



Town Council Meeting

January 10, 2022 at 6:00 PM

In Person and via Zoom

MINUTES

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

ROLL CALL

Acknowledgement of Quorum

MEMBERS PRESENT:

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

STAFF PRESENT:

Sean O'Keefe, Town Administrator | John Brock, Town Clerk | George Brown, Police Lieutenant (Zoom) | Morgan Cates, Public Works Director | Thomas Wilkes, Town Attorney (Zoom) | Tom Harowski, Town Planner (Zoom) | James Southall, Public Utilities Supervisor (Zoom)

AGENDA APPROVAL/REVIEW

The council voted with a voice vote to unanimously approve of the meeting's agenda.

Voting

Yea: Councilor Lehning, Councilor Gallelli, Councilor Klein, Mayor Pro-Tem Conroy, Mayor MacFarlane

Nay: None

CONSENT AGENDA

Routine items are placed on the Consent Agenda to expedite the meeting. If Town Council/Staff wish to discuss any item, the procedure is as follows: (1) Pull the item(s) from the Consent Agenda; (2) Vote on the remaining item(s); and (3) Discuss each pulled item and vote.

1. The approval of the minutes and ratification and confirmation of all Town Council actions at the December 13, 2021 Town Council Meeting.
2. The approval of the minutes and ratification and confirmation of all Town Council actions at the December 30, 2021 Town Council Workshop Meeting.

Motion made by Councilor Lehning to approve the Consent Agenda; Seconded by Councilor Gallelli.
Motion approved unanimously by voice vote.

Voting

Yea: Councilor Lehning, Councilor Gallelli, Councilor Klein, Mayor Pro-Tem Conroy, Mayor MacFarlane

Nay: None

PUBLIC HEARING

3. Consideration and Approval: (adoption hearing) **Ordinance 2021-011 Property Rights Comprehensive Plan Amendment**

Martha MacFarlane, Mayor, read the Ordinance 2021-011 by title only:

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO PROPERTY RIGHTS; AMENDING THE TOWN'S COMPREHENSIVE PLAN BY ADDING A NEW PROPERTY RIGHTS ELEMENT AS REQUIRED BY CHAPTER 163 OF FLORIDA STATUTES; PROVIDING FOR CONFLICT, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

Mayor MacFarlane introduced this item and opened Public Comment for this item. Seeing as there was no comment, Mayor MacFarlane closed Public Comment.

Motion made by Mayor Pro-Tem Conroy to approve Ordinance 2021-011; Seconded by Councilor Klein. Motion was approved unanimously by roll call vote.

Voting

Yea: Councilor Lehning, Councilor Gallelli, Councilor Klein, Mayor Pro-Tem Conroy, Mayor MacFarlane

Nay: None

OLD BUSINESS

4. Discussion: **Charter Review Workshop Date Selection**

Mayor MacFarlane introduced this topic and asked Councilors to help pick a date for a Town Council Charter Review Workshop.

There was a consensus from the Town Councilors that the Town Council Workshop would be held on Wednesday, 1/26/2022, at 2 pm and would last for about 45 minutes to an hour.

NEW BUSINESS

5. Consideration and Approval: **Appointment of Thomas Silvanic to the Town's Parks & Recreation Board.**

Thomas Silvanic was not in attendance at this meeting. The Town Councilors wanted to be able to question Mr. Silvanic and did not want to proceed with this item without his attendance.

Motion made by Mayor Pro-Tem Conroy to table this item to the next Town Council meeting; Seconded by Councilor Gallelli. Motion was approved unanimously by voice call vote.

Voting

Yea: Councilor Lehning, Councilor Gallelli, Councilor Klein, Mayor Pro-Tem Conroy, Mayor MacFarlane

Nay: None

6. Consideration and Approval: **Sale of Town-owned parcel**

Mayor MacFarlane asked Sean O'Keefe, Town Administrator, to introduce this topic. Mr. O'Keefe explained that the Town had been approached by an individual (Mr. John Hixson) interested in purchasing part of what was the Town's old landfill location. The Alt Key for the property in question was 1257727. The total size of this parcel is approximately 5 acres.

Mr. John Hixson is the individual that is interested in buying the north half of the property. Mr. Hixson was asked to explain what he was interested in doing with the property. Mr. Hixson stated that he needed the property to join in with another adjacent parcel of land that he was in contract to purchase. If he didn't have both parcels of land, he would not be allowed by the County to build on the land. Mr. Hixson stated that he was interested in building a house on the adjacent property and building a hydroponic farm over the old landfill portion of the property. Mr. Hixson stated that he would be willing to have both parcels of land annexed into the Town, as he was interested in getting water utility services from the Town.

Public Comment:

Peter Tuite, 300 E Croton Way – Mr. Tuite had questions about whether the old landfill had been tested and also had concerns about digging on the land.

