilor Conroy and Councilor Nebel, both excused.

Also Present: Town Planner Harowski, Town Transportation Engineer Lassiter, Police Chief Thomas, Administrative Assistant Rhoden, and Town Clerk Brasher.

**BOARD REPORTS**

**Mayor Pro-Tem Ernest** presented a copy of the well report and gave background on this item.

**Mayor Sears** gave background on a meeting he would be having with the Lake County Manager regarding annexations and the ISBA. He said Town Planner Harowski and Town Attorney Blom-Ramos would be present as well.

**Library Board Minutes – None**

**Parks & Recreation Advisory Board Minutes - No comments**

**Events Subcommittee Minutes – None submitted**

**Planning & Zoning Board Minutes – No comments**

**TOWN COUNCIL MEETING**

**TOWN BUSINESS**

**Consideration and Approval of Proposal/Agreement from BESH for Conceptual Design Services for Streetscape Improvements (Funding)**

**Mayor Sears** gave background on this item.

**Rob Ern**, representing BESH Engineering gave a brief background and introduced Michael Pape with Pape & Associates who gave detailed background on this item.

**Mayor Pro-Tem Ernest** asked if the Parks & Recreation had been met with. **Mr. Pape** said a presentation has not been done, this is only a proposal. **Mayor Pro-Tem Ernest** said you have a \$23,000 price attached so you must plan on the Town doing something.

**Mayor Sears** said this is only a proposal for the Town Council and the proposal does include public meeting and presentations to the Boards and the Business Owners.

**Mayor Pro-Tem Ernest** said if it sounds like I am against this; it is because I am. He said Sarah Maude Nature Preserve is in need of repairs and no money has been spent on it in three (3) years and the repairs there will take at least 50% of this money. The pier is in need of repair as well. He said pretty pictures are great but this is not Mt. Dora or Ocala. He further said the Town needing some long range planning and things need to be done now in the Town, not in ten (10) years.

**Mr. Pape** said there is a misunderstanding with regards to the process. He said as a team, they were asked to put together a proposal. As part of the process and meet with the stakeholders and get a sense of the objectives. **Mayor Pro-Tem Ernest** said he is not new to the business and you have one person's opinion.

**Mayor Pro-Tem Ernest** said there are other projects such as sewer needed. **Mayor Sears** said sewer is the next item on the agenda and the Town Council said they wanted a walk-able downtown community with beautification of the four-corners to draw people and this is the next step in that process.

**Mayor Pro-Tem Ernest** said he is married to Parks & Recreation Chairperson and hears her say there are plans for the four corners and now we have another plan for the four-corners.

**Mayor Pro-Tem Ernest, seconded by Councilor Mabry, moved to table this item to the September 14, 2015 Town Council Meeting. Motion carried 3-0 with a roll call vote.**

#### **Update: Central Sewer Facilities**

**Mayor Sears** said it came apparent from the Downtown Development Meetings that the Town needs to run sewer to the downtown and gave detailed background.

**Robert Ern**, representing BESH Engineering gave detailed background on this item. **Mr. Ern** said Senator Hays requests projects from municipalities each year and said the first phase will cost of around \$750,000. He gave detailed background on the process.

**Town Planner Harowski** said the DEO had a sewer plan for Central Ave with a cost estimate that includes storm water and street repair.

#### **Discussion: Central Parking Engineering**

**Town Transportation Engineer Lassiter** gave detailed background on this item. **Mayor Sears** said this was previously discussed and said there are some concerns with angled parking and concerns with U-turns at the corner of W. Central Ave. and Dixie Drive. **Transportation Engineer Lassiter** said he will review the U-turn issue.

**Councilor Mabry** asked for clarification on the angle parking on the Howey Market side of the street. **Transportation Engineer Lassiter** said they will show the angle of angled parking on the South side of W. Central Avenue.

**Police Chief Thomas** asked if the Lake County Transit, Lake County Fire Department and Lake County EMS parking has been addressed in front of Dr. Clark's office. A lengthy discussion ensued.



**Mayor Sears** discussed paving the alley and for all emergency vehicles and deliveries to use the alley. He discussed speaking with Dr. Clark and his empty lot.

**Transportation Engineer Lassiter** noted that there will need to be room for a lift station as well on the South side of W. Central Ave.

**Mayor Pro-Tem Ernest** said he wanted to wait on this project until Lake County is done with their paving project. **Transportation Engineer Lassiter** said there is a lot to be said about that but the Town will want this project to fit and repeat in other areas of Town for consistency.

**Discussion: Parks & Recreation Advisory Board Report**

**Parks & Recreation Chairperson Ernest** gave background on this item and per the board report, is requesting approval of funding in the amount of \$12,000. A lengthy discussion ensued on the report provided and the budget constraints.

**Mayor Sears** said the budget is very tight and there are park expenditures that still need to be paid for out of the Parks & Recreation Budget this year. **Councilor Mabry** said he is not in favor of authorizing expenditures in the amount of \$12,000 as no budget figures were included in the expenditure request. Discussion ensued.

**Mayor Pro-Tem Ernest**, seconded by **Councilor Mabry**, moved to authorize the Parks & Recreation Advisory Board expenditures not to exceed \$6,000 for the beautification of Well # 3 and tree removal and clean up at Sarah Maude Mason Nature Preserve. Motion carried 3-0 with a roll call vote.

**Discussion: Report from the Police Department regarding proposed changes to the Code of Ordinances**

**Police Chief Thomas** gave background on this item and asked the Town Council to consider the request in the Staff Report to change the Code of Ordinance to allow open burning in contained fire pits and reduce the weed and grass height from 18 inches to 12 inches. A lengthy discussion ensued.

