



MINUTES OF THE HOWEY-IN-THE-HILLS TOWN COUNCIL  
HELD JULY 12, 2021

Mayor MacFarlane called the Town Council Meeting to order at 6:00 p.m.  
Mayor MacFarlane led the attendees in the Pledge of Allegiance to the Flag.  
John Ernest led an invocation.

**Members Present:**

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

**Staff Present:**

Sean O'Keefe, Town Administrator  
John Brock, Town Clerk  
Thomas Wilkes, Town Attorney (Virtual)  
Rick Thomas, Police Chief  
Azure Botts, Code Enforcement Officer  
Thomas Harowski, Town Planner (Virtual)  
Tara Hall, Library Director

**AGENDA APPROVAL**

**Motion made by Mayor Pro-Tem Conroy to approve the agenda, but to add Resolution 2021-08 Proposed Millage Rate for consideration and approval as agenda item #8 and to add consideration and approval for allowing the Mayor the ability to request, on the Town's behalf, an extension of the Town's Sewer Grant with FDEP for the Central Avenue Wastewater Project as agenda item #9; Councilor Klein seconded the motion. Motion was approved unanimously by voice vote.**

**CONSENT AGENDA**

- 1. The approval of the minutes and ratification and confirmation of all Town Council actions at the June 28, 2021, Town Council Meeting.**

**Motion made by Councilor Gallelli to approve the minutes; Councilor Lehning seconded the motion. Motion was approved unanimously by voice vote.**

**NEW BUSINESS**

- 2. Consideration and Approval: Ordinance 2021-005.**

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS,  
FLORIDA, PERTAINING TO TOWN BOUNDARIES; ANNEXING INTO**

**THE TOWN PURSUANT TO SECTION 171.044, FLORIDA STATUTES,  
AN ENCLAVE PARCEL OF APPROXIMATELY 10.04 ACRES  
LOCATED GENERALLY WEST OF FLORIDA AVENUE AND SOUTH  
OF NUMBER 2 ROAD; PROVIDING FOR RECORDING AND FOR  
NOTICE TO THE BOARD OF COUNTY COMMISSIONERS OF LAKE  
COUNTY; PROVIDING AN EFFECTIVE DATE.**

Mayor MacFarlane read the Ordinance out loud.

Public Comment:

Sal Gallelli, 1104 N Tangerine Ave – Mr. Gallelli asked what the plan was for this piece of land. Mayor MacFarlane explained that it would be part of the Talichet Development.

**Motion made by Mayor Pro-Tem Conroy to approve Ordinance 2021-005 to be approved to move forward to a second reading; Councilor Klein seconded the motion. Motion was approved unanimously by roll call vote.**

<b>Councilor Lehning</b>	<b>YES</b>	<b>Councilor Klein</b>	<b>YES</b>
<b>Mayor Pro-Tem Conroy</b>	<b>YES</b>	<b>Councilor Gallelli</b>	<b>YES</b>
<b>Mayor MacFarlane</b>	<b>YES</b>		

**3. Consideration and Approval: Ordinance 2021-006.**

**AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS,  
FLORIDA, PERTAINING TO LAND USE; AMENDING THE FUTURE  
LAND USE MAP OF THE TOWN'S COMPREHENSIVE PLAN FOR A  
10.02-ACRE PARCEL LOCATED WEST OF SOUTH FLORIDA AVENUE  
AND SOUTH OF NUMBER TWO ROAD, AS LEGALLY DESCRIBED IN  
THE ORDINANCE, FROM LAKE COUNTY DESIGNATION OF  
"URBAN LOW DENSITY" TO THE TOWN'S DESIGNATION OF  
"MEDIUM DENSITY RESIDENTIAL"; PROVIDING FOR CONFLICTS,  
SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.**

Mayor MacFarlane read the Ordinance out loud. Mayor Pro-Tem Conroy pointed out that there was a typo in the Ordinance, the size of the land referenced in the Ordinance should read as 10.04 acres, not 10.02 acres. It was decided that the Ordinance would be amended to reflect that.

Public Comment:

None

**Motion made by Mayor Pro-Tem Conroy to approve Ordinance 2021-006 to be approved to move forward to a second reading, with an amendment to the Ordinance to fix the typo describing the piece of land as 10.04 acres instead of 10.02 acres; Councilor Gallelli seconded the motion. Motion was approved unanimously.**

<b>Councilor Lehning</b>	<b>YES</b>
<b>Mayor Pro-Tem Conroy</b>	<b>YES</b>
<b>Mayor MacFarlane</b>	<b>YES</b>

<b>Councilor Klein</b>	<b>YES</b>
<b>Councilor Gallelli</b>	<b>YES</b>

**4. Consideration and Approval: Assessment Roll for Non-Ad Valorem being sent to Lake County Property Appraiser.**

The Mayor explained that this motion allows the Town to submit a list of properties, and the amount that the properties would owe for Solid Waste Sanitation charges, to the Lake County Property Appraisers for inclusion on the TRIM notices.

