



## Town Council Workshop

January 09, 2023 at 3:00 PM

Howey-in the-Hills Town Hall

101 N. Palm Ave.,

Howey-in-the-Hills, FL 34737

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### AGENDA

Mayor MacFarlane called the Town Council Workshop to order at 3:00 p.m.

#### 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 Administrator | John Brock, Town Clerk | Morgan Cates, Public Works Director | Rick Thomas, Police Chief | Tara Hall, Library Director | Abigail Herrera, Finance Supervisor | Tom Harowski, Town Planner

#### AGENDA APPROVAL/REVIEW

**Motion made by Councilor Lehning to approve the 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

#### NEW BUSINESS

##### 1. Discussion: **Strategic Planning (Principles and Projects)**

Mayor MacFarlane asked Town Manager, Sean O'Keefe, to introduce and explain this item. Mr. O'Keefe explained that this item would be a strategic planning session that would include principles and goals. Mr. O'Keefe encouraged the Town Councilors and public to participate in the Strong Towns workshops that Lake County would be facilitating starting the next week.

Mr. O’Keefe explained that he had sent out a packet to Town Councilors asking what their Three Guiding Principles were. Mr. O’Keefe had each Town Councilor list out and explain their Three Guiding Principles

**Mayor Pro Tem Gallelli’s Three Guiding Principles**

- 1) Environmental (i.e., Native Plants through Town)
- 2) Water Conservation
- 3) Expand sewers to increase commercial businesses (including retrofitting)

**Mayor MacFarlane’s Three Guiding Principles**

- 1) Create a Current image for Howey
- 2) Market Competitiveness
- 3) Park and Nature space

**Councilor Lannaman’s Three Guiding Principles**

- 1) Annexation/Responsible Growth
- 2) Connectivity/Walkability
- 3) Utility Independence

**Councilor Lehning’s Three Guiding Principles**

- 1) Grant Application
- 2) Update Land Development Code
- 3) Safety

**Councilor Miles’ Three Guiding Principles**

- 1) Honesty
- 2) Integrity
- 3) Use of Common Sense

Mr. O’Keefe asked each Town Councilor what were their Five SMART (Specific, Measurable, Attainable, Realistic, and Time-bound) Goals that each Councilor would like the staff of the Town to work on in the upcoming calendar year. Mr. O’Keefe had each Town Councilor list out and explain their Five SMART Goals for the 2023 Calendar Year.

**Councilor Miles’ Five SMART Goals for the 2023 Calendar Year**

- 1) Acquire the water/wastewater plants at Drake Pointe
- 2) Acquire assets of Central Lake CDD
- 3) Upsize Drake Pointe Plants to manage northeastern quadrant of Howey ISBA
- 4) Purchase additional right-of-way at Citrus and Camelia to re-engineer road intersection
- 5) Eliminate “woke” concepts from council agendas

**Mayor Pro Tem Gallelli’s Five SMART Goals for the 2023 Calendar Year**

- 1) Pro-actively search for grants monthly and submit X amount/month.
- 2) Infrastructure – use Town grid to repair, resurface, etc. on regular cycle.
- 3) Community Volunteerism – Committees per year, ask for co-chair.
- 4) Commercial Businesses – list of businesses, talk to businesses, discussing when we have sewers.
- 5) Meeting at LEC/quarterly – inviting new residents, welcome them, questions, join/create committees.

### **Mayor MacFarlane's Five SMART Goals for the 2023 Calendar Year**

- 1) Create a Community Redevelopment Area for the Town City Center
- 2) Engage outside firm to develop image options and conduct workshops for public input
- 3) Review existing impact fees and assess the need for new impact fees e.g. storm water, transportation, wastewater
- 4) Benchmark other fees and salaries and define strategy and timelines for implementation of the target \$
- 5) Complete an updated survey of the Town

### **Councilor Lannaman's Five SMART Goals for the 2023 Calendar Year**

- 1) Responsible development
- 2) Developers take care of roads, utilities as needed to not burden current residents.
- 3) Action Plan update (what is the status of a given development? Utilities? Etc.)
- 4) Annexation of land into Town
- 5) Continue to provide high-quality of life for current residents and future generations, including walkable downtown