**It was the consensus of the Town Council to bring back an ordinance with the changes discussed.**

**Consideration and Approval of Donation Agreement between the Town and Woodrow and Leah Blevins**

**Mayor Sears** gave detailed background on this item.

**Councilor Mabry**, seconded by **Mayor Pro-Tem Ernest**, moved to approve the Donation Agreement with Woodrow and Leah Blevins. Motion carried 3-0 with a roll call vote.

**Discussion: Roofing Standards at Venezia**

**Mayor Sears** gave background and asked Town Planner Harowski to give background and discuss the memo he provided.

Town Planner Harowski gave detailed background and discussed the Memorandum he provided on this item. Discussion ensued.

Mayor Pro-Tem Ernest said the Land Development Code and Developer Agreements are in place and the Town needs to adhere to them. A lengthy discussion ensued. Mayor Sears said the circumstances have changed as initially there was one builder and now another builder is in the picture. He further said the Developer Agreement was changed on behalf of the request of the developer to allow tile roofs.

The following people voiced their concerns with shingle roofs being allowed:

Mr. Rhodes, Mr. Rodriguez, Mr. Ricci, Mrs. Ricci. And Mr. Stange

Mayor Pro-Tem Ernest, seconded by Councilor Mabry, moved to stay with the Land Development Code and the Amended Developer Agreement adopted. Motion carried 3-0 with a roll call vote.

Mayor Pro-Tem Ernest withdrew his motion and Councilor Mabry withdrew his second

*It was the consensus of the Town Council to table this item until this item is reviewed by the Planning and Zoning Board and for Staff to notify the builder.*

#### PUBLIC HEARING

Second Reading and Adoption of Ordinance No. 2015-003, AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, LAKE COUNTY, FLORIDA; RELATED TO WASTEWATER RATES, FEES, AND CHARGES; MODIFYING THE WASTEWATER RATES OF THE TOWN; AMENDING CHAPTER 171 OF THE CODE OF ORDINANCES OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA; PROVIDING FINDINGS; MODIFYING RATE SCHEDULES; MODIFYING MISCELLANEOUS CHARGES; PROVIDING FOR ANNUAL INDEXING ADJUSTMENTS; PROVIDING FOR ENFORCEMENT; PROVIDING FOR LIBERAL CONSTRUCTION; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS OF PAST RESOLUTIONS AND ORDINANCES; PROVIDING FOR CODIFICATION AND INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

Mayor Sears gave background on this item.

Mayor Sears read by title only, Ordinance No. 2015-003

The Public Hearing was opened. As no one wished to speak, the Public Hearing was closed.

Mayor Pro-Tem Ernest, seconded by Councilor Mabry, moved to approve the second reading and adoption of Ordinance No. 2015-003. Motion carried 3-0 with a roll call vote.



**First Reading of Ordinance No. 2015-004, AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA AMENDING THE LAND DEVELOPMENT CODE BY AMENDING SUBSECTION 2.02.08 IN CHAPTER 2 TO ADD TO THE PERMITTED USES IN THE INSTITUTIONAL 1 (INS-1) ZONING DISTRICT TO INCLUDE SINGLE-FAMILY RESIDENCES; PROVIDING FOR CONFLICTING ORDINANCES, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

**Mayor Sears** gave background on this item.

**Town Planner Harowski** explained the need for this ordinance.

**Mayor Sears** read by title only, Ordinance No. 2015-004

**The Public Hearing was opened. As no one wished to speak, the Public Hearing was closed.**

**Councilor Mabry, seconded by Councilor Mabry, moved to approve the first reading of Ordinance No. 2015-004. Motion carried 3-0 with a roll call vote.**

#### **DEPARTMENT REPORTS**

**Code Enforcement/Police Department Report** – Councilor Mabry asked for background on the vehicle burglaries in Town.

**Police Chief Thomas** said this is an isolated incident and arrests have been made. He said all vehicles were left unlocked.

**Finance Report** – **Town Clerk Brasher** said she has provided a detailed Finance Report per the Town Council request since it is close to the end of the budget year. She advised the Town Council that the General Fund will be over expended for FY 2014-2015 and a Budget Amendment will need to be done on within 60 days after the end of the fiscal year. Discussion ensued.

**Mayor Sears** said he would be sending out an email to the Departments to cease spending due to over expenditures in the General Fund.

**Library Director Report** – No comments

**Public Services/Service Order Report** – No comments

**Utility Report Water/Valve Maintenance** – No comments

**Town Hall Report** – No comments

**Safety Committee Minutes** – No comments

**Department Director Meeting Report** – No report presented

#### **MAYOR AND COUNCIL COMMENTS**

**Mayor Sears** – No comments

**Mayor Pro-Tem Ernest** said the following:

He would like the Town to move forward on Sarah Maude Nature Preserve even though the Town has a grant and will get reimbursed. **Mayor Sears** said it takes the Federal Government time to get the process complete and if the Town moves forward with the work, the Town will not get reimbursed. **Town Clerk Brasher** said this is the most difficult grant to work with since there are two (2) government agencies involved and this is the fourth or fifth Staff person at the State that I have work with on this grant.

**Councilor Mabry** – No comments

**PUBLIC COMMENTS** – No Public Comments

The meeting adjourned at 7:08 p.m.



---

**Chris Sears, Mayor**

**ATTEST:**



---

**Brenda Brasher, MMC**  
**Town Clerk**