



Town Council Meeting
October 10, 2022 at 6:00 PM
Howey-in the-Hills Town Hall
101 N. Palm Ave.,
Howey-in-the-Hills, FL 34737

AGENDA

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.

Mayor MacFarlane explained that Councilor Klein and Mayor Pro Tem Gallelli would not be able to attend the Town Council meeting.

ROLL CALL

Acknowledgement of Quorum

MEMBERS PRESENT:

Councilor David Miles | Councilor George Lehning | Mayor Martha MacFarlane

MEMBERS EXCUSED ABSENT:

Mayor Pro Tem Marie V Gallelli | Councilor Rick Klein

STAFF PRESENT:

Sean O'Keefe, Town Administrator | James Southall, Public Utilities Supervisor (Zoom) | Rick Thomas, Police Chief | Tara Hall, Library Director | Azure Botts, Code Enforcement Officer | Abigail Herrera, Finance Supervisor | Tom Wilkes, Town Attorney (Zoom) | Tom Harowski, Town Planner (via Zoom)

AGENDA APPROVAL/REVIEW

Motion made by Councilor Lehning to approve the Meeting's Agenda; seconded by Councilor Miles.
Motion approved unanimously by voice vote.

Voting

Yea: Councilor Miles, Councilor Lehning, 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 September 26, 2022 Town Council Public Hearing on Final Budget and Millage Rate.
2. The approval of the minutes and ratification and confirmation of all Town Council actions at the September 26, 2022 Regular Town Council Meeting.

**Motion made by Councilor Lehning to approve the Consent Agenda; seconded by Councilor Miles.
Motion approved unanimously by voice vote.**

Voting

Yea: Councilor Miles, Councilor Lehning, Mayor MacFarlane

Nay: None

PUBLIC HEARING

3. Consideration and Approval: (First Reading) **Ordinance 2022-019 - Reserve/Hillside Groves Development - PUD Amendment**

Martha MacFarlane, Mayor, read Ordinance 2022-019 by title only:

AN ORDINANCE OF THE TOWN OF HOWEY-IN-THE-HILLS, FLORIDA, PERTAINING TO LAND USE; AMENDING ORDINANCE 2021-010 PERTAINING TO THE USE OF LAND WITHIN THE PROPERTY KNOWN AS THE RESERVE AT HOWEY-IN-THE-HILLS; PROVIDING FINDINGS OF THE TOWN COUNCIL; AMENDING THE AMENDED AND RESTATED DEVELOPER'S AGREEMENT FOR THE RESERVE AT HOWEY-IN-THE-HILLS TO ALLOW A CHANGE IN THE REQUIREMENTS FOR CONSTRUCTION OF A NORTH-SOUTH ROAD; RATIFYING AND CONFIRMING THE PROVISIONS OF ORDINANCE 2021-010, AS AMENDED; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Mayor MacFarlane asked Town Manager, Sean O'Keefe, to introduce and explain this proposed ordinance. Mr. O'Keefe explained that the primary changes in the proposed Developer's Agreement mostly were adjustments to roads in the development; the biggest change being the spine road going through the center of the development changing from four lanes to two lanes.

Town Planner, Tom Harowski, explained that the primary reason for the amended Developer's Agreement was due to the collector road going through the development, changing from a four-lane to two-lane road, for the portion of the road going through the residential section (which could potentially have a traffic calming effect and be safer) of the PUD; the portion going through the commercial section of the PUD would remain a four-lane road. Mr. Harowski also explained that the Planning & Zoning Board had recommended approval of this development agreement and ordinance at their September 22nd meeting.

Mayor MacFarlane opened Public Comment for this item only

Todd Hawkins, 1110 N Lakeshore Blvd. – Mr. Hawkins had a question regarding trees in the development and also proposed that, if a tree were to die in the PUD, there be a period of time where the HOA or the developer would have to replace the tree, not the property owner.

Christina Hawkins, 111- N Lakeshore Blvd. – Mrs. Hawkins had questions about the wastewater pump stations.

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline asked if root barriers would be required around trees.

Rick Welch, with Connelly Wicker Inc. (representing the developer) – Mr. Welch explained that the developer would be following the Town's code as it relates to trees and root barriers.

Mayor MacFarlane closed Public Comment and opened Councilor Comment for this item.

Councilor Miles had questions about the size of the Right-of-Way (ROW) around the spine road, walking paths on both side of the spine road, and what was the allowed impervious coverage in the current developer's agreement. Councilor Miles stated that he did not like the elimination of the emergency access via Mare Avenue and that he did not like the fact that the spine road was going from four lanes to two lanes. Councilor Miles stated that, for those reasons, he would be voting against the Ordinance and revised Developer's Agreement.

Councilor Lehning did not like the concept of a two-lane spine road and preferred the four-lane spine road.

