

MINUTES OF THE HOWEY-IN-THE-HILLS TOWN COUNCIL MEETING HELD JULY 13, 2015

Mayor Sears called the Town Council Meeting of July 13, 2015 to order at 6:00 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, Councilor Nebel and Councilor Conroy.

Absent: Councilor Mabry (excused).

Also Present: Town Planner Harowski, Police Chief Thomas, Library Director Hall, Administrative Assistant Rhoden and Town Clerk Brasher.

CONSENT AGENDA

Approval of the Town Council Meeting Minutes held June 8, 2015 and May 11, 2015. **The audio of the Minutes of May 11, 2015 were verified by two (2) Town Hall Staff Members and were found to be correct as presented.*

Mayor Pro-Tem Ernest, seconded by Councilor Nebel, moved to approve the Consent Agenda as presented. Motion carried 4-0 with a roll call vote.

NEW BUSINESS

Discussion: Parks & Recreation Advisory Report

Parks & Recreation Advisory Chairman Ernest asked the Town Council for an update on the sign proposal. Discussion ensued.

Discussion: Bredco Marina (Whispering Hills Subdivision)

Clay Frankel, representing the Whispering Hills Subdivision, gave detailed background on this item.

Mayor Sears said this has been discussed in the past. **Councilor Nebel** gave background on this item and asked what is different now than before.

Mr. Frankel said that Bredco is interested in building a marina for the residents of the Whispering Hills Subdivision.

Town Planner Harowski said there are still concerns with the zoning and compliance with the Comprehensive Plan. He further said the ownership of the marina property is a major concern with the terms of the lease. He gave detailed background on the concerns and terms of the lease which was included in the most recent memo. He said if this property was owned by the Whispering Hills Property owners, there would be a

different scenario. He said the Comprehensive Plan would need to be changed for this item and also the zoning for this property.

Town Planner Harowski said there is access to the property in question for one (1) single family residence. He said Lake County required that a drive way be added on the bend, which was opposed by the Town. He said because the land was a separate parcel, the property had to have driveway access from Buckhill Road.

Councilor Conroy voiced his concern with a possible marina laying fallow. **Mayor Sears** voiced his concerns with the leasing of the boat slips to non-residents.

Councilor Nebel said Boondocks and Bishops Gate does not have full boat slips.

Mr. Frankel said the HOA can claim responsibility for the entire marina if it was owned by Whispering Hills. **Mayor Sears** asked if this would be a game changer if Whispering Hills purchased the property in question.

Mr. Frankel said it is a game of cat and mouse and provided background on what he meant. He said Whispering Hills said they would control the land if there was approval of the residential marina.

Town Planner Harowski said the letter cannot be issued from the Town if the Comprehensive Plan is not updated. **Councilor Conroy** said that the docks at Bishops Gate are free and they are still sitting empty. **Mayor Sears** advised Mr. Frankel that he would need to communicate with Town Planner Harowski on the Comprehensive Plan Amendment.

Consideration of Road Right-of-Way Annexation on SR19 (Police Chief Thomas)
Town Planner Harowski gave detailed background on the ISBA and there were items that addressed annexation. He said the agreement says within the boundary area the Town can annex area as long as it follows the guidelines and also if there are properties listed in the B1 and B2 properties. He further said that if the annexation supports an economic opportunity that does not include residential opportunity and gave details. He further gave background on road right-of-ways. Discussion ensued.

Consideration and Approval of a Contract Extension for Planning Services by TMH Consulting, Inc.

Town Planner Harowski gave background on this item and does not charge for travel time or direct expenses. He said that he enjoys working with the Town.

Councilor Nebel complimented Town Planner Harowski on the job he has done for the Town.

Councilor Nebel, seconded by Councilor Conroy, moved to approve the contract extension with TMH Consulting Inc. Motion carried 4-0 with a roll call vote.

Consideration and Approval of Central Avenue Development Plan Implementation Proposal # 1 from TMH Consulting, Inc. Town Planner Harowski gave detailed background on this item.

Councilor Conroy, seconded by Councilor Nebel, moved to approve proposal #1.
Motion carried 4-0 with a roll call vote.

Consideration and Approval of Central Avenue Development Plan Implementation Proposal #2 from TMH Consulting, Inc. Town Planner Harowski gave detailed background on this item.

Councilor Nebel, seconded by Councilor Conroy, moved to approve proposal #2
Motion carried 4-0 with a roll call vote.

Discussion: Ordinance No. 2015-0?? Wastewater Rates, Tenant Deposit Rates and Irrigation Rates

Mayor Sears gave detailed background on the irrigation rates and the ramifications on changing the rate structure. He said SJRWMD does not care what your rates are but they do care about the amount of water being used. He further discussed the irrigation rates by the homeowners of Venezia. He said the residents need to be good stewards of water use.

The following was proposed:

Base Rate:	<i>includes 5,000 gallons</i>
5001 - 30,000	\$2.01 per 1,000 gallons of water
30,001 & up	\$3.38 per 1,000 gallons of water

With 60 days water in at base rate plus \$2.01 per 1,000 gallons.

John Rhodes, builder at Venezia Subdivision spoke regarding the irrigation water bills.

Mayor Sears said SJRWMD is rationing water and when homes are using 70,000 gallons of water that prevents other homes from having water. A lengthy discussion ensued.

Mr. Ronald Rodriquez, 207 Messina Place spoke regarding his irrigation water bill.

Mr. Ricci, 206 Messina Place spoke regarding his irrigation water bill and he said the contractors were using the water also.

It was the consensus of the Town Council to adopt the following in an ordinance:

<i>Base Rate:</i>	<i>includes 5,000 gallons</i>
<i>5001 – 30,000</i>	<i>\$2.01 per 1,000 gallons of water</i>
<i>30,001 & up</i>	<i>\$3.38 per 1,000 gallons of water</i>

With 60 days water in at base rate plus \$2.01 per 1,000 gallons of water

MAYOR AND COUNCIL COMMENTS

Mayor Sears said the following:

1. Tree trimming is to be done by a Lake County Vendor and he asked the Town Council to email Town Clerk Brasher of any tree stumps that need to be

- ground down as well as pot holes that need to be filled.
2. Update on Storm drain; He said he did not get anywhere with FDOT and said the contractor is running a bigger pipe with a head wall to run into the lake.

Mayor Pro-Tem Ernest said residents have requested convex mirrors be installed on Citrus Ave.

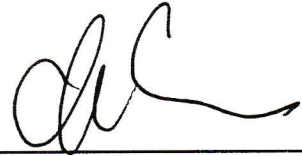
Councilor Nebel said that a shed can be built in Town that can be 35 feet tall and he would like the P&Z Board to review this.

Councilor Conroy – No comments

PUBLIC COMMENTS

David Kilmartin, 126 e Laurel Ave, voiced his concerns with the storm water. **Mayor Sears** said he would look into this.

The meeting adjourned at 7:40 p.m.



Chris Sears, Mayor

ATTEST:



Brenda Brasher, MMC
Town Clerk