Public Comment:

None

**Motion made by Mayor Pro-Tem Conroy to approve assessment roll for non-ad valorem being sent to the Lake County Property Appraisers for inclusion on the TRIM notice; Councilor Lehning seconded the motion. Motion was approved unanimously by roll call vote.**

<b>Councilor Lehning</b>	<b>YES</b>
<b>Mayor Pro-Tem Conroy</b>	<b>YES</b>
<b>Mayor MacFarlane</b>	<b>YES</b>

<b>Councilor Klein</b>	<b>YES</b>
<b>Councilor Gallelli</b>	<b>YES</b>

**5. Discussion: Replacement of Deck on Howey Pier.**

Mayor MacFarlane asked Councilor Gallelli to present this topic. Councilor Gallelli discussed the state of the Howey Pier, explaining that some of the boards on the pier were wearing out. Mayor Pro-Tem Conroy suggested a process of sanding the boards and re-doing them, he also stated he would share this information with Mr. Ernest.

Public Comment:

None

**6. Discussion: Sara Maude Mason Boardwalk Closure & Plan of Action**

Mayor MacFarlane explained the state of the Sara Maude Mason boardwalk. Much of the wood on the walkway is rotting and a tree has fallen across it. The damage on the boardwalk has led to it being closed to the public. The mayor has suggested that the Town needs to look for a grant to help renovate this park. The mayor also stated that some of the land that the Town has been using for the parking lot and play area for the park is not currently owned by the Town.

Councilor Gallelli stated that she would call a representative that use to work for Trout Lake Farms about what they used on their walkways.

Mayor Pro-Tem Conroy suggested that Sean O’Keefe should consult with Lake County Parks (they run PEAR Park) and the Lake County Water Authority (who runs Flat Island Preserve) about what they use and how they maintain their walkways.

Public Comment:

Fran Wagler, 409 W Central Ave – Mrs. Wagler asked if James Southall “JJ” was OK.

Beth Flack, 607 S Florida Ave- Mrs. Flack suggested that someone from the Town should also speak with someone from the City of Clermont regarding Palatlahaka Park.

**7. Proposal and Discussion: Distributed Wastewater Treatment System alternative to Septic Systems – Scott Forrester, Senior Vice President, Onsyte Performance**

Mayor MacFarlane asked Scott Forrester, Senior Vice President for Onsyte Performance, to give his presentation on Distributed Wastewater Treatment Systems (DWTS) alternative to septic tanks. Mr. Forrester gave his presentation on DWTS and also spoke about current grants that were available to partially pay for these systems.

Public Comment:

Sal Gallelli, 1104 N Tangerine Ave – Mr. Gallelli asked how DWTS interacts with existing drain fields, and if more than one home could be connected.

Bill Herrington, 107 Island Dr – Mr. Herrington asked who owns the DWTS units, are if there were other companies that could maintain and service the units, and how housing density and distance to lake affects the results or need to use these systems.

**8. Consideration and Approval: Resolution 2021-08 Proposed Millage Rate**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA; SETTING THE PROPOSED MAXIMUM MILLAGE RATE OF AD VALOREM TAXATION AND SETTING THE DATE, TIME AND PLACE OF THE FIRST PUBLIC HEARING ON THE BUDGET FOR FISCAL YEAR 2021-2022; PROVIDING FOR AN EFFECTIVE DATE.**

Mayor MacFarlane read out Resolution 2021-08 out loud.

Public Comment:

None

**Motion made by Mayor Pro-Tem Conroy to approve Resolution 2021-08; Councilor Gallielli seconded the motion. Motion was approved unanimously by roll call vote.**

<b>Councilor Lehning</b>	<b>YES</b>	<b>Councilor Klein</b>	<b>YES</b>
<b>Mayor Pro-Tem Conroy</b>	<b>YES</b>	<b>Councilor Gallelli</b>	<b>YES</b>
<b>Mayor MacFarlane</b>	<b>YES</b>		

**9. Consideration and Approval: Extension of the Grant for the Central Ave Alley Wastewater Project**

Mayor MacFarlane explained that the Town needed to request an extension of the grant for the Central Ave Alley Wastewater Project. The Project was running behind due to COVID-19 causing issues with the Town procuring supplies needed to start the project.