Mayor MacFarlane stated that she was in support of the spine road being a two-lane road, as it would have a calming effect on traffic. Mayor MacFarlane also stated that the Planning & Zoning Board had done their due diligence reviewing the plans and that they had recommended the proposed changes.

Motion made by Councilor Miles to deny; seconded by Councilor Lehning.

Voting

Yea: Councilor Miles, Councilor Lehning

Nay: Mayor MacFarlane

OLD BUSINESS

None

NEW BUSINESS

4. Consideration and Approval: **Appointment of Alan Hayes to the Planning and Zoning Board**

Mayor MacFarlane explained that Mr. Hayes was not in attendance because he owned a home down in the Ft. Myers area and had gone to survey it after hurricane Ian had gone through that area. Mayor MacFarlane suggested that this item be deferred to the next Town Council meeting since Mr. Hayes was not in attendance.

Motion made by Councilor Miles to defer this item to the next meeting; seconded by Councilor Lehning. Motion approved unanimously by voice vote.

Voting

Yea: Councilor Miles, Councilor Lehning, Mayor MacFarlane

Nay: None

5. Consideration and Approval: **Howey Self Storage Final Site Plan Submission**

Mayor MacFarlane asked Town Planner, Tom Harowski, to introduce and explain this item. Mr. Harowski stated that Howey Self Storage was part of the Reserve PUD. Mr. Harowski stated that the developer would have 18 months after approval to begin construction. Mr. Harowski also stated that the Planning & Zoning Board had reviewed this submitted site plan at their September 22nd meeting and had recommended the Final Site Plan to Town Council.

Mayor MacFarlane opened the Public Comment for this item only.

Peter Tuite, 300 E Croton Way – Mr. Tuite asked if the Self-Storage site would be allowed to visibly park rusty cars, boats, or RVs.

Mayor MacFarlane closed Public Comment and opened Councilor Comment for this item.

Motion made by Councilor Miles to approve the Howey Self Storage Final Site Plan Submission; seconded by Councilor Lehning. Motion approved unanimously by roll-call vote.

Voting

Yea: Councilor Miles, Councilor Lehning, Mayor MacFarlane

Nay: None

6. Discussion: **Retired Landfill Historic Overview**

Mayor MacFarlane asked Town Manager, Sean O’Keefe, to introduce and explain this topic. Mr. O’Keefe gave his PowerPoint presentation on the Town’s retired landfill. The presentation included the history of the landfill and possible uses of the parcel.

Councilor Miles stated that he believes that the town has a lack of recreational space, and he would like to see the old landfill turned into a baseball field or soccer field. Councilor Miles also said that discussions had occurred with the Simpson developers and that they may have excess landfill dirt that they could put into the pit at the landfill. Councilor Miles would like the Town Manager to engage a company to do some soil sampling to discover if the land is safe to develop into park land or recreational area.

Mayor MacFarlane opened the Public Comment for this item only.

Peter Tuite, 300 E Croton Way – Mr. Tuite was concerned about the potential Simpson development creating impervious areas that would cause runoff into the landfill parcel.

Todd Hawkins, 1110 N Lakeshore Blvd. – Mr. Hawkins does not think that the Town should trade approval of a 250-unit housing development to get access to a park or recreational area.

Mayor MacFarlane closed Public Comment.

Mr. O’Keefe stated that he has presented the documents about the landfill to the Town Engineer and the Town Engineer will review those documents and discuss next steps.

7. Consideration and Approval: **Fencing around Town Lift Stations in Central Park and Griffin Park**

Mayor MacFarlane asked Town Manager, Sean O’Keefe, to introduce and explain this topic. Mr. O’Keefe explained that, prior to the meeting, the Public Works Director only had time to get a quote from one vendor for fencing around the lift stations. That quote came in at \$7,126 for the two fences; at least two other quotes would have to be acquired prior to erecting fencing per the Town’s Purchasing Policy if the Council chooses to go forward with this project. Mr. O’Keefe stated that the Public Works Director was satisfied with the current security measures at both lift stations, as they meet the current FDEP guidelines for security. The Public Works Director does recommend for that the erection of concrete bollards or safety barricades for protection of the lift station on S Lakeshore Blvd.

Councilor Lehning would like to see at least two more quotes for fencing before making a decision.

Councilor Miles agrees that we should add the bollards to the S. Lakeshore Blvd lift station, and he still would like fences erected around both lift stations. Councilor Miles believes physical security of the two lift stations is very important.

Motion made by Councilor Lehning to defer this item for more estimates; seconded by Mayor MacFarlane. Motion was approved unanimously by roll call vote.