### **Councilor Lehning's Five SMART Goals for the 2023 Calendar Year**

- 1) Wastewater Plant build/buy
- 2) Repair/upgrade roadways
- 3) Repair/redesign Sara Maude Walkways
- 4) Map Town Sanitary Sewer Grid – Assign Phases – Begin southwest Area
- 5) New Town Hall Campus – Design (Police-Fire-Library-Park)

## **2. Discussion: Capital Improvement Plan (CIP)**

Town Manager, Sean O'Keefe, asked the Town Planner, Tom Harowski, to explain the CIP process. Mr. Harowski explained the process of updating the Five-Year Estimated Schedule of Capital Improvements. Mr. O'Keefe presented all the Town Councilors with a copy of the CIP Table 20 and Table 20 A in the meeting packet prior to the meeting and a paper copy during the meeting. Councilman Miles introduced four new capital projects and provided copies of project sheets for the four projects to the remaining members of the Council and staff, as follows:

- 1) Acquire ROW and reconstruct intersection of Citrus Blvd and Camellia Way including adding stop signs to improve safety of intersection.
- 2) Sanitary Sewers installation on S. Florida and S. Dixie Avenues.
- 3) Acquire assets of Central Lake County Community Development District.
- 4) Acquire and expand Drake Point Water and Wastewater Plants to serve the northeast quadrant of the Town.

Mayor MacFarlane urged the other Councilors to attend and be active in Legislative activities like Legislative Update meetings. Mayor MacFarlane gave an update on the Town's efforts in getting an appropriation from the state legislature.

Councilor Gallelli asked about the Road Reconstruction Project. Public Works Director, Morgan Cates, explained the process of completing a townwide road assessment and inventory. Mr. Cates stated that one of the areas that the Town would focus on was the intersection of N. Dixie and Dupont. Mr. Cates stated that a section of Gardenia needed to be assessed.

Mr. O'Keefe explained that the CIP list would be going before the Planning and Zoning Board in the January 26, 2023, meeting for their review. After the Planning and Zoning Board makes a recommendation on the CIP schedule, it will come back to the Town Council as a simple ordinance.

Councilor Lehning suggested that the acquisition or building of a Wastewater Treatment Plant should be included in the CIP, as well as including both a project to re-survey the Town and improving Dixie Avenue. Mayor MacFarlane suggested that surveying of the Town would not be an appropriate project for the CIP and it was decided that it should be budgeted for and included in the Town's operating budget. It was suggested that wastewater plants being purchased or built by developers should be listed on the CIP as paid for by impact fees.

Councilor Miles stated that he would like the project "Purchase land for new park" to be changed to create a park at the Town retired landfill. Councilor Miles also suggested the project "Repair/replace finger piers" might not be an appropriate project. Councilor Miles wasn't sure if the Town needed nine finger piers.

Mayor MacFarlane stated that the Sara Maude Mason Nature Preserve project needed to be changed because of the damage of the boardwalk.

Mr. O'Keefe stated that CIP list of projects would come before Town Council for another review at the next Town Council meeting on 1/23/2023, prior to going to the Planning and Zoning Board for review.

### **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.*

**Roddy Tate, 1003 N Hamlin Ave.** – Mr. Tate stated that he did not have a problem with water, wastewater, or road projects. Mr. Tate stated that the Town Council needs to place a much greater emphasis on road projects and infrastructure and not parks or events. Mr. Tate stated that he feels the Town Councilors are not serving the best interests of the residents of the Town.

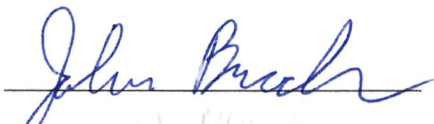
### **ADJOURNMENT**

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

The Meeting adjourned at 5:09 p.m. | **Attendees: 16**

  
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Mayor Martha MacFarlane

ATTEST:

  
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John Brock, Town Clerk

John Brock, Town Clerk