Doug Hower, 444 Bellissimo Place – Mr. Hower stated that he had lived in areas where landfills were located that had created problems. Mr. Hower suggested that Mr. Hixson research his liability with owning an old landfill.

Motion made by Mayor Pro-Tem Conroy to permit the Town Administrator to pursue negotiations, determine pricing, and then bring this back before Town Council for final approval of the sale; Seconded by Councilor Gallelli. Motion was approved unanimously by voice vote.

Voting

Yea: Councilor Lehning, Councilor Gallelli, Councilor Klein, Mayor Pro-Tem Conroy, Mayor MacFarlane

Nay: None

DEPARTMENT REPORTS

7. Town Hall

John Brock, Town Clerk, presented the December 2021 Town Hall Report. Mr. Brock stated the number of permits issued and bad debt for December 2021.

8. Police Department

Lt. Brown stated that Chief Thomas had submitted the December report and that he was available for questions.

9. Code Enforcement

Code Officer Botts was not available to present the December report. Mayor Pro-Tem Conroy stated that he has seen numerous political signs around town and that Code Enforcement needed to work on that issue. Councilor Gallelli asked if the Code Enforcement officer was able to get the political signage in front JB Boondocks removed.

10. Public Services

Morgan Cates, Public Works Director, presented the December 2021 Public Works Report. Mr. Cates stated that the Town had received its golf cart crossing permit from FDOT and the Town was in the process of trying to get signs and hardware created and installed. Mr. Cates also gave an update on the

Library/Town message board sign project. Mr. Cates also stated that he had finished the FDEP stormwater reports that were due. Also, the startup date for the Lakeshore wastewater lift station was scheduled for January 20th.

11. Library

Library Director, Tara Hall, was not able to attend the Town Council meeting. Town Administrator O'Keefe highlighted from Mrs. Hall's report, that her new Part-Time Library Assistant (Hannah VanWagner) would be starting in January and would be working 20 hours a week.

12. Parks & Recreation Advisory Board / Special Events

Nothing to report

13. Town Attorney

Nothing to report.

14. Town Administrator / Finance Manager - Finance and Development Reports

Town Administrator, Sean O'Keefe, presented the December 2021 Finance and Development Reports. Mr. O'Keefe stated that the Town would be looking at retaining an expert in utility provisions as a consultant to assist the Town in water and wastewater planning.

COUNCIL MEMBER REPORTS

15. Mayor Pro-Tem Conroy

Mayor Pro-Tem Conroy stated that the Town retaining a utilities expert was a fantastic idea.

16. Councilor Lehning

Councilor Lehning asked if the Town was going to continue with online meetings, he stated that he would like to get more people physically in the seats at the meeting. This was especially true for staff members. Mayor MacFarlane stated that the Town would continue to use Zoom to virtually broadcast the Town's meetings. Councilor Lehning also wanted an update on the ongoing lawsuits against the town. Town Attorney, Tom Wilkes, gave a short update on the pending lawsuits and that there was not a specific timetable for the end of the lawsuits.

17. Councilor Gallelli

Council Gallelli thanked everyone for attending the Town Council's meeting this night.

18. Councilor Klein

Councilor Klein had nothing to report.

19. Councilor MacFarlane

Mayor MacFarlane thanked everyone for participating in the Christmas festival and she thanked Councilor Lehning for organizing the Christmas Festival Car Show. Mayor MacFarlane also stated that the Town's events committee would be organizing activities for Easter and the Town Founder's Day and the Town would be working with the Howey Mansion. Mayor MacFarlane gave an update on the new Town Modular Building. Mayor MacFarlane complimented Morgan Cates for the job he had done in the

few weeks that he has been on the job. Mayor MacFarlane also commented on the great job all the town staff were doing creating a cohesive team.

PUBLIC COMMENTS

Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.

Tina St. Claire, 1100 N Valencia Ave – Mrs. St. Claire had concerns about residents putting sticks in their yards to keep vehicles off their yards.

Doug Hower, 444 Bellissimo Pl – Mr. Hower wondered if the Town had heard back from the City of Leesburg about using their wastewater services. Mr. Hower was upset that Contours Property on SR 19 was approved last year and that they had not fulfilled everything that they said that they would.


Peter Tuite, 300 E Croton Way – Mr. Tuite stated he wanted the virtual meeting options for Town Council meetings to continue as his brother had died of Covid-19 the night before the meeting. Mr. Tuite asked the town to continue with online options.

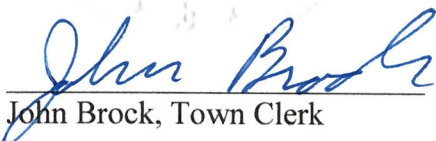
ADJOURNMENT

There being no further business to discuss, a motion was made by Mayor Pro-Tem Conroy to adjourn the meeting; Councilor Gallelli seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 7:23 p.m. | **Attendees: 26**

ATTEST:




John Brock, Town Clerk



Mayor Martha MacFarlane