Voting

Yea: Councilor Miles, Councilor Lehning, Mayor MacFarlane

Nay: None

DEPARTMENT REPORTS

8. Town Hall

Town Manager, Sean O'Keefe, explained that the Town Hall report was attached in the meeting's packet for the Councilors review. Mr. O'Keefe explained that Town Clerk, John Brock, was not in attendance at the meeting because he was attended the Florida Association of City Clerks' (FACC) annual training conference.

9. Police Department

Chief Thomas stated that the Town had recently had an unattended death and a heroin drug overdose. Two of the Town's officers had responded to the drug overdose and they administered Narcan and administered CPR which brought the gentleman back to life. The two officers received letters of commendation for their life-saving measures.

Chief Thomas thanked the Town's Sunoco store for reserving gasoline and water for the Town's Police Department and Public Works Department during Hurricane Ian. Chief Thomas also thanked the Mission Inn for reserving some rooms for the Town's Police Officers that were on emergency duty. Lastly, Chief Thomas thanked the Howey Market for getting four pizzas for the officers that were on shift during Hurricane Ian.

10. Code Enforcement

Code Enforcement Officer, Azure Botts, stated that the next Special Magistrate hearing would be on October 27th at 10 am.

11. Public Works

Public Utilities Supervisor, James Southall, explained that the Public Works and Public Utilities reports were included in the meeting's packet. Mr. Southall also added that the cleanup efforts at the Sara Maude Mason Nature Preserve (SMMNP) were ongoing and that the boardwalk and nature trail were currently closed due to trees going down that needed to be removed. Mr. Southall also explained that there was extensive damage at the SMMNP boardwalk due to Hurricane Ian.

12. Library

Library Director, Tara Hall, stated that the library report was attached to the meeting's packet. Mrs. Hall also explained that the library would be starting a 5-part series called "Living Your Best Life" in October. This series was designed for older adults and caretakers.

13. Parks & Recreation Advisory Board / Special Events

Nothing to report.

14. Town Attorney

Nothing to report.

15. Finance Department

Finance Supervisor, Abigail Herrera, stated that the monthly financial report was also attached to the meeting's packet. Mrs. Herrera made one disclosure that the Finance Department was still working on year-end numbers.

16. Town Manager

Town Manager, Sean O'Keefe, reminded attendees about upcoming events including the Town's Halloween Bash. Mr. O'Keefe thanked Public Works, Police Department and Code Enforcement Officer Botts for their work in the management of Hurricane Ian. Mr. O'Keefe also explained that storm debris removal was still ongoing and would continue until the entire town was picked up.

Mr. O'Keefe also spoke about a Major Development Summary that was recently updated and it was available online. Mayor MacFarlane suggested that the Development Summary report should be made easier to find on the website, rather than just including it in the meeting's packet.

COUNCIL MEMBER REPORTS

17. Mayor Pro Tem Gallelli

Not in attendance, nothing to report.

18. Councilor Lehning

Councilor Lehning thanked everyone in the audience for showing up. Councilor Lehning asked Sean O'Keefe to explain how PUDs were approved. Councilor Lehning would like to have future discussions on annexation. Councilor Lehning also would like the Town to acquire marketing services to help encourage commercial development within the Town.

19. Councilor Miles

Councilor Miles would like the Town Engineer to give a presentation on the Town's wastewater lift stations and sewer lines to the Town Council. Councilor Miles also questioned why the newer homes on S Florida Ave were not required to connect to the sewer. Councilor Miles would like the Town Manager to look into any state requirements requiring parcels with close proximity to hook up to sewer.

20. Councilor Klein

Not in attendance, nothing to report.

21. Mayor MacFarlane

Mayor MacFarlane believes that the Town needs to look for Septic to Sewer grants. Mayor MacFarlane reminded the audience about the Town's Christmas Festivities, including the Christmas Parade and Car Show. Mayor MacFarlane asked Councilor Lehning if he would be willing to assist with the Christmas Car Show like he did the year before. Councilor Lehning stated that we would assist with the Christmas Car Show again.

Mayor MacFarlane also spoke about how the Town would be trying to get appropriations from the State and would be working to submit legislative bills into the Florida Legislature to help fund the Town new

well and water treatment facilities. Mayor MacFarlane asked the residents that were in attendance to help participate in the appropriations process.

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.

Tim Everline, 1012 N Lakeshore Blvd. – Mr. Everline read aloud selections from the Town's Development Summary, and he was not in favor of future developments with smaller lot lines.

ADJOURNMENT

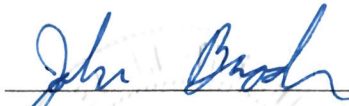
There being no further business to discuss, a motion was made by Councilor Lehning to adjourn the meeting; Councilor Miles seconded the motion. Motion was approved unanimously by voice vote.

The Meeting adjourned at 8:24 p.m. | **Attendees: 33**



Mayor Martha MacFarlane

ATTEST:



John Brock, Town Clerk