Public Comment:

None

**Motion made by Mayor Pro-Tem Conroy to approve of the mayor asking for an extension of the grant being used for the Central Ave Alley Wastewater Project; Councilor Gallelli seconded the motion. Motion was approved unanimously by roll call vote.**

<b>Councilor Lehning</b>	<b>YES</b>	<b>Councilor Klein</b>	<b>YES</b>
<b>Mayor Pro-Tem Conroy</b>	<b>YES</b>	<b>Councilor Gallelli</b>	<b>YES</b>
<b>Mayor MacFarlane</b>	<b>YES</b>		

**Old Business:**

None

**Town Reports:**

**Town Hall**

Town Clerk Brock gave the June Town Hall report. Mr. Brock presented the number of permits that were issued in June and listed the top 10 bad debt accounts for the Town's utilities. Mr. Brock stated that our Town Building Service Clerk, Victoria Elfers, completed her Notary Public

training and that Mr. Brock had also attended the FACC Summer Conference and Academy in June.

### **Police Department**

Police Chief Thomas gave the Town's status after the passing of the Tropical Storm Elsa. Chief Thomas also stated that he would give a presentation to the Town Council about the Police Department during the 7/26/2021 Town Council Meeting.

### **Code Enforcement**

Code Officer Botts stated that she has been working on going through the Town's Ordinances to suggest edits that may assist Code Enforcement.

### **Public Services**

Public Services Director, Mr. John Ernest, stated that they had removed the invasive species of trees on Gardenia St. and that the Town was in the process of re-doing the street there.

### **Library**

Tara Hall, Library Director, stated that there was a 4-part health class would be starting at the library. Mrs. Hall also stated that the Friends of the Library will be sponsoring a Father/Daughter Dance at the Howey Mansion on September 5<sup>th</sup>.

### **Parks & Recreation Advisory Board / Special Events Committee**

Pat Miller, Parks & Recreation Chair, stated that the Parks & Recreation Board has worked on providing recommendations about what to do with the lot south of Venezia. The board recommends creating a mulched trail, adding a bathroom, creating a "critter" trail, and creating a fenced dog park. As an alternative they spoke about utilizing the space to enlarge the town's cemetery.

### **Town Attorney**

Town Attorney, Tom Wilkes, stated that the case Mr. Alimenti's case against the town is proceeding.

### **Town Administrator**

Sean O'Keefe, the Town Administrator, reminded the Town Councilors that there would be a budget workshop on 7/13/2021 at 4pm. Mr. O'Keefe also spoke about how the American Rescue Plan Act (ARPA) would apply to Howey-in-the-Hills as a Non-Entitlement Unit (NEU). As an NEU the town is still entitled to some of the ARPA funds. The amount of the funds that Howey-in-the-Hills will receive is still not yet clear. Mr. O'Keefe also presented his June Financial report.

### **Council Member Reports:**

#### **Mayor Pro-Tem Conroy**

Nothing to report.

#### **Councilor Lehning**

Nothing to report.

#### **Councilor Gallelli**

Nothing to report.

#### **Councilor Klein**

Councilor Klein asked about Sara Maude Mason Park and how much money the town would need to ask in a grant to fix up the park. Councilor Klein also suggested that the Town Council hold a special session or workshop on the action plan for Sara Maude Mason Park restoration.

#### **Mayor MacFarlane**

Mayor MacFarlane stated that the Town is working on multiple library grants and 4 police department grants. Mayor MacFarlane also stated that the Town was looking into changing the Town's basketball court into a multi-purpose court for some other uses like Pickleball and would need to be re-surfaced.

### **Public Comments**

Sal Gallelli, 1104 N Tangerine Ave - Mr. Gallelli wished to commend the Town Administrator for leaning in and speaking into his microphone. The crowd applauded this comment.

Doug Hower, 444 Bellissimo Place – Mr. Hower questioned what the adverse possession laws in Florida are and how they would apply to the disputed land at the Sara Maude Mason Park.

### **ADJOURNMENT**

**There being no further business to discuss, a motion was made by Mayor Pro-Tem Conroy to adjourn the meeting; Councilor Lehning seconded the motion.**

The Meeting adjourned at 7:41 p.m. | **Attendees: 31**

---

Mayor Martha MacFarlane

ATTEST:

---

John Brock, Town Clerk

DRAFT