



## Town Council Meeting

June 10, 2024 at 6:00 PM

Howey-in-the-Hills Town Hall  
101 N. Palm Ave.,  
Howey-in-the-Hills, FL 34737

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### 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.  
Councilor Reneé Lannamañ delivered an invocation.

### ROLL CALL

Acknowledgement of Quorum

### MEMBERS PRESENT:

Councilor Reneé Lannamañ | Councilor David Miles | Councilor George Lehning | Mayor Pro Tem Marie V. Gallelli | Mayor Martha MacFarlane

### STAFF PRESENT:

Sean O'Keefe, Town Manager | Tom Wilkes, Town Attorney (via Zoom) | John Brock, Town Clerk

### AGENDA APPROVAL/REVIEW

**Motion made by Mayor Pro Tem Gallelli to approve the meeting's agenda; seconded by Councilor Lannamañ. Motion approved unanimously by voice vote.**

### Voting

**Yea:** Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, 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 May 13, 2024, Town Council Meeting. **(THIS ITEM WAS REMOVED FROM CONSENT AGENDA AND NOT APPROVED)**
2. The approval of the minutes and ratification and confirmation of all Town Council actions at the May 23, 2024, Town Council Workshop.
3. Consideration and Approval: **Police Pension Board Member Reappointments**

4. Consideration and Approval: **Solid Waste Collection Annual Rate Increase**

**Motion made by Mayor Pro Tem Gallelli to remove item #1 from the Consent Agenda and approve items #2, #3, and #4; seconded by Councilor Lannamañ. Motion approved unanimously by voice-vote.**

**Voting**

**Yea:** Councilor Lannamañ, Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

**Nay:** None

**PUBLIC HEARING**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

5. Consideration and Approval: **Midyear Budget Amendment**

Town Manager, Sean O’Keefe, explained the difference between the currently proposed budget amendment and what had been presented to the Council during a workshop. Mr. O’Keefe stated that the water tax had been moved from the enterprise fund to the general fund.

Councilor Lannamañ was concerned about the \$300,000 loan for the completion of the Sara Maude Mason Boardwalk Project. Councilor Lannamañ was concerned that there may be a difficulty in the Town paying this loan back due to the lack of upcoming growth or development within the town. Mayor MacFarlane disagreed and said that the Town still needed to upgrade or repair the boardwalk. Councilor Lannamañ stated that her vote would be a “no” due to concern about the Town’s financial future.

Mayor MacFarlane opened Public Comment for this item only. Seeing no public comment, Mayor MacFarlane closed Public Comment for this item.

**Motion made by Councilor Miles to approve the Midyear Budget Amendment; seconded by Mayor MacFarlane. Motion passed by roll call vote.**

**Voting**

**Yea:** Councilor Miles, Councilor Lehning, Mayor Pro Tem Gallelli, Mayor MacFarlane

**Nay:** Councilor Lannamañ

6. Discussion: **Town Attorney Position**

Mayor MacFarlane asked Councilor Miles, who had requested the agenda item, to start the discussion. Councilor Miles stated that the Town Council would need to set up a process to vet a replacement for the current firm or attorney. This was necessary due to the fact that the current Town Attorney had expressed a desire to retire within the next year or two.

Mayor MacFarlane stated that GrayRobinson, the Town’s current law firm, provided a wide breadth of experience and suggested that the Town should stick with them after Tom Wilkes retires.

Town Attorney, Tom Wilkes, thanked the Council for its confidence and reiterated that he would be retiring soon. Mr. Wilkes stated that GrayRobinson would be happy to continue to represent the Town and that he would be happy to assist with the training of a new GrayRobinson attorney.

Councilor Lannamañ stated that she would like to read resumes for new attorney prospects.

Mayor MacFarlane opened Public Comment for this item only. Seeing no public comment, Mayor MacFarlane closed Public Comment for this item.

### **DEPARTMENT REPORTS**

7. Town Hall

This report was included in the meeting's packet.

8. Police Department

This report was included in the meeting's packet.

9. Code Enforcement

This report was included in the meeting's packet.

10. Public Works

This report was included in the meeting's packet.

11. Library

This report was included in the meeting's packet.

12. Parks & Recreation Advisory Board / Special Events

None

13. Town Attorney

Town Attorney, Tom Wilkes, explained that there was an ongoing lawsuit that involved the new state requirement for elected municipal officials to have to fill out a Form 6 financial disclosure form. Due to this lawsuit, a judge had issued an injunction earlier in the day that allowed elected municipal officials to fill out the Form 1 paperwork, rather than the Form 6 paperwork.

14. Finance Supervisor

This report was included in the meeting's packet.

15. Town Manager

Town Manager, Sean O'Keefe stated that the new fountain for Town Hall was being installed. Mr. O'Keefe stated that he had located a firm that could perform the necessary studies for instituting or changing impact fees.

### **COUNCIL MEMBER REPORTS**

16. Mayor Pro Tem Gallelli

None

17. Councilor Lehning

Councilor Lehning asked the Town Manager if FDOT had committed to a time to come give a presentation to the Town Council on its SR 19 sidewalk plans. Mr. O’Keefe stated that no date had been set yet.

Councilor Lehning reminded the Town Council that he had requested to get rid of PUDs in the amendment to the Town’s Comprehensive Plan and Land Development Code and his request was rejected by the rest of the Council.

18. Councilor Miles

Councilor Miles asked about the status of the Citrus Ave. Project. Mr. O’Keefe stated that staff would be speaking with the four properties’ owners later in the week.

Councilor Miles asked when the Central Lake CDD’s proposed amended agreement would come before the Town Council. Mr. O’Keefe stated that he expected that a draft copy would be sent to the Town Council members in two weeks.

19. Councilor Lannamañ

Councilor Lannamañ asked if the Central Lake CDD’s price increase would be in the proposed amended agreement. Mr. O’Keefe stated that the Central Lake CDD had expressed a strong desire to raise rates, but that they had not proposed an amount yet.

20. Mayor MacFarlane

Mayor MacFarlane expressed a desire to be presented with information on all wastewater options, including Groveland, not just the Central Lake CDD.

Mayor MacFarlane spoke about a recent MPO meeting that she had attended. Mayor MacFarlane stated that the Coordinator for the MPO, Mr. Woods, was willing to assist the Town with acquiring Safe Street funding for projects in the Town’s Capital Improvement Plan.

Mayor MacFarlane stated that she had seen spiders and spiderwebs in the Town’s electronic sign and that she thought that the sign needed to be cleaned.

**PUBLIC COMMENTS**

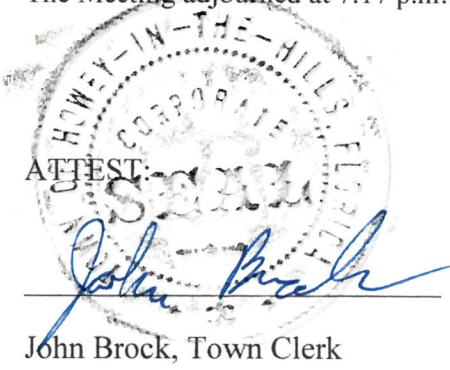

*Any person wishing to address the Mayor and Town Council and who is not on the agenda is asked to speak their name and address. Three (3) minutes is allocated per speaker.*

None

**ADJOURNMENT**

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

The Meeting adjourned at 7:17 p.m. | **Attendees: 20**

  
ATTEST:  
  
John Brock, Town Clerk

  
Mayor Martha MacFarlane